

**CITY OF GRANT
PLANNING COMMISSION MEETING**

Tuesday, July 21, 2020
6:30 p.m.
Zoom

Please be courteous and turn off all electronic devices during the meeting.

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OATH OF OFFICE, DAN GAGLIARDI AND JIM HUTTEMIER
4. ELECTION OF OFFICERS, CHAIR AND VICE-CHAIR
5. APPROVAL OF AGENDA
6. APPROVAL OF MINUTES: April 21, 2020
7. NEW BUSINESS
 - A. PUBLIC HEARING, Consideration of Application for a Conditional Use Permit, Two Silo Farmhouse Resort, 7040 117th Street N
8. OLD BUSINESS
9. ADJOURN

PLANNING COMMISSION MEETING MINUTES CITY OF GRANT

April 21, 2020

Present: Jerry Helander, David Tronrud, Matt Fritze and Robert Tufty

Absent: James Drost

Staff Present: City Planner, Jennifer Swanson; City Clerk, Kim Points

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

MOTION by Commissioner Tronrud to approve the agenda, as presented. Commissioner Fritze seconded the motion. MOTION carried unanimously.

4. APPROVAL OF MINUTES, January 21, 2020

MOTION by Commissioner Tronrud to approve the November 19, 2019 Minutes, as presented. Commissioner Helander seconded the motion. MOTION carried unanimously.

5. NEW BUSINESS

PUBLIC HEARING, Consideration of Application for a Comprehensive Plan Amendment to re-guide approximately 5.3-acres of Land, 11298 60th Street N – City Planner Swanson advised The Applicant, Adam Bettin, in coordination with the Owner the Stillwater West, LLC, is requesting a Comprehensive Plan Amendment to re-guide approximately 5.3-acres from Agricultural Small Scale (A2) to General Business (GB). The subject property is located at 11298 60th Street North, and is bordered by 60th Street North on the southern property border which is the frontage road to Highway 36.

The Applicant presented a general concept plan to the City Council on February 4, 2020 to consider a mini-storage business on the subject property. The City Council told the Applicant that the proposed use is not permitted in the A2 land use designation or zoning district. A couple council members indicated that such use would be more appropriate in the City's General Business (GB) land use designation and zoning district, if it would be permitted at all. Given the feedback at the City Council meeting the Applicant scheduled a preapplication meeting with the City Staff. On February 26th staff met with the Applicant to discuss the proposed use and the process to move forward. Staff indicated that given the City Council's response the only option

is to first seek a Comprehensive Plan Amendment (CPA) to re-guide the subject property from A2 to GB. If the City Council approves the CPA, then the Applicant would need to seek rezoning of the property which would include a map amendment and possibly a text amendment, and a Conditional Use Permit. However, the subsequent steps are only necessary and relevant if the property is re-guided to GB.

A duly noticed public hearing is required for all Comprehensive Plan Amendments. Therefore, a duly noticed public hearing was published for March 17, 2020 at 6:30 PM. Since the proposed CPA includes a Map Change letters were sent to individual property owners located within ¼-mile (1,320 feet) of the subject property.

The following staff report is provided for your review and consideration of the subject application

Project Summary

Applicant:	Adam Bettin
Owner:	Stillwater West, LLC
PID:	3603021340002
Total Acres:	5.3
Address:	11298 60 th Street North
Zoning & Land Use:	A2
Request:	Comprehensive Plan Amendment to re-guide subject property from A2 to GB

The Applicant is requesting a Comprehensive Plan Amendment (CPA) to re-guide the subject property from A2 to GB. The proposed GB land use designation would allow the property to be used for a variety of principal business uses that would not be permitted in the current A2 land use designation.

The City’s official controls, including the Zoning Ordinance (Chapter 32) and Subdivision Ordinance (Chapter 30) do not explicitly define the criteria for review of a CPA. State Statute 462.355, and various associated statutory sections, enables Cities and property owners to request an amendment to the City’s Comprehensive Plan. For purposes of this request, language in Chapter 30 and Chapter 32 regarding Zoning Amendments can be referenced for guidance in considering this application.

Generally, the most important consideration when processing CPA’s is to determine whether re-guiding the property is consistent with the City’s overall vision and goals as stated within the adopted Comprehensive Plan. If the request is determined to be consistent then re-guiding is reasonable.

The existing parcel is approximately 5.3-acres and is currently vacant. The subject parcel was subdivided from the adjacent larger 74.92-acre parcel that surrounds the subject property on the north and east. The timing of the subdivision is unknown, and currently both parcels are owned by different parties. The site is bordered by 60th Street on the southern property line, the American Polywater property to the west, vacant/agricultural land to the north and east. The property is accessed from an existing gravel driveway located approximately 200-feet from the westerly property line, and 215-feet from the easterly property line.

As shown on the aerial provided as Attachment B, the property is heavily vegetated on the northern and eastern portions of the property with a small clearing on southwestern quarter of the property. There appears to be a wetland/ponding area along the eastern half of the road frontage (likely stormwater runoff from the roadways), and no other significant wetland areas appear per the National Wetland Inventory (NWI). A wetland delineation has not been completed for the subject property.

The 2040 Comprehensive Plan is in draft form and the current draft does not expand the General Business (GB) land area from the adopted 2030 Plan. Both the 2030 and 2040 plans deliberately limit the amount of land guided as GB, and generally guides only existing businesses along the Highway 36 frontage (60th Street N. frontage road) as GB. The City's overall policy direction has been focused on protection of the City's rural residential and agricultural uses. One strategy to support that objective is to limit the amount of land guided for any type of business use. While the City's rural residential and agricultural land uses conditionally permit businesses, most of the permitted business uses are required to be accessory to a principal residential use. The GB designation is different than the City's A1, A2 and RR designations in that it permits a wider variety of business to be permitted and conditionally permitted as principal uses.

The Applicant has stated in their narrative that they believe the subject property is better suited, and more consistent, with the GB land use designation and as such has requested a Comprehensive Plan Amendment to re-guide the subject property. The Applicant's reasons are summarized as the following, and City Staff's responses are provided below each reason in *italics*:

- The parcel is adjacent to existing businesses that are guided GB. The adjacent parcel to the east is American Polywater, which is situated on a similarly sized property and shares the subject property's westerly property line.

Staff Response: *There are several small properties along the Highway 36 frontage that are guided in the 2030 and 2040 Comprehensive Plan as General Business. Many of the properties are developed with existing businesses that have been in existence since the 1960's, though some new businesses have been developed recently. Business uses in this designation are diverse from manufacturing/warehousing to restaurants. The subject property is adjacent and contiguous to the GB land use designation and has its frontage on the 60th Street N frontage. Staff agrees that re-guiding the property to GB would not create unrealistic precedent for further expansion of the GB land use designation, and if*

a new business was developed on the property it would be consistent with the character of the surrounding uses.

- The parcel size (5.3 acres) is too small to be used for meaningful agricultural uses.
Staff Response: *Staff agrees that the subject property is unlikely to be used for any significant agricultural activity, but that does not mean that it will remain vacant. The existing topography and vegetation in combination with the size will likely impact the desirability of the site for agricultural uses. There are several small “hobby farms” throughout the City that farm less than 10-acres, but the existing configuration and vegetation makes the site an unlikely candidate for such use.*
- The location of the parcel adjacent to Highway 36 in combination with the small parcel size makes it undesirable for a principal residential use.
Staff Response: *Staff acknowledges that the site may not be desirable for only single-family uses, but there are other conditionally permitted uses in the A2 land use designation that may be desirable. However, given the small parcel size, the ability to develop the site with a principal use and a conditionally permitted accessory business use (for example) may be unlikely given the City’s ordinances rules and regulations. Depending on the value of the parcel, staff agrees that developing the site for a single-family use is probably not the most desirable, or highest-and-best use of the property.*
- If the parcel is permitted to develop with a commercial/business use, then the subject property will be taxed accordingly and will add to the City’s tax base.
Staff Response: *The existing site is vacant and does not generate significant taxes for the City. The proposed re-guiding of the subject property to GB does not guarantee a specific commercial/business use, therefore a specific determination regarding impact to taxes cannot be made. However, staff does agree that if the site is developed from its current vacant condition for any type of business that its contribution to the City’s taxes will increase. Further, staff believes that from a market perspective that the site is well suited to commercial/business uses and will more than likely be developed if re-guiding to GB is approved.*

Since the City’s ordinances do not specifically identify a criterion from which to review a Comprehensive Plan Amendment staff provides the following additional background:

- Re-guiding does NOT approve a specific project. Any council member, planning commissioner, property owner or person with real estate interest in the City may request an amendment to the City’s Comprehensive Plan. Such amendment can be either a map amendment or an amendment to language within the Plan. If the City agrees that the land use designation of the subject property should be changed and re-guided, it only approves

that action (the map amendment, for example) it does not approve or deny a specific development project.

