

CITY OF GRANT
MINUTES

DATE : April 1, 2025
TIME STARTED : 6:30 p.m.
TIME ENDED : 8:07 p.m.
MEMBERS PRESENT : Councilmember Rog, Cornett,
Cremona, Anderson and Mayor Giefer
MEMBERS ABSENT : None

Staff members present: City Attorney, Amanda Johnson; City Planner, Jennifer Haskamp; City Treasurer, Sharon Schwarze; and Administrator/Clerk

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PUBLIC INPUT

OATH OF OFFICE

City Attorney Johnson provided the Oath of Office to Council Member Greg Anderson.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Cornett moved to approve the agenda, as presented. Council Member Cremona seconded the motion. Motion carried unanimously.

CONSENT AGENDA

March 2025 Bill List, \$94,595.86 Approved

Resolution No. 2025-06, Amended CUP Application,
7040 117th Street, Two Silo Approved

Council Member Rog moved to approve the consent agenda, as presented. Council Member Cornett seconded the motion. Motion carried unanimously.

STAFF AGENDA ITEMS

City Engineer, Brad Reifsteck (no action items)

City Planner, Jennifer Haskamp

PUBLIC HEARING, Consideration of Request for Minor Subdivision 11225 Julianne Ave N –
City Planner Haskamp advised Michelle and Christopher Bond (“Applicants” and “Owners”) are requesting a Minor Subdivision (Lot Split) for the property located at 11225 Julianne Ave N. The 52.3-acre property will be divided into three (3) buildable lots ranging in size from 6 to 36-acres. The proposed Parcel B (6-acres) will contain the existing residential structure and the existing septic system that serves the property.

A duly noticed public hearing has been published, and letters were sent to adjacent property owners within a ¼-mile (1,320 ft) of the property. The public hearing has been scheduled for the regular City Council meeting on April 1, 2025.

The following staff report summarizes the requested Minor Subdivision (Lot Split), existing conditions, draft findings, and conditions of approval.

APPLICATION SUMMARY

Applicant/Owner: Michelle and Christopher Bond	Location: 11225 Julianne Avenue North, Grant, MN 55082 PID: 0303021440002 Lot Size: 52.3-Acres Land Use: Agricultural Zoning: Agricultural Large Scale (A-1)
Request: The Applicant is requesting a Minor Subdivision (Lot Split). The existing 52.3-acre property will be divided into three (3) buildable parcels ranging in size from 6 to 36-acres.	

City Planner Haskamp stated the City’s subdivision ordinance allows for minor subdivisions and lot line adjustments as defined in Section 30-9 and 30-10. Section 32-246 governs dimensional standards and other zoning considerations. The following analysis provides an overview of the Minor Subdivision request and any relevant established standards.

The subject property is located at 11225 Julianne Avenue North. The 52.3-acre site is located at the northeasterly corner of Julianne Avenue North (CSAH 9) and 110th Street North. It is surrounded by rural residential and agricultural uses and is zoned A-1 (Agricultural Large Scale). The site contains several wetlands, primarily on the southern half of the property.

There is a residential homestead on the property, along with several accessory structures that support the current agricultural

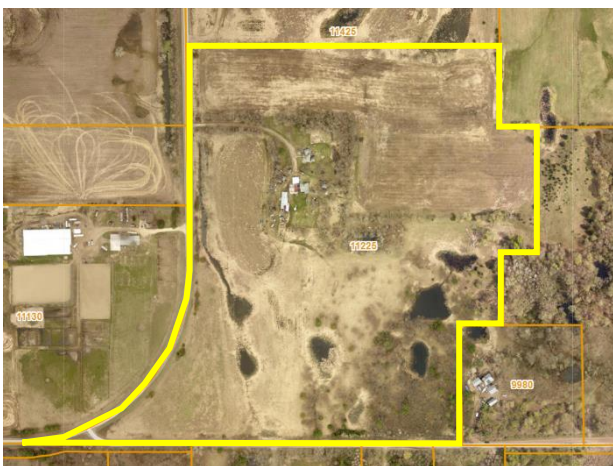


Figure 1. Existing Site Conditions

use. The farmstead is served by an existing septic system located south of the accessory structures. The site is accessible via an unpaved driveway that connects to Julianne Avenue North.

