

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2026-22**

**RESOLUTION APPROVING THE REQUEST FOR LOT COMBINATION AND LOT
LINE ADJUSTMENT FOR THE PROPERTIES LOCATED AT 11425 GRENELEFE
AVE N, 11335 GRENELEFE AVE N, AND 6636 INDIAN WELLS TRAIL**

WHEREAS, Barb Cossack (“Applicant”) on behalf of SRC Family Trust (“Owners”) submitted an application for a lot combination and lot line adjustment for the properties located at 11425 Grenelefe Ave N, 11335 Grenelefe Ave N, and 6636 Indian Wells Trail (“Subject Properties”) in the City of Grant, Minnesota; and

WHEREAS, the proposed subdivision will combine three existing parcels into two lots, shown as Lot 1 and Lot 2 on the Minor Subdivision survey exhibit dated May 28, 2026; and

WHEREAS, Lot 1 will be 25.4-acres and contain the existing home, detached garage, and septic system; and

WHEREAS, Lot 2 will be 48.49-acres and be vacant, except for the existing paved driveway; and

WHEREAS, a duly noticed Public Hearing was held on July 7, 2026; and

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 Barb Cossack for a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-9 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- A minor subdivision may be approved by registered land survey when the division does not create more than two lots, and all resulting lots comply with the Comprehensive Plan and the Zoning ordinance.
- The subject parcels are guided Rural Residential/Agricultural (RR/AG) in the adopted 2040 Comprehensive Plan which permits a maximum density of four dwelling units per 40 acres (4DU/40 AC).
- The proposed Minor Subdivision combines three lots into two buildable lots comprising 25.4-acres and 48.5-acres each, which conforms to the RR/AG density.
- No changes in use are currently contemplated for either lot and they will remain consistent with the City’s adopted vision for land guided RR/AG and the Agricultural Large Scale (A1) and Agricultural Small Scale (A2) zoning districts.

- The lots created by the proposed Minor Subdivision (Lot Split) meet or exceed the City's established A1 and A2 zoning and dimensional standards.
- Each lot will be required to comply with the A1 and A2 zoning district standards at the time of development.

FURTHER BE IT RESOLVED, that the following conditions of approval of the Minor Subdivision (Lot Split) shall be met:

- The Applicant must file the new deeds for the lot/parcel combination at the Washington County Recorder consistent with the lot configuration shown in the Exhibit dated May 28, 2026.
- Any future improvements will require the Applicant to obtain septic permits from Washington County prior to the issuance of a building permit. The septic systems for each lot must be fully contained on the lot they are intended to serve.
- The Applicant shall be responsible for obtaining any other applicable permits from any other agency having jurisdiction over the subdivision or future improvements, including the Rice Creek Watershed District, MDH, and Washington County.
- Any future development or redevelopment of Lot 1 or Lot 2 shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.

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


Jeff Giefer, 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
Clerk
City of Grant