- The decision to re-guide is legislative which allows you more discretion to approve or deny the request. An application to amend the comprehensive plan is legislative because it establishes policies for future decision-making. Since the decision to re-guide a property is policy oriented, the Planning Commission and City Council have more discretion to determine if a map change is warranted and consistent with your goals. If the Planning Commission and City Council determine that the adopted land use plan is representative of your policies and you determine no map change is warranted, that is acceptable, and you may deny the request. However, if you determine a map change is warranted then all future decisions regarding the specific development of the site must be consistent with the GB land use designation. Approving the map change will subsequently require you to rezone the property to GB to be consistent with the land use designation (rezoning will occur at time of application for a specific development).
- Property size does not have to be a basis for determination. While the existing property size is more consistent with GB properties in the area that does not mean you are required to rezone the property. Based on the City's existing land uses and zoning districts, a single-family home likely could be constructed on the subject property providing reasonable use to the property.
- Use the "vision" for the Highway 36 Corridor in your analysis. Staff suggests considering the merits of expanding the City's GB land use designation to this site and evaluate whether the types of uses contained within the GB zoning district would be consistent with your vision for this area of the City.

All Comprehensive Plan Amendments require review and approval by the Metropolitan Council. Because the City's 2040 Comprehensive Plan update is in draft form and under review with the Metropolitan Council, this amendment could be incorporated as part of the update process. Since no specific development plans would be approved as part of this action no other agency review is required at this time.

Staff is requesting a recommendation from the Planning Commission reflecting one of the following options:

- Recommendation to the City Council of Approval with Draft Conditions
- Recommendation to the City Council of Denial with Findings

- Continue the discussion to the next available Planning Commission, and request additional information from the Applicant, if applicable

City Planner Swanson noted there is specific language in the Comprehensive Plan that call for no expansion of the General Business zoning. The 2040 Plan is less overt with respect to the language but does state primary land use is residential. The GB Zoning District was created because there probably were already business there.

Mr. Adam Bettin, Applicant, came forward and stated the property is adjacent to business on the major Hwy 36 Corridor. He stated he believes the request is very reasonable.

MOTION by Commissioner Fritze to open the public hearing at 7:00 p.m. Commissioner Tronrud seconded the motion. MOTION carried unanimously.

Mr. Mike Regan, 62nd Street, stated he lives in the area and is used to all the businesses on that stretch. GB is more consistent with that area and he does not object to that type of use.

MOTION by Commissioner Helander to close the public hearing at 7:02 p.m. Commissioner Tronrud seconded the motion. MOTION carried unanimously.

MOTION by Commissioner Helander to recommend to the City Council denial of the Application for a Comprehensive Plan Amendment to re-guide approximately 5.3-acres of Land, 11298 60th Street N. Commissioner Tronrud seconded the motion. MOTION carried unanimously.

This item will appear on the regular City Council agenda on May 5, 2020.

Consideration of Clear Cut Conditional Use Permit, 6667 Keats Avenue N – City Planner Swanson advised the applicant and Owner, Mike Regan on behalf of the Indian Hills Golf Club, is requesting a conditional use permit to allow for vegetative cutting (clearcutting) of properties located adjacent to the existing golf course. The existing golf course is subject to a CUP which identifies certain areas and Outlots for the golf course use. The properties that are the subject application are owned by the Indian Hill Golf Club but are not included in the current CUP. The Applicant's ultimate objective is to relocate three (3) existing holes from the current Indian Hills Golf Club course to the subject properties. After discussion with staff, it was determined that a two-step process would be the most efficient to process the Applicant's request. Staff outlined the process as the following:

1. Apply for, and obtain, a Conditional Use Permit for the subject properties for vegetative cutting (this application). If granted, the Applicant would be authorized to begin site

preparation, including any authorized clearing/grubbing activities, as well as grading as permitted by the City Engineer.

2. After the CUP for vegetative cutting is obtained, and concurrent to site work, the Applicant will apply for an Amendment to the existing CUP to incorporate the subject properties and the operations associated with the three relocated holes.

The following staff report addresses only the request for Vegetative Cutting. The Planning Commission will hear the request for an Amended CUP at a future meeting.

A public hearing is required for the requested CUP. Because of the current state of emergency, the City Council will adopt an interim resolution that allows public hearings to be held at the City Council due to known technology constraints throughout the City. As such, the Public Hearing for this Application will be held at the City Council meeting on May 5, 2020 and will likely be held as a video conference. Adjacent property owners within ¼-mile will be notified of the process to participate in the public hearing, and the official notice in the newspaper will direct all interested parties to the City’s website for information regarding the public hearing.

Project Summary

Applicant & Owner: Mike Regan, Indian Hills Golf Club	Site Size: 141.18 Acres
Zoning & Land Use: A-2	Request: Conditional Use Permit (CUP)
Address: 6667 Keats Ave N	PIDs: 2603021330001 2603021430001

The Applicant is requesting a Conditional Use Permit to allow for vegetative grubbing and clearing on approximately 23.79 acres of the subject properties. The proposed activities include the removal of approximately 8.9 acres of woodland and removal of approximately 6 acres of brush and undergrowth. As indicated by the Applicant, the total area of removal may be reduced depending on the watershed district’s permitting process. (Additional detail regarding this item is provided in subsequent sections of this staff report).

The purpose of clearing approximately 23.79 acres is to allow for the relocation of three (3) golf holes to the subject properties. The existing CUP for the Indian Hills Golf Club and neighborhoods does not include the subject properties. The Indian Hills Golf Club is the owner of the subject properties, but they are not subject to the current CUP and there are no current golf related improvements on the properties. The Applicant has indicated that the existing 18-hole golf course experiences flooding on holes 5, 6 and 7 due to their proximity to Keats Pond which is impacted by area flooding from Sunnybrook Lake, Thueson Pond, and Keats Pond. Given the regular, and historic flooding, the Applicant is proposing to relocate the three identified holes to the subject property.

The Applicant stated that he needs to begin working on the relocation process as soon as possible, and Staff indicated the most efficient way to begin site work would be to first obtain this CUP for vegetative cutting which (if approved) will allow subsequently for grading to begin after City Engineer review and approval of the grading permit. This CUP does not permit or authorize the relocation of the holes for operations because the subject properties are not governed by the existing CUP for the golf course. Therefore, the Applicant must secondly apply for an Amended CUP that will address the relocation of the holes and operations.

According to the City Code, Conditional Use Permits are subject to the process and review criteria stated in City Code Section 32-152. The City Code further states the following for consideration when reviewing a Conditional Use Permit (32-141):

“(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.”

(e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use permit, and a periodic review of said permit may be required.”

Section 32-348 Vegetative Cutting provides direction regarding clearing and grubbing activities.

There are two separate parcels associated with the subject application, which are described in the following:

Parcel 2603021330001 is approximately 101.55 acres and is oriented north-south, with its northerly property line abutting CSAH 12. Based on the aerial from the Washington County GIS records, there are three existing structures clustered on the west side of the property approximately 515-feet from the CSAH 12 right-of-way, and 230-feet from the westerly property line. The east and west property lines are heavily vegetated, with a clearing in the central portion of the site. It appears from the aerial, and the Applicant’s submitted plans, there are extensive wetland areas intermittently throughout the site and that the central portion of the site has recently been used for agricultural production. The site is contiguous on the southern boundary to the existing Indian Hills Golf course hole #7.