The proposed Minor Subdivision (lot split) will divide the property into three (3) buildable lots, which are identified in Figure 2 below. The proposed Parcel B (blue) will contain the existing home, accessory structures, and septic system. Parcels A (orange) and C (green) will be vacant.

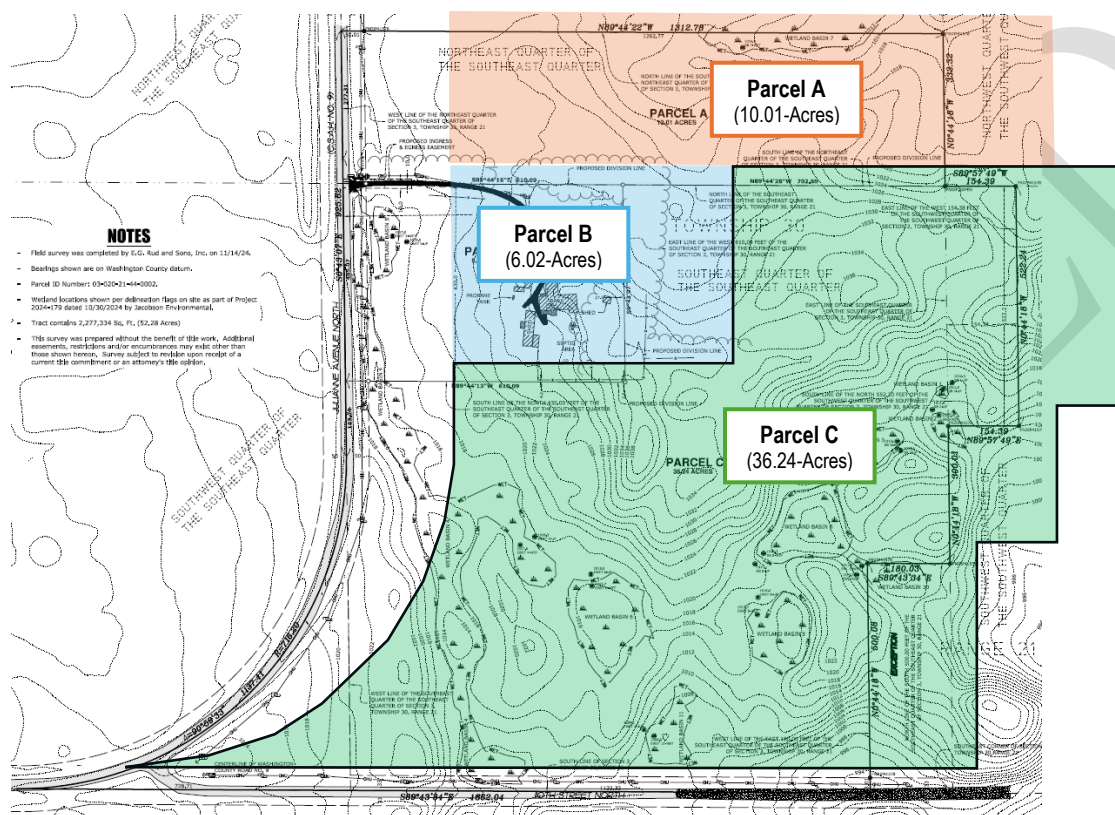


Figure 2. Proposed minor subdivision (lot split) configuration

The site is guided Rural Residential/Ag (RR/AG) in the City's adopted Comprehensive Plan. The proposed Minor Subdivision will not change the use of the site, nor will it expand the amount of land in the City designated for rural residential/agricultural uses. Lots guided RR/AG are encouraged to develop at no more than 4 dwelling units per 40 acres. No development is proposed at this time or as part of this land use application, so the proposed Minor Subdivision will not impact the overall density of the area.

