

CITY OF GRANT
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DATE : June 28, 2018
TIME STARTED : 7:00 p.m.
TIME ENDED : 7:19 p.m.
MEMBERS PRESENT : Councilmember Carr, Kaup, Sederstrom
Lanoux and Mayor Huber
MEMBERS ABSENT : None

Staff members present: City Attorney, Dave Snyder; City Planner, Jennifer Swanson; City Treasurer, Sharon Schwarze; and Administrator/Clerk, Kim Points

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

PUBLIC INPUT

No one was present for public input.

PLEDGE OF ALLEGIANCE

SETTING THE AGENDA

Council Member Carr moved to approve the agenda, as presented. Council Member Kaup seconded the motion. Motion carried with Council Member Lanoux and Sederstrom voting nay.

City Attorney Snyder advised the first motion that was made was out of order. Personal attacks and interruptions are out of order. Council Member Lanoux stated it is going to be a long and hot meeting. The Council needs to move on to regular business and any further interruptions will result in the meeting being recessed.

CONSENT AGENDA

June 5, 2018 City Council Meeting Minutes	Approved
June 2018 Bill List, \$60,938.36	Approved
Kline Bros. Excavating, Road Work, \$18,853.75	Approved
City of Mahtomedi, 2 nd Quarter Fire Contract, \$34,317.00	Approved

1 City of Stillwater, 1st Half Fire Contract, \$58,124.00 Approved

2
3 Miller Excavating, 2018 Gravel, \$37,344.24 Approved

4
5 North Valley, 65th Street Road Project, Pay
6 Voucher #1, \$29,380.29 Approved

7
8 **Council Member Carr moved to approve the consent agenda, as presented. Council Member
9 Kaup seconded the motion.**

10
11 City Attorney Snyder asked for a five minute recess at 7:06 p.m.

12
13 Mayor Huber called the meeting back to order at 7:10 p.m.

14
15 **Motion carried with Council Member Lanoux and Sederstrom voting nay.**

16
17 **STAFF AGENDA ITEMS**

18
19 **City Engineer, Brad Reifsteck (no action items)**

20
21 **City Planner, Jennifer Swanson**

22
23 **Consideration of Resolution No. 2018-11, Application for Minor Subdivision, 9411 Joliet
24 Avenue N –** The Applicant and Owner, Richard Bennett, is requesting a lot line rearrangement
25 (minor subdivision) of the property located at 9411 Joliet Avenue North. There is an existing home,
26 accessory structure, pool and tennis court located on the existing northerly parcel, and the southerly
27 parcel is currently vacant with no structures.

28
29 The Planning Commission held a duly noticed public hearing on June 19, 2018 at 6:30 PM. There
30 were no members of the public in attendance, and no written testimony was provided regarding the
31 request.

32
33 After brief discussion the Planning Commission unanimously recommended approval of the minor
34 subdivision with the conditions as drafted by staff. The following staff report is generally as-
35 presented, excluding the conditions which are presented within the attached resolution, for your
36 review and consideration.

37
38

Owner & Applicant:	Richard Bennett
PID:	1503021410001 (23.06 Acres) 1503021410002 (19.98 Acres)
Address:	9411 Joliet Avenue North
Zoning & Land Use:	A-2

Request:	Lot Line Rearrangement (Minor Subdivision) to create Parcel A: 5.00 acres, and Parcel B: 38.04 Acres
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2 The Applicant is proposing a Lot Line Rearrangement, a subsection of Minor Subdivision, to
3 rearrange the existing parcels into a new 5.00-acre lot and a 38.04-acre lot that would include the
4 existing homestead and accessory uses. A new single-family structure is denoted on the survey which
5 is attached to this staff report. Full plans for the proposed home are not provided, however, the
6 Applicant has submitted septic tests and supporting information that is consistent with the proposed
7 lot configuration. The existing homestead and accessory uses on the larger parcel will remain and no
8 alterations are proposed as part of this application.

9
10 The City’s subdivision ordinance allows for minor subdivisions and lot line adjustments as defined in
11 Section 30-9 and 30-10. The sections of the code that relate to dimensional standards and other
12 zoning considerations are provided for your reference:

13 Secs. 32-246

14
15 There are two existing parcels associated with this application which are located northeast of the
16 Joliet Avenue North and Dellwood Road North (State Highway 96) intersection. The southerly parcel
17 is approximately 23.06 acres and is bordered on the south property line by Dellwood Road North, and
18 the westerly property line is Joliet Avenue North and is the primary frontage of the parcel. The parcel
19 in its current configuration has approximately 570-feet of frontage on Joliet Avenue North, and 1,391-
20 feet of frontage on Highway 96. The existing lot is vacant with no structures or improvements
21 currently on the parcel. Based on the National Wetland Inventory and available GIS data there is an
22 existing wetland on the north-central portion of the property. The aerial, and survey, denote that
23 much of the property is wooded, with extensive woodlands comprising the easterly half of the
24 property, with what appears to be planted trees (primarily conifers) on the western half of the
25 property.