Parcel 2603021430001 is located southeast of Parcel 2603021330001 and is adjacent to the existing golf course on its westerly border. The subject property includes vegetation on the southern and eastern property line with some intermittent vegetation interior to the parcel. It appears that there are some wetlands on the subject property, and that the site has recently been used for agricultural production. There are no structures on the site, and there are no existing structures on the parcel.

The subject properties are located within the Agricultural Small Scale A2 land use designation which encourages rural residential and agricultural uses. The purpose of the vegetative clearing is to support the relocation of three (3) golf holes to the subject properties and does not further

intensify the subject property or surrounding uses. Given the intended purpose of the activity, it is consistent with the City’s adopted Comprehensive Plan.

The follow site and dimensional standards that are applicable to the subject application are provided for your review and consideration.

The following site and zoning requirements in the A-2 district regulate the site and proposed project:

Dimension	Standard
Lot Size	5 acres
Front Yard Setback	65’
Side Yard Setback	20’
Rear Yard Setback	50’
Wetland Buffers (BCWD Regulations)	100’

Setbacks:

Section 32-348 (b) *Prohibited locations* states that no vegetative clearing shall be permitted within any required yard (setback). As shown on the site plan, it appears that the extents of the clearing and grubbing work is generally near the southeastern edge of parcel 2603021330001 contiguous to parcel 2603021430001. If both parcels are considered collectively, the proposed removal appears to be located outside of all setbacks. ***Staff would recommend including a condition that all clearing and grubbing locations be marked in the field to ensure vegetative cutting does not occur within the setback area. Additionally, staff would request that the clearing and grubbing areas be clearly marked on an updated site plan for confirmation that all vegetation in the setback areas remains intact.***

Wetland Areas &
Buffers

The Applicant's Site Plan ("Plan") indicates and identifies a wetland complex on the subject sites adjacent to, and near, the proposed clearing and grubbing activities. The Applicant's narrative further states that the Brown's Creek Watershed District (BCWD) is involved in reviewing the proposed grading and site activities, and that a 100-foot buffer around the delineated wetlands is required. The Plan further identifies buffer exchange areas that are assumed to be locations where mitigation of buffer area encroachment could be exchanged (buffer averaging). It is staff's understanding that the Applicant is working with the BCWD through the wetland buffer and delineation process, and that the clearing/grubbing activities within proximity to the delineated wetlands are subject to their review and approval of any necessary mitigation. **Staff would suggest including a condition that all clearing, grubbing and grading activities within the wetland buffer areas are subject to review and approval from the BCWD, and such approval shall be documented and provided to the City prior to any site work commencing in the identified wetland buffer areas on the Site Plan.**

Grading Plan

This CUP application does not address or include approval for any grading activities, though they are described and identified within the Applicant's narrative. The City Engineer is in the process of reviewing the grading plan. It should be noted that the proposed grading is intended to support the construction of three (3) new golf holes, but the grading permit does not approve operations of the three relocated holes. As previously noted, operations will be addressed through a formal Amendment of the existing CUP for golf course operations.

The City Engineer is in process of reviewing the subject application and the associated grading permit. Staff will forward the City Engineer's review and comments to the Planning Commission members once received.

The subject properties are located in the Browns Creek Watershed District. As indicated by the Applicant's narrative they are working with the BCWD on their permitting process. Staff has reached out to the BCWD and will provide a verbal update at the Planning Commission meeting.

The following draft recommendations and findings are provided for your consideration and discussion. The following can be modified, deleted, added to, etc., depending on the public testimony and discretion of the planning commission.

1. The Site Plan must be updated to clearly identify the extents of the clearing and grubbing identified in the Narrative.

2. The Applicant shall mark the clearing/cutting boundary with stakes in the field and the City's Building Official shall conduct a visual inspection to confirm that the clearing area is outside of all applicable setbacks.
3. No clearing and grubbing shall be permitted within the yard setbacks, which shall include a 20-foot setback on the easterly property line.
4. The Applicant must obtain approval from the BCWD for clearing and grubbing within the wetland buffer setback area prior to any work completed within these areas. The Applicant shall provide documented approval of the plan for the wetland buffer areas, and any approved buffer exchange areas prior to any site work (including grubbing and clearing) commencing in these areas.
5. The Applicant shall follow all condition of the City Engineer, which shall include obtaining a Grading Permit.
6. This Permit does not approve the construction or operation of the three (3) golf holes. Such approval shall be required through a formal application to amend the existing Conditional Use Permit for the Indian Hills Golf Club.

Staff is requesting a recommendation from the Planning Commission reflecting one of the following options:

- Recommendation to the City Council of Approval with Draft Conditions and Findings
- Recommendation to the City Council of Denial with Findings

Mr. Mike Regan, applicant, came forward and stated he has applied for the clear cut CUP first to get the program moving in the right direction. He stated one growing season will be needed and want to be open by next spring. He stated he is flooded out on many of the current golf holes and needs to create three new holes to eliminate flooding issues on the course. He added Brown's Creek does like the use as there is no housing or impervious surface. Most of the work is grubbing and a whole lot of it is buckthorn. He noted he will come back for an amended CUP for the three new holes.

MOTION by Commissioner Tronrud to recommend approval of Clear Cut Conditional Use Permit, 6667 Keats Avenue N, as presented. Commissioner Fritze seconded the motion. MOTION carried unanimously.

This item will appear on the regular City Council agenda on May 5, 2020.

7. **OLD BUSINESS**

There was no old business.

8. **ADJOURNMENT**

MOTION by Commissioner Tronrud to adjourn the meeting at 7:39 p.m. Commissioner Fritze seconded the motion. MOTION carried unanimously.

Respectfully submitted,

Kim Points
City Clerk

DRAFT



STAFF REPORT

To: Planning Commission
Kim Points, City Clerk/Administrator

Date: July 13, 2020

CC: Brad Reifsteck, PE, City Engineer
David Snyder, City Attorney

RE: Application for a Conditional Use Permit for Two Silo Farmhouse Resort located at 7040 117th Street N

From: Jennifer Haskamp
Consulting City Planner

Background

The Applicants and Owners (“Applicant”), Keith and Jan Dehnert, are requesting a Conditional Use Permit to develop and operate a farm winery and farmhouse resort on the subject property. Early in 2020, the City Staff met with the Applicant to discuss the proposed operations and site improvements in a pre-application meeting. During the pre-application meeting the Applicant indicated that the vision for the property was to 1) grow grapes and produce local wine; and 2) to allow those staying in the Farmhouse to have a vineyard/winemaking and wine tasting experience. Based on that description, the use sounded most like a resort per the City’s table of uses, which is permitted with a Conditional Use Permit.

On May 11, 2020 the Applicant submitted their Conditional Use Permit (CUP) application for the proposed operation, which expands on the original concept discussed at the pre-application meeting. In response staff scheduled a meeting with the Applicant on June 9, 2020 to seek clarification regarding the proposed uses on the subject site since the proposed operation evolved, particularly with respect to intensity. Through the course of the discussion staff indicated that additional information was needed to adequately review the subject request. Some of the information requested was received by staff in mid and late June, however some outstanding items remain. One of the items requested is a more complete site plan that must be provided to demonstrate the proposed site improvements associated with the requested CUP. The site plan must include the parking areas, proposed restroom facilities, expanded driveway, and any other structural expansions contemplated as part of the application. If an updated site plan is received prior to the meeting staff will forward it to the Planning Commission for consideration. Staff’s conclusion based on the materials submitted is that the Two Silo Farmhouse Resort operations now includes a variety of uses from the City’s permitted and conditionally permitted land use table. As stated with the Applicant’s materials the proposed use of the property is proposed to include the farmhouse resort experience and farm winery, retail and wholesale sales of the wine curated on site, and associated activities that are commonly associated with agritainment and/or agritourism types of uses. Based on what staff now understands of the proposed operations, there is an increased intensity which would be most similar to a combination of a resort (the farmhouse overnight winery



experience), a small-scale rural event facility (wine tasting, vineyard tours, etc.), and potentially a seasonal business (retail sales of products/wine) use all of which are permitted with CUP's within the A-1 zoning district.