City Planner Haskamp stated the Applicant submitted a survey exhibit as part of their application (Attachment A). The proposed configuration will divide the existing 52.3-acre property into three (3) buildable lots ranging in size from 6 to 36-acres. A summary of the proposed configuration and applicable dimensional standards is provided in Table 1 below:

Table 1. Lot dimensions

Dimensional Standards (Section 32-246)		Parcel A	Parcel B	Parcel C[JS1]
Minimum Lot Area per dwelling	5	10.01	6.02	36.24

unit (acres)				
Minimum Lot Depth (feet)	300	1,313	610	702
Minimum Lot Width (feet)	300	332	485	880
Frontage on an Improved Public Road	300	332	485	1,300
Setbacks				
Front Yard	65	N/A, no structure proposed	480	N/A, no structure proposed
Side Yard	65		100	
Rear Yard	50		77	
Accessory Building Standards (Section 32-313)		No structures proposed	Max. Combined 2,500 SF, no more than 3 buildings	No structures proposed

As proposed, the Minor Subdivision will divide the existing property into three (3) parcels, all of which meet or exceed the minimum lot dimension standards established in Section 32-246. Parcels A and C will be vacant, and Parcel B will contain the existing homestead, the supporting septic system, and all accessory structures. As shown on the minor subdivision exhibit, there are two large accessory structures totaling approximately 5,000 square feet and several smaller sheds on the property. Given the proposed subdivision, the resulting lot is approximately 6 acres and the requisite number of accessory buildings on Parcel B must be removed and demolished to comply with the standards established in Section 32-313. ***Staff recommends including a condition that a demolition plan must be submitted to show which structures will be removed to bring the lot into compliance with the maximum accessory building standards prior to recording the deeds. The demolition plan must be accompanied by a schedule for removal.***

A portion of the existing driveway will be split between Parcels A and B and a single access/curb cut connecting to Julianne Ave N is proposed. Section 32-346(g), permits shared access but prohibits shared driveways. As shown the configuration will allow for a shared access onto the County Road, and the future driveway serving Parcel A must be separated from the existing driveway after the shared access easement area. This is a typical condition of the County when accessing a County Road to minimize the number of access points onto the County Road. It should be noted, that any new driveway or access for any of the lots must obtain a driveway/access permit from Washington County prior to a building permit being issued.

As previously noted, there are several wetlands located on the property, with a small wetland area along the northern border of Parcel A denoted, and a cluster of wetland are shown on proposed Parcel C. Both Parcel A and Parcel B exceed 10-acres and have more than 1.0 acres of upland area outside of the wetlands and setback areas. As such, the septic tests were not submitted, however, there appears to be adequate area to site a primary and secondary drainfield on each lot. At this time, it is the staff's understanding that no improvements are contemplated on Parcel C in the immediate future. ***Staff recommends including a condition that no determination has been made regarding the***

1 *buildability of Parcel A or C, and that a septic permit must be obtained from Washington County*
2 *prior to the issuance of any building permits for the parcels.*

3 City Planner Haskamp noted the City Engineer is reviewing the plans. A verbal update will be
4 provided at the Council meeting if he has any additional comments. Since no development is
5 proposed at this time, no site specific review is required.

6 Staff recommends including a condition that the Applicant is responsible for filing the lot/parcel
7 combination deeds with Washington County Recorder consistent with the exhibit dated 1/14/2025
8 showing the new lot configuration. Further, it should be noted that future development of the lots may
9 be subject to permits and review by Washington County for any access permits, Washington County
10 Environmental Services and the watershed district.

11 Staff has prepared a draft resolution of approval with conditions which is attached for your review
12 and consideration.

13 **Council Member Rog moved to open the public hearing at 6:42 p.m. Council Member**
14 **Anderson seconded the motion. Motion carried unanimously.**

15 **Council Member Rog moved to close the public hearing at 6:43 p.m. Council Member Cornett**
16 **seconded the motion. Motion carried unanimously.**

17 **Council Member Cremona moved to adopt Resolution No. 2025-07 subject to all conditions**
18 **including buildability of additional parcels and demo plan submittal. Council Member**
19 **Anderson seconded the motion. Motion carried unanimously.**

20 **PUBLIC HEARING, Consideration of Variance, Minimum Lot Size, Minimum Buildable Area,**
21 **Lot Width and Density, XXX 89th Street N –** City Planner Haskamp advised Daniel Hillukka
22 (“Applicant”) is requesting a variance from the minimum lot size, minimum buildable area, minimum
23 lot width and density requirements for the property located at XXX 89th Street North in Grant, MN
24 (PID 2103021220010) to develop the lot for single-family residential use. The Applicant has a
25 purchase agreement for the subject property with the current owner Bertha and James Filipkowski
26 (“Owners”).

