

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2022-29**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR  
7559 JAMACA AVENUE NORTH FOR EQUIPMENT STORAGE AND STAGING TO  
SUPPORT AN OFF-SITE ASPHALT PAVING BUSINESS (ARC PAVING INC.)**

**WHEREAS**, Ryan Conlin on behalf of ARC Paving (Applicant) and FJB Properties (Owner) applied for a Conditional Use Permit for equipment storage and staging to support an off-site asphalt paving business on property located at 7559 Jamaca Avenue North (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the proposed business operation will principally include the storage and staging of equipment used by the Applicant for off-site asphalt paving business operations; and

**WHEREAS**, a duly noticed Public Hearing to consider the proposed request took place on November 9, 2022; and

**WHEREAS**, the Planning Commission considered the public testimony and discussed the proposed operations at their regular meeting on November 9, 2022; and

**WHEREAS**, the Planning Commission recommends approval of the Conditional Use Permit subject to certain conditions; and

**WHEREAS**, the City Council has considered the public testimony and recommendation of the Planning Commission at a regular City Council meeting which took place on December 6, 2022.

**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 Ryan Conlin of ARC Paving Inc. and FJB Properties for a 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 proposed equipment storage and staging is classified as Storage – As a Principal Use on the Table of Uses.
- The proposed equipment storage and staging operation is required to obtain a Conditional Use Permit.
- That the previous use of the site for an Auto Sales business has existed in the neighborhood for several decades and the proposed use will be of similar impact to adjacent residences, neighborhoods and streets.
- Provided that the conditions established within the CUP for the operations are met the impact to adjacent residences and neighborhoods will be mitigated to the extent possible.

**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 Conditional Use Permit dated December 6, 2022 (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, 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.
6. The Owner shall be responsible for recording the Permit with the Washington County Recorder’s office within 30-days of the execution of this permit.

Adopted by the Grant City Council this 6th day of December 2022.

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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 \_\_\_\_\_, 2022 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kim Points  
Clerk  
City of Grant