On July 14, 2020 Staff had a follow-up conversation with the Applicant to seek clarification regarding some items contained in the Applicant's Narrative (Attachment B) that are confusing and/or inconsistent. The following clarification was provided in the conversation:

- The occupancy of 300 does not correlate to the information contained in the Traffic Memo or the estimates based on production identified in the narrative. The occupancy is a projection and is not consistent with the information contained in the Application. Staff discussed that the occupancy should reflect the 3-5-year plan that is specifically described in the narrative. This occupancy correlates to approximately 50-75 guests on site at any time.
- Bathroom facilities must be provided separately from those located in the Farmhouse. The Applicant agreed and described the installation of a semi-permanent port-a-potty type of facility to accommodate 50-100 guests and employees. The number of restrooms provided, and any ADA compliance requirements, must be confirmed with the City's Building Official.
- Staff indicated that the future plans post-2024 are not detailed enough and cannot be adequately reviewed because major site improvements would be necessary and contemplated. As a result, staff indicated that this review will be limited to what can be adequately considered which are anticipated operations between 2020 and 2024. The Applicant acknowledged, and understood, that review could only be completed for the short-term, which represents a lower volume and intensity than they hope to accomplish in the future. Future intensification and expansion would require an amendment to this permit, which would include a separate application, plan set and public hearing.
- Staff informed the Applicant that there will be several conditions recommended to limit the intensity, occupancy, and operations based on the information provided. Staff further indicated that additional information will also be requested to ensure adequate review can be completed.

Due to the Minnesota State Statute 15.99 timeline the City is required to begin its evaluation and consideration of the proposed CUP. As such, a duly noticed public hearing is scheduled for July 21, 2020 at 6:30 PM. Residents within ¼-mile (1,320-feet) of the property were sent individual letters notifying them of the request, and notice was provided in the City's official newspaper. Initial letters incorrectly identified the meeting date as June and corrected letters were sent as soon as the error was identified. The letters indicated that the meeting would be held using Zoom and that the call-in and participation information would be posted to the City's website.

Project Summary (Operations, Proposed Improvement Schedule & Site Plan)

Applicant: Keith and Jan Dehnert	Site Size: 21.01 Acres
----------------------------------	------------------------



Owner: Arthur F Schaefer Family Living Trust	
Zoning & Land Use: A1 – Agricultural Large Scale	Request: Conditional Use Permit (CUP)
Location Description and PIDs: PID 0503021220001, subject property generally located northeast of the 117 th Street N and Bayhill Road intersection	

The Applicant is proposing to develop and operate a farm winery and farmhouse resort to be called the Two Silo Farmhouse Resort. A detailed description of the proposed operations is provided in the Applicant’s narrative provided in Attachment B. For purposes of this staff report the “resort” use is described in connection with the overnight guest accommodations in the existing Farmhouse and their experience on the property as a winery (similar concept to what you might expect on the west-coast where vineyard resorts are popular). This is consistent with the Applicant’s initial description in the pre-application meeting. The remaining uses including guests that would visit the site and NOT stay in the Farmhouse, are classified as both a small-scale rural event facility with consideration for classifying retail operations as a seasonal business. The following staff report addresses all of the contemplated uses, and the Applicant’s intent is to provide seamless operations.

As previously noted, the Applicant described in their narrative a phased approach to the proposed operations with minimal to no site or physical improvements contemplated in the first 3-4 years of operation. The Farmhouse has already been remodeled and is currently in use as a vacation rental, and therefore no significant structural improvements are proposed in the initial few years since the focus will be on creating and making wine. As presented, the Applicant indicates that the major site improvements would not be completed until 2024-2025. Given the timeline, staff recommends that the improvements contemplated post-2024 be required to obtain an amendment to any CUP issued since the details are unknown at this time, which is discussed in subsequent sections of this report. A summary of the operations as presented by the Applicant is provided in the following sections.

Approximate dates 2020 – 2024

Proposed Site Improvements: The Applicant’s narrative states that the site improvements contemplated in the initial years of operations are minimal and will include the construction of a gravel parking area to accommodate 12 vehicles, and some outdoor landscaping areas for guests to sit and chat over a glass of wine. All other guest parking is provided on existing driveways and parking areas on site, with a total of 22-30 parking spots available. The existing Farmhouse was remodeled in 2015 and is currently used as a vacation rental and no further improvements are contemplated to the structure at this time. As verbally provided on July 14th, the Applicant would install semi-permanent port-a-potty facilities on site that would include running water and be periodically pumped out. While not permanent, these facilities would be in a specific area on-site to provide bathroom facilities to guests not staying in the farmhouse. The following summary of initial operations is provided.



Farmhouse Overnight Vineyard Experience (use - resort): The existing farmhouse has been remodeled to accommodate the propose overnight experience and/or use. This use will be operational as of 2020 and will remain an integral part of the available “experience” on site. The Farmhouse was remodeled as detailed within the Applicant’s narrative and sleeps 12. As indicated in the Applicant’s narrative the Farmhouse is intended to provide overnight accommodations as well as small-scale activities and events such as DIY wine making, paint and sips, etc. The proposal indicates that the intent is to provide the farm winery experience for those staying on the property – similar to the types of “experience” based locations in wine country out west, etc. Guests of the Farmhouse will have the opportunity to take tours, to attend wine tastings, etc.

- *Proposed Hours of Operation*: 24-Hours a Day (overnight accommodations)
- *Proposed Parking*: Guests will use the existing driveway located adjacent to the farmhouse.
- *Proposed Staffing*: No specific information was provided. Based on the narrative, staff assumes that no on-site 24-hour management is proposed. The Farmhouse is anticipated to operate similarly to VRBO, etc.

Wine Tasting and Activities (use - resort, rural event facility, seasonal business): The Applicant has indicated that the number of people that could be accommodated onsite for wine tastings, tours, etc., is correlated to the amount of wine that can be produced based on the maturity/availability of grapes on site. Early in the production years the Applicant projects that approximately 50 guests total per day could be served approximately 12 days of the year, with increasing capacity to approximately 190 days of the year with a guest capacity of 150 total per day (2025). As stated in the narrative, the number of patrons/visitors will not all be onsite at the same time and the activities such as the wine tasting, tours, etc., will have smaller participant levels and will include various timeslots throughout the day and/or evening. As provided in the narrative, activities are defined as, “[Vineyard] Tours, Live Music and Pre-Recorded Music, Opportunities to partake in the Vineyard maintenance and the wine making process.” Subsequent sections of this report recommend a lower total occupancy based on information provided in the application such as parking, traffic/trip counts and available indoor space.

- *Proposed Hours of Operation*: 10 AM to 10 PM Daily
- *Proposed Staffing*: No specific information is provided.

Retail and Wholesale Operations (use Seasonal Business): The existing grainery building will be used for multi-functional purposes providing a small retail space as well as information for guests visiting the winery and for wholesale sales to be coordinated. This building is approximately 320-square feet and is therefore limited in its capacity. While no specific timeline is established in the narrative, staff assumes that this space is proposed to be operational as soon as wine production commences.

- *Proposed Hours of Operation*: Retail - 10 AM to 10 PM; Wholesale Sales (will call by appointment) 8 AM to 6 PM



- Proposed Staffing: No specific information is provided.

Grape Production (Agricultural, permitted): In 2019 the Applicant planted their first grapes with expected full grape production of the first vines in 2023. Additional grapes are scheduled for planting in 2020 and 2021 with full grape production anticipated in 2024 and 2025 respectively. Specific details regarding the plantings are provided in the Applicant’s narrative and vineyard maintenance activity is provided. To support the overall production, the Applicant is also proposing to construct an approximately 50,000 square foot greenhouse to grow non-cold climate grapes. The greenhouse is proposed to be constructed sometime between 2024 and 2025.