26
27 The northerly parcel is approximately 19.98 acres and shares its south border with southerly parcel’s
28 north property line. The Applicants and Owners have an existing homestead on the northerly property
29 located approximately 176-feet from the westerly property line. The existing homestead, accessory
30 building, and accessory uses are all accessed from one driveway which connects to Joliet Avenue
31 North on the property’s westerly property line. The existing accessory building is approximately
32 3,500 square feet and is located to the northwest of the existing home. The parcel in existing
33 configuration has approximately 660-feet of frontage along Joliet Avenue North. Per the NWI and
34 available GIS there is a wetland area located on the south-central portion of the property which
35 extends onto the southerly parcel. The site is heavily vegetated on the eastern half of the property, as
36 well as vegetated along the northerly property line.

37
38 The adopted Comprehensive Plan sets a maximum density of 1 unit per 10 acres in the A-2 land use
39 designation. The proposed minor subdivision/lot line rearrangement of the total 43.04-acres results in
40 no additional lots but will likely result in another home being constructed. The minor subdivision as
41 proposed meets the density requirements as established in the comprehensive plan. Further, the intent

1 of the A-2 land use designation is to promote rural residential uses, and the proposed
 2 subdivision/rearrangement is consistent with that objective.

3
 4 The following site and zoning requirements in the A-2 district are defined as the following for lot
 5 standards and structural setbacks:
 6

Dimension	Standard
Lot Area	5 acres
Lot Width (public street)	300'
Lot Depth	300'
FY Setback – County Road (Centerline)	150'
Side Yard Setback (Interior)	20'
Rear Yard Setback	50'
Maximum Height	35'

7
 8 The proposed subdivision is depicted on Attachment B: Minor Subdivision. As shown the proposed
 9 subdivision would result in newly created Parcel A and Parcel B. The following summary of each
 10 created parcel is identified on the table below:

Parcel	Size	Frontage/Lot Width	Lot Depth
Parcel A	5.00 Acres	300.04'	726'
Parcel B*	38.04 Acres	924.17'	1,317.62'

11 **Frontage of Parcel B in non-contiguous based on lot configuration. That portion of the lot which*
 12 *provides access/frontage to the existing home contains approximately 1,224-feet of frontage on Joliet*
 13 *which is the calculated primary frontage for this analysis.*

14
 15 ***As proposed, both created lots meet the city’s dimensional standards for size, frontage/lot width***
 16 ***and lot depth.***

17
 18 The existing homestead and accessory structures are located on proposed Parcel B and are subject to
 19 the city’s setback requirements. The existing principal structure is setback approximately 1,010-feet
 20 from the right-of-way line (westerly property line) of Joliet Avenue North; 640-feet from the
 21 southerly right-of-way line of Highway 96; 175.7-feet from the easterly property line; and 422-feet
 22 from the northerly property line. The accessory building is setback approximately 380-feet from the
 23 newly created property line of Parcel A; 252-feet from the northerly property line; and 750-feet from
 24 the westerly right-of-way line of Joliet Avenue North. ***The existing home and accessory building on***
 25 ***Parcel B meet or exceed all City setback requirements.***

26
 27 While it is unknown whether the proposed house location on Parcel A is conceptual, staff performed a
 28 review of the setbacks to determine whether the location as proposed would comply with the City’s
 29 ordinances. As denoted on the Survey, the proposed home would be setback approximately 111.7-
 30 feet from the right-of-way line of Joliet Avenue North (westerly property line, and primary frontage);
 31 129.8-feet from the northerly property line; 480.1-feet from the easterly property line; and 94.0-feet
 32 from the southerly property line. Additionally, though a formal wetland delineation has not been

1 completed, a rough estimate of the wetland edge based on GIS information and topography suggests
2 that the new home would be setback approximately 500-feet from the wetland area. As shown on the
3 survey, the proposed home on Parcel A would meet or exceed all setback requirements. Since it is
4 unclear whether this plan is conceptual, ***Staff would recommend including a condition that all new
5 structures, accessory and principal proposed on Parcel A, will be subject to the city's setback
6 requirements; and if an alternate location is proposed a wetland delineation may be required to
7 ensure appropriate setbacks and wetland buffers are maintained.***

8
9 There is an existing driveway that serves the existing home on Parcel B, and there is currently no
10 existing access to Parcel A. As denoted on the survey, a new driveway would be constructed to serve
11 a new home when constructed on Parcel A. ***As depicted, the proposed driveway would meet the
12 City's driveway standards and setback requirements.***

