

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2021-14**

**RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT FOR  
7040 117<sup>TH</sup> STREET NORTH  
(TWO SILO FARMHOUSE RESORT)**

**WHEREAS**, Keith Dehnert on behalf of the Two Silo Farmhouse Resort, LLC (“Applicant”) has submitted an application for an Amendment to the Conditional Use Permit to allow for the construction of a new 6,000 SF facility at the Two Silo Farmhouse Resort on the property located at 7040 117<sup>th</sup> Street North (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the Applicant was granted a Conditional Use Permit (CUP) to operate the two Silo Farmhouse Resort on November 12, 2021; and

**WHEREAS**, the granted 2020 CUP states that any modifications or changes to the facilities onsite used as part of the operations shall require an amendment; and

**WHEREAS**, the Applicant proposes to construct a new 6,000 SF facility to be used as part of the operations; and

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on October 18, 2021; and

**WHEREAS**, on October 18, 2021 the Planning Commission recommended approval of the application subject to certain conditions; and

**WHEREAS**, the City Council has considered the recommendation of the Planning Commission and the Applicant’s request at a regular City Council meeting which took place on October 18, 2021.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby approve the request of the Two Silo Farmhouse Resort, LLC for an Amended Conditional Use

Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- The Farm Winery operations are a permitted conditional use and are consistent with the City’s Comprehensive Plan; and
- The proposed 6,000 SF facility does not impact or change the occupancy, hours of operation or intensity of the site.
- The Applicant will follow the operational conditions as laid out in the 2020 Permit and no changes or alterations are proposed or approved as part of this amendment.

**FURTHER BE IT RESOLVED** that the following conditions of approval of the Conditional Use Permit shall be met:

1. The Applicant shall meet and comply with all of the conditions stated within the Amended Conditional Use Permit dated November 1, 2021 (the “Permit”).
2. The Permit shall be reviewed in compliance with the City’s CUP review process, which may be on an annual basis.
3. Any violation of the conditions of the Permit may result in the revocation of said Permit.
4. All escrow amounts shall be brought up to date and kept current.
5. The Owner shall obtain any necessary permits from Washington County, Minnesota Department of Health, State of Minnesota, Rice Creek Watershed District, Washington Conservation District, the MPCA or any other regulatory agency having jurisdiction over the proposed use, which are necessary in carrying out its operations on the premises.

Adopted by the Grant City Council this 1<sup>st</sup> day of November 2021.

\_\_\_\_\_  
Jeff Huber, Mayor

State of Minnesota                    )  
  ) ss.

County of Washington )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on \_\_\_\_\_, 2021 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Kim Points  
Clerk  
City of Grant