- *Proposed Hours of Operation:* N/A; agricultural production

Approximate dates 2024 – 2025

As stated in the Applicant’s narrative, the wine production will be at or near capacity by 2025 and as such the site improvements are proposed to be installed at that time. The improvements contemplated include:

- Installation of the permanent parking lot to accommodate 100-vehicles.
- Construction and development of the restrooms on-site (either in a separate structure or as part of one of the existing accessory buildings).

Staff recommends that all activity and expansion associated with post-2024 require an amendment to any permit issued for operations occurring in the short or near term.

Review Criteria

The City Code states the following for consideration when reviewing a Conditional Use Permit (32-141):

“(d) In determining whether or not a conditional use may be allowed, the City will consider the nature of the nearby lands or buildings, the effect upon traffic into and from the premises and on adjoining roads, and all other relevant factors as the City shall deem reasonable prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.”

(e) If a use is deemed suitable, reasonable conditions may be applied to issuance of a conditional use permit, and a periodic review of said permit may be required.”

In order to determine the appropriateness of the CUP, the proposal will be reviewed for compliance and consistency with adjacent uses, the zoning district regulations, the performance standards, and other supplemental regulations. With respect to the “use” of the subject property, the proposed farmhouse resort is a conditionally permitted use, the grape production is classified as an agricultural use as defined by other existing vineyards in the community, and the farm winery activities on-site could partially be considered in the context of a rural event facility or seasonal business. With all uses considered collectively the most restrictive permitting process requires a Conditional Use Permit for the subject proposal.



Existing Site Conditions

The site is located in the far northwestern corner of the City which is surrounded by the City of Hugo to the north, and the City of Dellwood to the south. The following existing site conditions generally describe the property.

0503021220001 – The parcel is described as being in the Northwest Quarter of Section 5, Township 30 North, Range 21 West. The parcel is approximately 21.01 acres, is rectangular in shape, and located north of 117th Street North which forms the border and frontage on the southerly property line. The parcel includes an existing farmhouse (principal structure); a grainery building; a milking parlor; five accessory buildings, a windmill; and two silos. The Applicant has planted 18-rows of grape vines on either side of the entry driveway. The farmhouse, accessory buildings and vineyards are accessed from an existing driveway that is connected to 117th Street North on the southerly border of the property.

Comprehensive Plan Review

The site is guided A-1 in the City’s adopted Comprehensive Plan. Land within the A-1 land use designation is generally described as supporting rural, agricultural and rural residential uses with limited accessory commercial uses as identified and allowed within the City’s zoning ordinance. The City’s ordinances conditionally permit resorts, seasonal businesses and rural event facilities provided certain performance standards can be met. Agricultural production, such as that associated with the grapes/vineyard, are a permitted use.

Zoning/Site Review

The Applicant submitted a “blob” diagram and Certificate of Survey for the subject operations. The information provided does not provide enough information to perform a technical site plan review. Staff has requested an updated site plan be prepared so that setbacks, sizing, etc., can be appropriately and adequately reviewed. Because there are minimal site improvements proposed as part of the initial operations, the Certificate of Survey provides the most accurate depiction of the proposal. As stated prior, due to the 15.99 statutory review process we are required to begin our review and consideration of the application. The following zoning review identifies staff’s concerns and comments which must be provided/addressed on an updated site plan and through additional narrative.

Dimensional Standards

The following site and zoning requirements in the A-1 district for rural event facilities which includes the most restrictive regulations and performance standards related to the activities of the proposed project:

Dimension	Standard
-----------	----------



Lot Size	20 acres
Frontage – Per Sections 32-245 & 32-352)	County/State Road and 300'
Front yard - centerline of County Road (Principal Structure)	150'
Front Yard Setback	65'
Side Yard Setback (Per Section 32-352)	100'
Rear Yard Setback	25'
Height of Structure	35'
Fence	May be on property line, but not within any ROW
Driveway Setback	5'
Parking Lot setback	10' from ROW
Wetland Setback Structure (Buffer)	75' (50')
Impervious surface coverage	50%
Floor Area Ratio	30%

Lot Area and Frontage The subject property is approximately 21.01 acres and is oriented north-south. The subject property is accessed from 117th Street North (CR-7) from the southern property line which is a County Road. The property has direct access to a County Road as required by Section 32-352 (c)(4-5). *The lot meets the City's ordinance requirements for area and access to a County Road.*

Farmhouse and Accessory Buildings Setbacks & Frontage The existing farmhouse is setback approximately 172' from the westerly property line (side), 270-feet from the southerly property line (front), 317-feet from the easterly property line (side) and 1,422 feet from the northerly property line (rear). The accessory building closest to any yard is the Single Door Machine Shed which is setback approximately 95-feet from the east property line. It should be noted that the Single Door Machine Shed accessory building is not proposed to be used as part of the operations, and therefore is not required to meet the 100-foot sideyard setback. *All existing buildings proposed for use as part of the operations, both principal and accessory, meet the City's setback requirements. No new structures are proposed as part of this application.*

Staff notes that any proposed parking area or outdoor event spaces shall be setback appropriately from side-yards with adjoining residential uses. *Staff suggests including a condition that any future improvements must be setback a minimum of 100-feet from the property lines, and that additional buffering may be required between such uses (32-254 (c)(8)).*

Architectural/Building Plans & Bathrooms The Applicant has identified three existing buildings that will be used for operations, with the intent of remodeling a fourth building in the future. No architectural or floor plans were provided as part of this application. As identified



in the attached email dated Thursday June 18, 2020 (Attachment C), and as shown on the Applicant's concept diagram (Attachment E), the Applicant indicates the following:

- The **tasting room** will be located within the existing Milking Parlor. The structure is approximately 240 square feet and could seat between 10 and 15 guests.
- The Farmhouse lodging sleeps up to 12 people.
- The main level of the Farmhouse provides seating for tasting and food pairing with approximately 1,000 square feet. Estimated occupancy is 15-20 guests.
- The “welcome center” including retail operations and wholesale coordination is approximately 320 square feet. 10-15 people could be accommodated in the space at a time.

The information provided is helpful, but is not complete. A scalable floorplan for each space anticipated for use must be provided so that an adequate review can be completed. If the estimated occupancy is adequate, which must be confirmed by the City's building official based on commercial building code, then the total occupancy on site is approximately 47 – 62 guests. *Based on this approximation, staff would recommend including a condition that the site occupancy should be restricted to 75 guests, excluding employees on site. This allows for some variation and flexibility, while still being correlated with the structures planned to be used as part of the operations.* While staff understands that outdoor gathering and accommodation spaces are planned, staff would ask the Planning Commission to discuss whether the occupancy of the site should be restricted to the capacity of the existing indoor spaces planned to be used as part of the “vineyard experience” to establish occupancy. Staff's estimated occupancy more closely correlates to the proposed interim parking plan as well as the estimated wine production in the initial years.

As stated in the narrative, the initial proposal included a reference that the restrooms located in the Farmhouse could be used for accommodations of all guests on site. Staff discussed this with the Applicant and indicated that this is not an acceptable solution. The Applicant indicated that they instead propose to install a semi-permanent “port-a-potty” type of bathroom accommodations that would include running water, pump-out etc., to accommodate the initial operations. *The number of toilets should be determined in coordination with the Building Official based on the site capacity indicated. Staff would recommend that this be included as a condition, and that the site plan must be updated to*



reflect the location of the temporary bathroom facilities.

In addition, the Applicant's narrative indicated their plan to renovate one of the other accessory buildings on site in the future to accommodate a new tasting room and winery, which could subsequently accommodate more guests. *At this time staff recommends that a condition be included that any new/additional indoor space would represent an expansion of the use and that an amendment to their permit would be required.*

Traffic/Trip Counts

The Applicant's narrative is inconsistent regarding the potential traffic and trips that might be generated from the proposed use and their occupancy projections. In the initial few years of operation activity is described to be fairly minimal with capacity estimated at 50-people onsite throughout a day. It is unclear if this is in addition to, or if it includes, the occupancy of the overnight farmhouse guests. The Applicant provided a Trip Generation Statement from the Traffic Impact Group which identifies fewer trips associated with the winery than what is planned for in terms of their estimated capacity (Attachment D), but is more consistent with Staff's occupancy estimate of 75 – 100 guests and/or employees. As previously noted, all of these estimates are significantly lower than the maximum number of guests which are identified in the narrative as up to 300 guests in a day. What is also not clear is that the estimated trips do not include or address the proposed retail or wholesale operations which seem to be missing entirely.