27 In 2024 the Applicant submitted a land use application to request background analysis of the subject
28 lot to determine if the lot was buildable for a single-family home in its current configuration. Staff
29 performed the review and research using the City’s records and Washington County’s online
30 RECORDER recording database (SHC Letter dated April 19, 2024 is provided in the Attachments
31 for your reference). As documented in SHC’s correspondence, no property transfers or deeds were
32 available in the online database and it was unclear how, when or for what purpose the lot in question
33 was created.

34 As described in subsequent sections of this report, the lot has been confirmed to be created prior to
35 the adoption of the current minimum lot size standards; however, that is only the first part of the
36 criterion. While its creation predates the adoption of the ordinance, the second part of the criterion
37 establishes that even if a lot was created prior to the adoption of the ordinance, it must still meet a
38 minimum of 2.5 acres to qualify as an exception to be deemed buildable. The existing lot in question
39 is 1.1 acres and does not meet the minimum lot size exception standards established within the
40 ordinance. Since the lot does not meet the minimum lot size exception a variance from the applicable
41 standards must be obtained to be deemed buildable.

A duly noticed public hearing has been published, and letters were sent to adjacent property owners within a ¼-mile (1,320 ft) of the property. The public hearing has been scheduled for the regular City Council meeting on April 1, 2025.

The following staff report summarizes the requested variance, existing conditions, and variance analysis.

PROJECT SUMMARY

Applicant:

Daniel Hillukka

Owner:

Bertha and James Filipkowski

Lot Size: 1.1 Acres

Location: XXX 89th Street North, Grant, MN 55115

PID: 2103021220010

Guided Land Use: Rural Residential/Ag (RR/AG)

Zoning: Agricultural Small Scale (A-2)

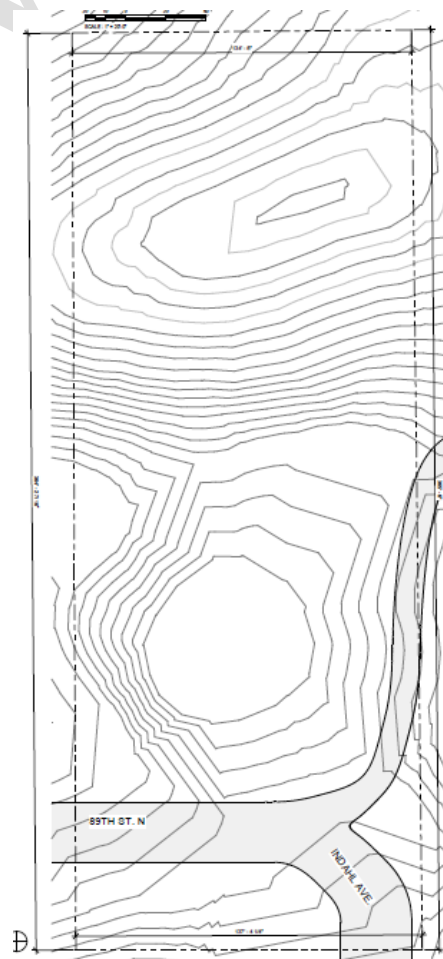
Request: The Applicant is requesting a variance from the minimum lot size, minimum buildable area, minimum lot width and density requirements to develop the lot for single family uses.

The subject property is approximately 1.1-acres and is located north of 89th St N before the road curves south and becomes Indahl Ave (See Figure 1). The lot is surrounded by rural residential/agricultural uses and is zoned Agricultural Small Scale (A-2). The lot is currently vacant and has never been developed or improved. There is a recorded access easement agreement between the subject property and the adjacent property (8247 89th Street North) to secure the use of a driveway across the southeast corner of the property.