13
14 As previously stated there is one existing accessory building located on Parcel B which is
15 approximately 3,500-square-feet. The rearrangement of the lot will result in Parcel B containing
16 approximately 38.04 acres. Per Section 32-313 of the City's ordinance, parcels greater than 20-acres
17 have no restriction on total size and number of accessory buildings. As such, the existing building,
18 and any future accessory structures on Parcel B will comply with the City's ordinances and standards.
19 There are no accessory buildings denoted on Parcel A as part of this application. The Applicant
20 should be aware that accessory buildings on parcels between 3 and 4.99-acres a total square footage
21 not to exceed 2,000 square-feet, and a maximum of two (2) accessory structures are permitted. ***Staff
22 would recommend including a condition that any future proposed accessory building(s) shall be
23 subject to size and permitted number as stated within section 32-313 of the City's Zoning
24 ordinance.***

25
26 The existing home is currently served by a septic system that will continue to be used for the existing
27 homestead. Both the septic system and well are located on Parcel B. To demonstrate the buildability
28 of Parcel A, the Applicant submitted septic/soil borings which were submitted to Washington County
29 for their preliminary review. Based on the preliminary results it appears that there is adequate area on
30 Parcel A to install a septic system to support a new home, if and when, proposed. ***Staff would
31 recommend including a condition of approval that a septic permit must be acquired from
32 Washington County prior to the city issuing a building permit for a principal structure on Parcel
33 A.***

34
35 There is an existing well on Parcel B that will continue to be used for the property. Since Parcel A is
36 vacant and no home is designed yet for the lot no well has been installed. ***Staff would recommend
37 including a condition that if and when a new home is proposed on Parcel A that the appropriate
38 permits to install a well must be obtained prior to the city issuing a building permit.***

39
40 The Applicant contacted the Browns Creek Watershed District (BCWD) and discussed the proposed
41 minor subdivision, including conceptual location of a new home on Parcel A. Based on the current
42 location of the home, BCWD indicated that they would not have any concerns, but that proper erosion
43 control permits would be required. Additionally, they noted that if the location of the proposed home
44 were to shift further east, that additional information regarding the wetland (which may include a
45 formal delineation) may be required. ***Staff would recommend including a condition that if the***

1 *location of the proposed home shifts east, that the Applicant is required to obtain proper permits*
2 *and approvals based on the adjusted house location, if applicable.*

3
4 The Planning Commission recommended unanimous approval of the requested minor subdivision
5 with conditions as noted. The draft resolution is provided for review and consideration by the City
6 Council.

7
8 **Council Member Carr moved to adopt Resolution No. 20118-11, as presented. Council Member**
9 **Kaup seconded the motion. Motion carried unanimously.**

10
11 **City Attorney, Dave Snyder (no action items)**

12
13 **NEW BUSINESS**

14
15 **Consideration of Video Technician Contract, Administrator/Clerk** – Staff advised the contract
16 per the new Video Technician was included in the Council packets.

17
18 **Council Member Carr moved to approve the Video Technician Contract, as presented. Council**
19 **Member Kaup seconded the motion. Motion carried with Council Member Lanoux voting nay.**

20
21 **Consideration of Resolution No. 2018-12, Election Judge Appointments, Administrator/Clerk**–
22 Resolution No. 2018-12 authorizes election judges and the hourly pay rate for the 2018 primary and
23 general election.

24
25 **Council Member Carr moved to adopt Resolution No. 2018-12, as presented. Council Member**
26 **Kaup seconded the motion. Motion carried unanimously.**

27
28 **Consideration of Extension Agreement, Washington Suburban Cable Commission and**
29 **Comcast** – The Extension Agreement was included in the Council packets for consideration.

30
31 **Council Member Carr moved to approve Extension Agreement, Washington Suburban Cable**
32 **Commission and Comcast, as presented. Council Member Kaup seconded the motion. Motion**
33 **carried with Council Member Lanoux voting nay.**

34
35 **UNFINISHED BUSINESS**

36
37 There was no unfinished business.

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

39
40 **Staff Updates (updates from Staff, no action taken)**

41
42 **City Council Reports/Future Agenda Items**

43
44 **No items were added to the August City Council meeting agenda.**

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COMMUNITY CALENDAR JUNE 29 THROUGH JULY 31, 2018:

Mahtomedi Public Schools Board Meeting, Thursday, July 12th and July 26th, Mahtomedi District Education Center, 7:00 p.m.

Stillwater Public Schools Board Meeting, Thursday, July 12th, Stillwater City Hall, 7:00 p.m.

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

ADJOURNMENT

Council Member Carr moved to adjourn the meeting at 7:19 p.m. Council Member Kaup seconded the motion. Motion carried with Council Member Lanoux voting nay.

These minutes were considered and approved at the regular Council Meeting August 7, 2018.

Kim Points, Administrator/Clerk

Jeff Huber, Mayor