The information provided is not adequate to determine the actual impact to the roadway, or to what improvements might be necessary to accommodate the proposed use. Furthermore, since the site plan is not scalable, and the trip projections seem inconsistent with the proposed capacity, the information cannot be adequately reviewed by Washington County that would be the permitting authority for this project. *An updated site plan, and revised estimated trip count to accommodate all uses (including retail and wholesale operation) and projected occupancy patterns must be prepared so that an accurate review can be conducted by both the City and Washington County.*

Driveway/Circulation:

There is an existing driveway that provides access to the Farmhouse and accessory buildings. Based on the Certificate of Survey (Attachment F) and the aerial obtained from Washington County GIS the driveway is approximately 10-feet wide. As staff understands, the driveway is not proposed to be expanded or modified as part of the site improvements. The existing driveway is inadequate to support the projected trips as identified in the previous section. Entering and exiting vehicles must be able to pass each other to access the parking areas. A minimum of 20-feet of driveway width must be provided to ensure safe access in and out of the site. *Given the multiple uses contemplated on site, a detailed plan for circulation including expansion of the driveway must be provided so that the City Engineer can perform a thorough and accurate review of the circulation patterns contemplated.*



Parking:

The Applicant has initially planned for approximately 22-30 parking spaces onsite to support operations from 2020-2024. Staff has used the more restrictive calculation of 1 parking space per 2.5 seats (occupancy) in the calculation for rural event facilities. With a guest capacity of 75, the number of spaces required is 30 ($75/2.5 = 30$). *Given the initial range provided in the narrative, staff would recommend that an updated site plan be provided that demonstrates parking for a minimum of 30-cars is provided onsite.*

The site plan should be updated to identify an area (either individually or collectively) with approximately 9,000 square feet dedicated to vehicle parking. (The City's ordinances require 300-square feet per parking space). The Applicant's narrative proposes a gravel parking surface for all parking areas. Section 32- 373 requires all off-street parking areas "to be improved with a durable and dustless surface...shall utilize asphalt, concrete or a reasonable substitute surface as approved by the City engineer..." Staff would request discussion by the Planning Commission regarding the proposed gravel parking area.

Further staff would include a condition that any increase in intensity or occupancy contemplated for the use shall require an amendment to this permit to ensure adequate parking and safe access can be provided to guests on site.

Lighting

Section 32-321 Lighting, Light Fixtures and Glare addresses lighting standards of off-street parking areas and indicates that no more than 1 footcandle may be emitted on a public street, and no more than 0.4 footcandles on adjacent residential property. No detailed information was provided, but brief descriptions regarding downcast lighting, etc., were described. *Staff would recommend including a condition that a lighting plan must be submitted to demonstrated anticipated lighting location and fixture type. If staff determines that the location or fixture type has potential to violate the ordinance, then a photometric plan shall be prepared and submitted to demonstrate compliance with the City's ordinances.*

Hours of Operation

The Applicant's proposed hours of operation are correlated to the specific use. A summary of the proposed hours is as follows:

- Farmhouse resort accommodations: 24 hours
- Retail and Tasting Room, daily, 10 AM to 10 PM
- Wholesale Sales (will call) by appointment, 8 AM to 6 PM

The Applicant acknowledges in their narrative that their "busy" time will be seasonal since the vineyard is an outdoor attraction. As such, staff would ask the



Planning Commission to consider and discuss whether some of the proposed operations should be restricted or classified as seasonal businesses. Per Section 32-1, Seasonal Business is defined as “a business which operates for not more than six (6) months of any calendar year, and whose primary product of service offered is based on agricultural products or activities produced on site...” Staff would suggest for example that the retail operations are a Seasonal Business, and that the tours and/or wine tastings could be defined as both a seasonal business and small rural event facility. As such, staff requests discussion regarding this item to determine whether certain uses contemplated should be restricted to occur seasonally consistent with the definition. Further, staff requests discussion regarding the proposed hours of operation and permitted days of operation.

Noise/Amplification

The Applicant’s narrative describes the activities to include live music and pre-recorded music, and states that, “a surround sound speaker system will be installed to play both the Live and Pre-Recorded music...” the Applicant further states that the music is intended to provide an atmosphere and to be in the background so that conversation may still take place. Section 32-352 (c)(7) states that only ceremonial (such as tour guide) amplification is permitted, and any other amplification is only permitted within a structure or facility. The Applicant did not describe the location of the surround sound speakers, but staff assumes that some of the outdoor areas were intended to be included in the speaker system. *Further clarification from the Applicant should be provided regarding the location of the surround sound to determine if it complies with the City’s rural event facility ordinance standards. Staff would recommend discussion regarding this issue, particularly after hearing from neighbors at the upcoming public hearing, if testimony is presented.*

Landscape Plan

The Applicant did not submit a landscape plan, however, they indicated that outdoor gathering spaces are contemplated. Generally, the City acknowledges that uses such as farm wineries/orchards/etc., include an outdoor experience. The Applicant identifies a firepit and proposed seating areas, but no additional details were provided. Additional information regarding the use of the firepit and outdoor areas should be provided, including whether such areas are intended to be accessible only during winery hours, or to those staying in the farmhouse in an extended period. *Staff would recommend that additional details be provided regarding the outdoor improvements contemplated, the hours of use and that a landscape plan be prepared identifying the proposed improvements.* Additionally, staff is concerned about the proximity/location of the parking areas and ensuring that all areas are setback a minimum of 100-feet from all adjacent property owners. Within the buffer areas, staff would also recommend feedback from the



Planning Commission regarding the need for planted or vegetated buffers, particularly along the eastern and western edges of the property.

Miscellaneous
Operational
Considerations

- Employees: The narrative states, “a small number that will grow organically over time.” Staff requests additional information regarding the estimated employees on site and the number associated with each use.
- Clarification regarding scheduling of tours, activities, etc.: The narrative describes the type of activities/events that could occur on site but does not identify the number of participants that may attend, how frequently such events are anticipated, etc. Further clarification and details regarding this item should be provided so that occupancy and intensity on site can be adequately reviewed and considered.
- Monitoring and maintaining occupancy: Staff has identified an occupancy up to 75 guests. It is unclear how traffic/trips/guests will be managed on-site to manage occupancy. More details regarding length of stay in the Farmhouse, retail guests, event guests, etc., should be described to ensure compliance with occupancy is attainable.
- Retail sales: The City’s other CUPs for farm wineries and orchards restrict the sale of products to the products produced on-site. Staff requests discussion by the Planning Commission regarding this item.
- No single large-scale events were described (i.e. weddings, or similar) or proposed in the narrative. The operations described in the narrative include smaller events and/or gatherings such as wine tasting and tours. Staff would recommend including a condition that no large-scale gatherings or events were reviewed as part of this application and are not permitted. The site logistics and conditions would be different for such events and if contemplated would require an amendment to the CUP, if granted.
- Farmhouse Overnight Guests: no details were provided regarding the expectations of guests, with the exception of the intent that they will participate in the winery experience. The Applicant should provide additional details regarding the operations of the Farmhouse overnight facility such as, but not limited to: 1) check-in and check-out procedures, 2) on-site oversight or management, 3) access to recreational activities on-site, 4) number of guests permitted to visit, etc.

Engineering Standards



The City Planner spoke to the City Engineer regarding the proposed operations and determined that a full review by the City Engineer should be completed once an updated site plan has been submitted representing all improvements contemplate. Initially, the City Engineer indicated that a grading permit will likely be required for the installation of the small parking lot, and for the expansion of the driveway. Depending on the extent of other improvements, additional review by the City Engineer may be required. *Staff recommends adding a condition to the permit that all comments and conditions, including any needed permits, identified by the City Engineer shall be obtained prior to any commencement of operations that include guests onsite.*

Other Agency Review

The property is located within the Rice Creek Watershed District, and the Applicant must submit a copy of the updated site plan and improvements to them once complete. It shall be the responsibility of the Applicant to obtain all necessary permits from the watershed district prior to commencement of any activities on site. Since the proposed operations represent a change in use, an access permit from Washington County shall be required. An updated site plan and updated trip count information shall be provided and submitted to Washington County. Staff recommends including a condition that an access permit must be obtained from Washington County prior to the commencement of any site work.