The lot has rolling topography and the 89th St. N., road right-of-way easement runs along the south end of the lot. The existing lot configuration is approximately 135' wide by 364' deep. There are no known wetlands on the subject property.

The Applicant has submitted a copy of the Deed for the property that shows the property transfer in 1971 from Glenn and Mable Tubbs to James and Berth Phillipowski. The Deed describes the 1.1. acre property transferred for "the sum of One Dollar (\$1.00) and other good and valuable consideration..." The Phillipowski's are the current owners of the property and have never developed the lot despite owning it since 1971. The Deed demonstrates the transfer of the property for a nominal fee, however, it does not necessarily describe the purpose or intent of the transfer as a buildable lot and there are no available records regarding how or who approved the subdivision.

City Planner Haskamp advised the Applicant submitted a site plan exhibit as part of their application (Attachment B). Dimensional requirements are established in



Chapter 32, Section 246 of the City's Code. Additionally, the City Code establishes a maximum density of 4 Dwelling Units per 40 Acres. For purposes of the density calculation the quarter-quarter section is used to determine whether density remains within an area. There are currently 9 lots within the quarter-quarter section, of which 7 single-family homes are constructed, which exceeds the maximum density permitted. The proposed project and the variance requests from the minimum dimensional standards are summarized below:

Dimensional Standards (Section 32-246)		Proposed	Variance
Minimum Lot Area per dwelling unit	5 Ac.	1.1 Ac.	3.9 Ac.
Minimum Lot Depth (feet)	300'	364'	-
Minimum Lot Width (feet)	300'	135'	165
Frontage on an Improved Public Road	300'	135'	165
Setbacks			
Front Yard	65'	128'	-
Side Yard	20'	20'	-
Rear Yard	50'	105'	-
Maximum Height (feet)	35'	13'	-
Additional Standards			
Minimum Buildable Area			
Maximum Floor Ratio	43,560 SF	~25,530 SF	~18,030 SF
Parking Surfaces or Structures of any type	30%	29%	-
	50%	7.8%	-
Minimum Floor Area Per Dwelling	1,000 SF	4,050 SF	-

As shown on the Applicant's Site Plan, a new residential structure can be placed and sited to meet all required yard setbacks. The Applicant has indicated that Washington County has approved the septic system design as shown, however only one drainfield location is identified and typically a primary and alternate drainfield location are required. Correspondence or documentation of the septic design was not submitted, and staff would recommend that any approval must be conditioned on the Applicant providing evidence that the design of the system as shown complies with the County's standards.

While certain setback and dimensional standards are met, the existing lot exceeds the maximum density requirements and does not meet the minimum dimensional requirements for lot area, buildable area, and lot width.

Section 32-246(b) establishes exceptions to the minimum dimensional requirements. It states the following:

(1) Existing Lot defined. For the purpose of this article, the term “existing lot” means a lot or parcel of land which was of record as a separate lot or parcel in the Office of the County Recorder or Registrar of titles on or before the date of adoption of the ordinance from which this chapter is derived.

(2) Existing Lot of Record Exemptions. Any such lot or parcel created in accordance with the city subdivision regulations in effect at the time that such Lot was created that is at least 2.5 acres in size, shall be exempt from the requirements of subsection (3), pertaining to acres, lot width, lot depth and lot frontage and shall be considered buildable if the lot or parcel can comply with the remaining requirements of this section and meet the minimum setback requirements as stated within Section 32-246 (a)

(3) Undersized lots. If in a group of two or more contiguous lots or parcels of land owned or controlled by the same person, any individual lot or parcel does not meet the full width, depth, frontage or area requirements of this article, such individual lot or parcel cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots or parcels under the same ownership so that the combination of lots or parcels will equal one or more parcels of land each meeting the full lot width and area requirements of this article.

Per the Applicant’s narrative and the supplied documentation, and as previously noted the subject property was recorded with Washington County in 1971, prior to the adoption of the current ordinance, and therefore meets the code’s definition as an Existing Lot.

However, the subject lot does not meet the exception requirements established in Sections 32-246(b.2-3). The subject property is less than 2.5 acres in size and therefore cannot be considered a buildable lot because it does not meet the minimum exception and dimensional requirements as stated within Section 32-246(a). Furthermore, the subject property is not in a group of two or more contiguous lots or parcels of land owned or controlled by the same individual and therefore cannot meet the 2.5 acre minimum required to achieve the exception.

