

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-19**

**RESOLUTION DENYING AN APPLICATION FOR A CONDITIONAL USE PERMIT
(CUP) TO OPERATE A BUDDHIST TEMPLE**

WHEREAS, Bwei Paw (“Applicant”) and Pan Ti Tan (“Owner”) have submitted an application for Conditional Use Permit to operate a Buddhist Temple located at 8650 60th Street N., in the City of Grant, Minnesota; and

WHEREAS, the Applicant and Owner applied for a Conditional Use Permit to operate the Buddhist Temple on October 26, 2022; and

WHEREAS, the proposed operation includes conversion of the existing single-family home and accessory building on the subject property into a Buddhist Temple; and

WHEREAS, the proposed operation included a prayer facility to host events up to 50 attendees, meeting spaces and residences for the monks in the principal structure; and

WHEREAS, the application was determined to be incomplete per Minnesota State Statute 15.99, and the city provided incomplete letters to the Applicant and Owner detailing the information needed to prepare a complete submission; and

WHEREAS, the city staff and its consultants met with the Applicant several times between 2022 and 2026 to discuss the required information for processing the application; and

WHEREAS, the Applicant submitted their final supplemental information package on March 27, 2026 and the city resumed its process; and

WHEREAS, the City Council held a duly noticed public hearing and considered the application at their regular meeting on June 2, 2026.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby

deny the request of Bwei Paw and Pan Ti Tan for a Conditional Use Permit to operate a Buddhist Temple at 865060th Street North with the following findings pursuant to Section 32-145 which establishes that it is the Applicant's Burden of Proof to demonstrate that the proposed use complies with the standards of Section 32-146:

1. The proposed Buddhist Temple is similar to a church or other place of worship and is designated in section 32-245 as a conditional use within the A2 zoning district.
2. The proposed Buddhist Temple is similar in intensity and scale to other churches, places of worship and congregation in the city. The adopted 2040 Comprehensive Plan supports a limited mix of uses in the Rural Residential/Agricultural land use designation but emphasizes that the use must be compatible with the surrounding neighborhood. The proposed Buddhist Temple may be compatible with the adopted Comprehensive Plan; however, not enough details were provided to ensure that the intensity of the proposed operations will not adversely impact adjacent residential properties and uses.
3. The Applicant's submission does not include a plan for onsite parking, driveway expansion, or stormwater management. Detailed engineering plans were requested repeatedly for the past 3.5 years, but the information was not submitted.
4. The proposed event occupancy of up to 50 attendees requires an improved parking lot and/or parking spaces to adequately accommodate all visitors and the Applicant has refused to install and/or provide plans that identify the required parking.
5. The access driveway must be upgraded from the current 12-foot-wide traveled surface to 20-feet wide to meet the fire lane standards. The existing driveway does not allow for two-way traffic and in an emergency a fire truck could not safely travel north on the driveway while a passenger vehicle traveled south. This does not meet the minimums safety requirements and could be detrimental or endanger not only occupants of the Buddhist Temple, but emergency personnel trying to access the site.
6. Details, including architectural schematics, were not provided to clearly show how the existing Accessory Building will be converted to a prayer facility for up to 50 occupants. The Accessory Building must be brought to commercial standards to ensure that the facility meets the safety and accessibility requirements of the MN Building Code. As submitted, the proposed Buddhist Temple use may be detrimental or endanger the public's health and safety.
7. The Applicant's narrative describes two primary activities on the site; first, the conversion of the accessory building for a prayer facility for larger gatherings and events; and second, the use of the principal structure (home) for the Buddhist monks and elder meetings and visitation. Based on the materials submitted, the larger events or gatherings cannot be satisfactorily handled onsite without parking or other site improvements. Additionally, it is unclear if outdoor activities are proposed since several site plans were submitted between 2022 and 2026 and, if proposed, where such activities would occur. Without further site details regarding the driveway, parking and operations the city cannot determine if the activities are compatible with the existing neighborhood.
8. With respect to the use of the home for the Buddhist monks and elders, small scale visitation and meetings are not likely to adversely impact the surrounding neighborhood provided activities occur indoors and are generally happen during the daytime hours.

However, the Applicant did not provide adequate information to determine if events as well as meetings with the monks and elders could happen concurrently, which could affect the needed parking and other site improvements.

9. The Applicant's last submission did not include a to-scale site plan, details of the proposed driveway enlargement, a wetland delineation, a parking plan, architectural schematic plan or stormwater management plan. This information was requested repeatedly over the past 3.5 years from the Applicant and the Applicant's representatives, including civil engineer, and an up to date plan has not been submitted. The information submitted does not meet the city's ordinances or city code.
10. The Applicant provided information to demonstrate that the onsite utilities, including septic system, have been upgraded and can support the proposed Buddhist Temple use.
11. The proposed use of the property for a Buddhist Temple is reasonable, provided the site is improved to support the intensity of the operation. As submitted, the Applicant did not provide to-scale plans depicting the site plan, architectural schematic, or parking plans and therefore it cannot be determined that the site can support the proposed operations in a manner that will not adversely impact traffic or noise.
12. The proposed use of the property for Buddhist Temple with the occupancy identified requires the driveway to be upgraded to meet the fire lane standard, and onsite parking must be provided. Despite several requests by City Staff, an accurate engineered site plan was not provided and therefore it cannot be determined if the improvements needed will comply with the wetland and wetland buffer setback requirements. As such, it cannot be determined based on the level of information provided if there would be a loss of wetland area or wetland buffer areas and if replacement and/or mitigation would be necessary.
13. The Applicant did not submit a to-scale site plan that complies with the ordinance requirements or a stormwater management plan. Impervious surface coverage will increase due to the expansion of the driveway and needed parking, and as such the improvements will likely exceed the minimum threshold for preparing a stormwater plan. Given the lack of details, it cannot be determined that the additional water runoff will be managed onsite.
14. As noted within the staff report, the ordinance standards and conditions related to the site plan, architectural schematic plans, stormwater plans, and other operational details were not provided.

Adopted by the Grant City Council this 7th day of July, 2026.



Jeff Glefer, 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 July 7, 2026 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 7th day of July, 2026.



Lacey Smieja
City Clerk
City of Grant