Requested Discussion

Staff requests that the Planning Commission discuss the following items, at a minimum, in relation to the request (for quick reference the following items are identified with an underline within the body of the staff report):

- Should occupancy be tied to the indoor space allocation, and should there be limits on the number of guests allowed per day?
 - Should occupancy include how many guests can be on-site at one time, or just daily capacity?
- Discussion regarding designation of certain uses (such as retail, vineyard tours, etc.) as seasonal business
- Discussion regarding hours of operation related to: 1) Outdoor spaces; 2) Days of the week and number of days of the week; 3) Retail/Wholesale
- Discussion regarding parking lot improvements (gravel vs. dustless surface)
- Should retail operations be limited to sale of products produced on site?
- Should landscape buffer be provided for adjacent residential uses? (within 100-foot buffer area)
- Is it reasonable to restrict all amplification outdoors? Should there be any other restricts and/or considerations?

Requested Clarification from Applicant



- Additional information regarding employee counts shall be provided. Such employment estimates shall be specific to the uses proposed in this Application. (i.e., Farmhouse overnight guests, wine tasting, retail/wholesale, etc.)
- More information regarding the scheduling/programming of the small-scale events or activities should be provided. This should include number of participants expected at an event (such as a tour), frequency of such events, etc.
- Clarification should be provided regarding how the occupancy on-site will be managed and monitored.
- Additional details regarding the Farmhouse overnight guests should be provided, including how property will be managed (for example on-site caretaker, check-in,) and a description of their accommodations both indoors and outdoors should be provided. For example, can the guests invite their own guests to the property? What will they be able to access (bikes, 4-wheelers, firepit, etc.)

Draft Conditions

Staff provides the following draft conditions for the consideration of the Planning Commission:

- The occupancy of the site shall be no more than 75 guests at any one time. Such occupancy shall be inclusive of the number of guests staying in the overnight accommodations at the Farmhouse.
- The Farmhouse occupancy shall be limited to no more than 12-guests.
- An updated site plan shall be prepared and submitted to indicate the improvements approved as part of this permit including: parking to accommodate 30-vehicles with location identified, location of semi-permanent port-a-potty facilities; expanded driveway to accommodate 2-way ingress and egress
- All improvements, including all parking areas shall be setback a minimum of 100-feet from all property lines
- If ADA compliant parking stalls are required for the operations, such stalls shall be properly marked and designed. Such plans shall be submitted for review and approval by the City Staff including engineer, planner and building official.
- To-scale, scalable floorplans of the granary building and the milking parlor shall be provided to demonstrate how the spaces will operate and function. Final occupancy of such spaces shall be determined after consulting with the City's Building Official.
- Any expansion or of the indoor space uses as part of public/guest accommodations beyond that identified in this staff report and permit shall require an amendment to the permit.
- A landscape plan shall be prepared and submitted that includes identification of all outdoor gathering spaces and a planting plan for all areas including identified buffer areas.



- All proposed lighting location and fixture specification shall be submitted for review by City Staff. If it is determined that there are any fixture locations that may exceed the City's ordinance standards a Photometric plan must be submitted to demonstrate compliance with the ordinance.
- The memo from Traffic Impact Group should be updated to address the maximum occupancy as well as address trip generation from retail and wholesale operations. If such quantities are included within the "winery" land use designation, then a statement to the memo shall be provided as clarification indicating all uses included within the trip estimate.
- No amplification of music shall be permitted in the outdoor gathering spaces. Any amplification of music shall be limited to inside the facilities. All sound and noise shall be regulated by the MPCA's noise standards for decibels and use.
- No large-scale events shall be permitted on site. Examples of such events including weddings, or similar parties, where guests generally all arrive or depart at the same time. Review of this type of event was not conducted as part of this permit. Any request to hold such large-scale events shall require an amendment to this permit.
- All requirements and conditions of the City Engineer shall be met and addressed. The City Engineer shall review any and all updated plans.
- The Applicant shall comply with all restrictions and permit requirements of the Rice Creek Watershed District, if any.
- The Applicant shall obtain an access permit from Washington County. Evidence of such permit shall be provided to the City.

Action requested:

Staff is requesting discussion and direction from the Planning Commission regarding the requested CUP.

Attachments

Attachment A: Application

Attachment B: Applicant's Narrative

Attachment C: Email Correspondence dated June 18, 2020

Attachment D: Trip Generation Statement, Traffic Impact Group, dated June 25, 2020

Attachment E: Concept Blob Diagram

Attachment F: Certificate of Survey

City of Grant
P.O. Box 577
Willernie, MN 55090



Phone: 651.426.3383
Fax: 651.429.1998
Email: clerk@cityofgrant.com

Application Date:	5/11/20
Fee: \$400	Escrow \$3,000

Check# 1003 \$3,400.00

CONDITIONAL USE PERMIT

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. Conditions may be applied to the issuance of the Permit and/or periodic review may be required. The Permit shall be granted for a particular use and not for a particular person or firm.

PARCEL IDENTIFICATION NO (PIN): 05.030.21.22.0001 LEGAL DESCRIPTION: See Survey Certificate		ZONING DISTRICT & COMP PLAN LAND USE: A1 – Agricultural Large Scale LOT SIZE: 21.03 Acres
PROJECT ADDRESS: 7040 117 th Street North Grant, MN 55110	OWNER: Name: Arthur F Schaefer Family Living Trust Address: 3396 Glen Oaks Ave City, State: White Bear Lake, MN Phone: 612-868-3563 Email: keithdehnert@comcast.net	APPLICANT (IF DIFFERENT THAN OWNER): Keith and Jan Dehnert Two Silo Farmhouse Resort 3396 Glen Oaks Avenue White Bear Lake, MN 55110
BRIEF DESCRIPTION OF REQUEST: Seek CUP and public hearing to operate as a Resort. Farm Winery with a tasting room, retail sales, vineyard and guest overnight stays		
EXISTING SITE CONDITIONS: Farmhouse, garages, outbuildings, two silos, Agricultural land with trellis system to accommodate 2286 grape vines.		
APPLICABLE ZONING CODE SECTION(S): Please review the referenced code section for a detailed description of required submittal documents, and subsequent process. 1. Division 5. Conditional Use Permits 32-141 through 157		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. If you have any questions or concerns regarding the necessary materials please contact the City Planner. AP – Applicant check list, CS – City Staff check list

AP	CS	MATERIALS
----	----	-----------

<input type="checkbox"/>	<input type="checkbox"/>	<p>Site Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ③ Property dimensions ③ Area in acres and square feet ③ Setbacks ③ Location of existing and proposed buildings (including footprint, and dimensions to lot lines) ③ Location of utilities ③ Location of well and septic systems on adjacent properties ③ Location of current and proposed curb cuts, driveways and access roads ③ Existing and proposed parking (if applicable) ③ Off-street loading areas (if applicable) ③ Existing and proposed sidewalks and trails ③ Sanitary sewer and water utility plans <p>COPIES: 4 plans at 22"x34", 20 plans at 11"x17"</p>
--------------------------	--------------------------	---


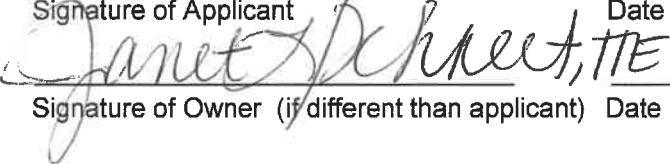
Application for: **CONDITIONAL USE PERMIT**
City of Grant