Staff has concluded that the subject lot does not qualify for the stated exceptions to be determined as buildable and therefore variances from the applicable standards are required.

City Planner Haskamp stated City Code Sections 32-59 and 32-60 establish the criteria to review and approve variance requests. When evaluating a variance request, the applicant must demonstrate that “1) the proposed use of the property... in question cannot be established under the conditions allowed by this chapter and no other reasonable alternate use exists; 2) the plight of the landowner must be due to physical conditions unique to the land ... and are not applicable to other lands ... in the same zoning district; and 3) the unique conditions of the site cannot be caused or accepted by the landowner...” The Applicant’s narrative is provided in Attachment B and describes their reasons for the variance request. The following analysis is provided in response to each criterion:

1) Proposed Use of the Property cannot be established under the conditions allowed by this chapter and no other reasonable use exists...

The proposed development of the lot for a single-family residential structure cannot be established consistent with the ordinance dimensional requirements. As stated, the subject lot is approximately 1.1 gross acres and contains approximately 25,530 SF of buildable area which does not meet the

1 minimum dimensional requirements established in Chapter 32, Section 246 of the City's Code. Based
2 on the existing conditions and configuration, the subject property cannot be considered buildable, and
3 the proposed use is not permitted. However, the lot is zoned and guided for rural residential uses and
4 therefore it is reasonable to consider development of the lot for single-family uses provided that all
5 other requirements can be met (standards such as proper area for individual septic system, well, etc.)

6 City Planner Haskamp stated per the Applicant's narrative and the supplied documentation, the
7 subject property was recorded with Washington County in 1971, prior to the adoption of the current
8 ordinance. The Applicant also provided an excerpt from the property abstract indicating some
9 reference to a Warranty Deed from 1966, however no legal descriptions or additional information was
10 provided to establish that the lot in its configuration was the subject of the referenced excerpt within
11 the abstract. Previous land use and zoning regulations from the 1960s permitted lot sizes smaller than
12 the current 5.0 acre established minimum, however, beginning in 1968 Washington County's Zoning
13 Ordinance (which was the regulatory zoning authority for the Township) required a minimum of 2.25
14 acres per lot. Since the excerpt from the abstract is unclear regarding the property description and it
15 appears that a transfer did not take place, for purposes of this analysis the Deed was used to determine
16 the date of its creation which was 1971. The 1971 Deed transfer occurred after the County adopted
17 the 1968 ordinance, so it is unclear how or for what purpose the lot was created.

18 As previously noted, the property meets the threshold to be considered an existing lot of record;
19 however, there is no evidence to suggest that a variance from the 1968 minimum lot size was granted
20 or that the lot was created for the purpose of constructing a single-family home.

21 The City's adopted 2040 *Comprehensive Plan* identifies goals and strategies pertaining to land use
22 and housing. The following goals are relevant to the proposed project:

23 *Support the City's predominantly rural residential uses through appropriate land uses as defined*
24 *within this Plan.*

25 *Continue to enforce the City's density requirements to maintain a rural residential development*
26 *pattern.*

27 While the A-2 zoning district permits single-family residential uses, the subject property does not
28 meet the dimensional requirements for the district. Furthermore, the Rural Residential/Agricultural
29 (RR/AG) land use designation establishes a density of 4-dwelling units per every 40-acres. The
30 surrounding properties are currently developed with single-family structures. The proposed project
31 would increase the existing density to approximately 8 dwelling units per 40-acres, exceeding the
32 density maximum established by the Comprehensive Plan.

33 **2) Plight of the Landowner must be due to unique physical conditions of the land, and are not**
34 **applicable to other lands...**

35 Through GIS analysis, Staff identified approximately six (6) unplatted parcels in the City that do not
36 meet the minimum lot size requirement and are not in a group of two or more contiguous lots or
37 parcels of land owned or controlled by the same owner. The physical condition of the subject
38 property is unique in that less than 0.2% of all existing parcels in the City are similarly situated, and
39 the subject parcel has been owned by the same owner since 1971. There are also no other properties
40 in the immediate area that are less than 5-acres and are independently owned.

41 Since the adoption of the current zoning ordinance, landowners with similarly sized substandard lots
42 have combined their parcels to meet the minimum acreage requirement. Neither the current Owners

of the subject property, nor the Applicant, have common ownership over any of the adjacent parcels and therefore no combinations of land can be made to increase the size of the lot to meet the minimum dimensional requirements.

3) Unique conditions cannot be caused by the Owner

Per the Applicant's narrative and the submitted Deed, the current Owners acquired the subject property in 1971. It is unclear if the lot was created prior to the adoption of the 1968 ordinance that required a minimum of 2.25 acres, but if the lot was created after the 2.25-acre minimum lot size was established then it must have been created either 1) for a purpose other than single-family residential development; or 2) variance from the standard would have been obtained. Based on the information submitted it is unclear how or for what purpose the lot was created, and it unclear if the Fillipowski's were involved in the lot creation or not since they have owned it since 1971. Therefore, without supporting evidence, it is not possible to determine whether the Owners caused the unique conditions that now exist or if they simply purchased the lot in its current configuration.

Essential Character of the Neighborhood/Locale

The subject property is bordered by an agricultural use to the north and single-family residential uses to the east, south, and west. Developing the subject property with a residential use is consistent with the existing character of the neighborhood. However, the neighboring properties all meet or exceed the current lot dimension requirements. As stated, they were also developed in the 1960s, and the lot sizes exceed the minimum 2.25 acres that was in place at the time of their creation. While the surrounding neighborhood is generally residential in character, the proposed use of the subject property differs from the lot size pattern that surrounds the property.

Economic Considerations

City Code Sections 32-59 and 32-60 establish that economic considerations alone cannot constitute a hardship. As stated, the subject property is not buildable because it does not meet the minimum lot dimension requirements. The physical constraints of the subject property limit the feasible uses. While it is reasonable for landowners to utilize their property, the variance request is related to economic considerations. If it is determined that the other variance criteria are met, the variance will not be solely motivated by economic considerations alone.

The City Engineer is reviewing the submitted materials. Staff will provide a verbal update at the City Council meeting if any additional concerns are identified.

Per the Applicant's narrative, the Rice Creek Watershed District (RCWD) was contacted by the Applicant. The RCWD indicated that they would not require a permit for the construction of the single-family home.

As previously noted, the Applicant contacted Washington County to review the proposed septic system. The County reviewed the septic design and approved it with no objections. If the variance is granted, staff recommends including a condition that documentation from Washington County be provided to confirm that the septic system complies with their standard since only one large drainfield is shown on the site plan.

Staff is requesting City Council discussion regarding the proposed variances. The City Council may:

- Deny the requested variances with findings and direct staff to prepare a resolution.

- 1 • Approve the requested variances with findings and conditions and direct staff to prepare a
2 resolution.
- 3 • Table the application and request additional information from the Applicant.

4 **Council Member Rog moved to open the public hearing at 7:04 p.m. Council Member**
5 **Cremona seconded the motion. Motion carried unanimously.**

6 Mr. Dave Hedin, 8223 89th Street, came forward and stated he owns 5-acres south of the lot in
7 question. He stated he does not approve of the variance as the lot is too small and will have negative
8 effect on the neighborhood. The home would be close to the other homes and it will increase the
9 density and congestion and property values. He stated he does not want the City to set a precedence
10 with these smaller lots.

11 Mr. Dave Mample, 824689th Street, came forward and stated he was the first one to move to this area.
12 He wanted a property in the country and the neighbor was willing to sell but it had to be a minimum
13 of five acres. He provided the history of the area and stated he has fought to keep it rural. He stated
14 the City should not approve the variance as there is no reason to put a house there. He noted he had
15 to purchase five acres to build so everyone else should have to as well.

16 Mr. David Johnson, 8196 89th Street, came forward and stated he is here on behalf of the property
17 owner adjacent to the lot in question which is where he grew up and will be the owner at some point
18 in future. He stated he wants to see the area stay rural and want the Council to deny the variance as it
19 would set a precedent. He added he does not want a structure that close and it will affect the
20 character of the area.

21 Mr. Jerry Helander, 6261 Jasmine Avenue, came forward and stated up until 1968 you could have
22 one acre lots in Grant. After that time if a one acre lot was platted you could still build. He added he
23 hopes in the future applicants make a presentation prior to the public hearing. People do not like
24 change but the question is if it was platted prior to 1968.

25 Mr. James Filipkowski, stated the property was platted in July 1966 and recorded as well. It is a
26 buildable lot.

27 Ms. Nancy, 8143 89th Street, provided comments to the City stating she is opposed to the variance
28 request.

29 **Council Member Rog moved to close the public hearing at 7:20 p.m. Council Member**
30 **Cremona seconded the motion. Motion carried unanimously,**

31 Mr. Dan Hillukka, applicant, came forward and stated the two drainage sites were approved as well as
32 the septic design. There are other one acre lots in the area and this lot is in line with those. There is a
33 recording on an abstract. He stated he believes it was platted prior to 1968. He advised he reached
34 out to the Met Council and they indicated they are fine with building on the lot.

35 City Planner Haskamp advised she has not see anything on the attachments that were just emailed in
36 terms of County approval of the septic design. Additional information was provided tonight but the
37 City did not have that information submitted with the application. She advised that even if the
38 property was platted prior to 1968 a variance is still required. The lot has not been platted so the
39 question is when it was made a lot of record.

1 City Attorney Johnson stated the Council needs to look at the variance criteria and determine if there
2 is a practical hardship to the property. The septic issue is a moot point if there is no practical
3 hardship.

4 **Council Member Rog moved to deny variance request based on all staff findings. Council**
5 **Member Cornett seconded the motion.**

6 **Council Member Cremona made a friendly amendment to include denying the variance based**
7 **on staff findings as well as findings heard during the public hearing.**

8 **Council Member Rog and Council Member Cornett agreed to the friendly amendment. Motion**
9 **carried with Council Member Anderson voting nay.**

10 **City Attorney, Nick Vivian (no action items)**

11 **NEW BUSINESS**

12
13 **Consideration of February 4, 2025, City Council Meeting Minutes – Council Member Cremona**
14 **moved to approve the February 4, 2025 City Council Meeting Minutes as presented. Council**
15 **Member Cornett seconded the motion. Motion carried with Council Member Anderson**
16 **abstaining.**

17
18 **Consideration of 2025 Appointment List Revision – Mayor Giefer moved to appoint Mr. Jeff**
19 **Schafer to Fire Warden on the 2025 Appointment List. Council Member Rog seconded the**
20 **motion. Motion carried unanimously.**

21
22 **Mayor Giefer moved to appoint PageCrafter to Webmaster on the 2025 Appointment List.**
23 **Council Member Rog seconded the motion. Motion carried unanimously.**

24
25 **Consideration of Community Event – Mayor Giefer moved to table Community Event to gauge**
26 **resident interest. Council Member Cremona seconded the motion. Motion carried**
27 **unanimously.**

28
29 **UNFINISHED BUSINESS**

30 **DISCUSSION ITEMS (no action taken)**

31 **Staff Updates (updates from Staff, no action taken)**

32 A Council work session was scheduled on May 6, 2025 at 5:30 p.m.

33 **City Council Reports/Future Agenda Items**

34 **COMMUNITY CALENDAR APRIL 2 THROUGH APRIL 30, 2025:**

35 **Mahtomedi Public Schools Board Meeting, Thursday, April 10th and April 24th, Mahtomedi**
36 **District Education Center, 7:00 p.m.**

37 **Stillwater Public Schools Board Meeting, Thursday, April 10th, Stillwater City Hall, 7:00 p.m.**

38 **Washington County Commissioners Meeting, Tuesdays, Government Center, 9:00 a.m.**

ADJOURNMENT

Council Member Cremona moved to adjourn at 8:07 p.m. Council Member Cornett seconded the motion. Motion carried unanimously.

These minutes were considered and approved at the regular Council Meeting May 6, 2025.

Kim Points, Administrator/Clerk

Jeff Giefer, Mayor