<input type="checkbox"/>	<input type="checkbox"/>	<p>Grading/Landscape Plan: All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ③ Grading Plan ③ Vegetation, landscaping, and screening plans including species and size of trees and shrubs ③ Wetland Delineation ③ Buildable area ③ Topographic contours at 2-foot intervals, bluff line (if applicable) ③ Waterbodies, Ordinary High Water Level and 100 year flood elevation ③ Finished grading and drainage plan sufficient to drain and dispose of all surface water accumulated <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Architectural/Building Plan (if Applicable): All full scale plans shall be at a scale not smaller than 1" = 100' and include a north arrow</p> <ul style="list-style-type: none"> ③ Location of proposed buildings and their size including dimensions and total square footage ③ Proposed floor plans ③ Proposed elevations ③ Description of building use <p>COPIES: 4 plan sets 22"x34", 20 plan sets 11"x17"</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Written Narrative Describing your request: A written description of your request for the Conditional Use will be required to be submitted as a part of your application. The description must include the following:</p> <ul style="list-style-type: none"> ③ Description of operation or use ③ Number of employees (if applicable, if not state why) ③ Sewer and water flow/user rates (if applicable, if not state why) ③ Any soil limitations for the intended use, and plan indicating conservation/BMP's ③ Hours of operation, including days and times (if applicable) ③ Describe how you believe the requested conditional use fits the City's comprehensive plan <p>COPIES: 20</p>
<input type="checkbox"/>	<input type="checkbox"/>	Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County departments, State agencies, or others that may have authority over your property for approvals and necessary permits.
<input type="checkbox"/>	<input type="checkbox"/>	Mailing labels with names and address of property owners within ¼ mile (1,320 feet).
<input type="checkbox"/>	<input type="checkbox"/>	Paid Application Fee: \$400

<input type="checkbox"/>	<input type="checkbox"/>	Escrow Paid: \$3,000
MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER		
<input type="checkbox"/>	<input type="checkbox"/>	<u>Survey of the property:</u> An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" or 8 ½" x 11" format.
<input type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all submittal documents

This application must be signed by ALL owners of the subject property or an explanation given why this not the case.

We, the undersigned, have read and understand the above.

	5/6/2020
Signature of Applicant	Date
	5/6/2020
Signature of Owner (if different than applicant)	Date



Two Silo Farmhouse Resort – Purchased July 2017

7040 117th Street N, Grant, MN - An incredibly unique property with a prime location
Experience - Eat - Drink - Stay – Partake

Our purpose and ultimate goal is for guests that visit **Two Silo Farmhouse Resort** to Experience the countryside, Produce estate grown Minnesota grapes, Drink wine produced from the farm vineyard, Stay overnight in the farmhouse, and Partake in the entire agritainment experience.

Experience our working farmstead. It is our ultimate intent to create a setting that will encourage visitors and guests to get involved and engulfed in the country life experience, to escape from the hustle of city life, and to partake in the vineyard and farm winery lifestyle.

Produce award winning wines consisting of Minnesota Cold Climate Grapes grown from our estate vineyard in Grant, Minnesota. We want to educate our visitors and guests on the quality of Minnesota wines, Minnesota cold hardy grapes, and what it means to operate a farm winery. We want to educate our visitors and guests on the process of wine making and the importance of establishing and maintaining an estate vineyard. We want our visitors and guests to enjoy and Drink a glass of wine, while relaxing, Eating, and taking in the countryside.

Stay in the farmhouse. The Two Silo Farmhouse Resort overnight stay will add to the complete agritainment venue by providing a unique touch on farmhouse living. The farmhouse was originally built in the late 1800's as a two story 3-bedroom farmhouse. In the mid 1960's, a second house was added on to accommodate the son and his wife. In the early 2000's, the two houses were joined to create a duplex that survived as both a rental house and the living quarters for the operators. In 2015, the farmhouse was remodeled into a single-family home. Today, the farmhouse is fully restored with modern updates. This farmhouse is the perfect venue for overnight stay that can sleep up to 12 guests. The first floor has a great open floorplan with a large kitchen, dining area, three sitting areas, two bathrooms and a screened in three-season-porch. The second floor consists of a master bedroom suite that has an adjoining bathroom along with four other bedrooms and one more bathroom. The unique layout of the farmhouse allows for small scale activities, food and beverage pairing, DIY wine making, scrap booking, paint and sips, and small family gatherings.

Partake - Historically, the property was operated as a small dairy farm. Today, the 21 acre farmstead still retains that small dairy farm feel. On the property there still are original dairy buildings, machine sheds, cow pastureland, and a portion of the crop land. The two silos, which are located in the cow yard, are the signature icons that give the resorts its name. The original windmill on the property as well a small creek that runs through the property adds to the character of the farmstead. What is especially important to the property is the south facing hillside which gives us the perfect terroir for growing Minnesota, cold hardy grapes. On a clear day at the top of the hill, you can catch a glimpse of the Minneapolis skyline. All the farmstead features and buildings work together to help create a unique agritainment experience.

The Two Silo Farmhouse Resort has a prime location, conveniently located between White Bear Lake (5 miles) and Stillwater (12 miles). The resort is close to the downtown St. Paul/Minneapolis (20 miles) area which is great for guests that are traveling from out of state. The Two Silo Farmhouse Resort is also located near 20 existing wineries that fall within a 30-mile radius, alongside two other apple orchards and a pick your own strawberry field

located within 15-mile radius. Additionally, there are multiple wedding barns and wedding venues located in Grant, Withrow, and Scandia, lodging at Two Silo Farmhouse Resort could complement the wedding venues by providing overnight stays for the newlyweds or their immediate family members. There is even an outdoor shooting range that adds to the ambiance of countryside living. Finally, the big draw is Grant itself, as the City of Grant is recognized as country living in close proximity to larger cities - a blend of businesses, residential area, and agriculture.

Food farming and wine making is a labor of love. Our goal is to share this experience with all of our visitors and guests. Making wine and farming food allows our community multiple opportunities to get involved and partake in the agritainment experience. Two Silo Farmhouse Resort will be a family friendly educational experience. We want our visitors and guests to learn all aspects of the vineyard, from harvesting the grapes to wine production, wine tasting, food wine paring, and more. We also want to be environmentally conscious and focus our small farmstead on being self-sustaining by reusing as much as possible and reducing and wasting as little as possible.

Timeline for Two Silo Farmhouse Resort 2020 - 2022

1. The Andrew Arcand Dairy Farm in Grant, Minnesota was purchased in 2017 by Keith and Jan Dehnert under the trust of Arthur F. Schaefer. Keith and Jan Dehnert, current business owners of Tally's Dockside for the past 31 years located in White Bear Lake. Tally's Dockside, boat rental, marina, BBQ restaurant and bar, has been a landmark in White Bear Lake since 1939.
2. The Farmhouse, which was fully renovated prior to the purchase; consists of a large great room on the first floor for gatherings, large renovated kitchen, eat in kitchen area, attached three season porch, five bathrooms, and five unique bedrooms (able to sleep 12 people) on the second floor. A perfect space to accommodate guests to partake in the complete Two Silo Farmhouse Resort Experience.
3. Vineyard
 - a. Grape Planting Schedule
 - i. 2019 – 684 grapes – expect full grape production in year 2023
 - ii. 2020 – 804 grapes – expect full grape production in year 2024
 - iii. 2021 – 796 grapes – expect full grape production in year 2025
 - b. Grape Varieties
 - i. Marquette – 486 vines total, 396 planted in 2019, 90 to be planted in 2021. The Marquette is called a “winemakers’ wine,” one where the winemaker can greatly influence the final wine depending on how the wine is treated in the cellar. Marquette is a liquid canvas that allows for all different expressions. Finished wines are complex, with an attractive ruby color, pronounced tannins and desirable notes of cherry, berry, black pepper and spice; on both the nose and palate. Developed by the University of Minnesota, it is a cousin of Frontenac and a grandson of Pinot Noir. The grape has high sugar, moderate acidity and good tannin levels.
 - ii. Itasca – 438 vines total, 288 planted 2019, 150 to be planted in 2021. The new grape, developed by The University of Minnesota, which will be used to make dry white wine. Itasca produces a wine that is light yellow to straw in color and has aromas of pear, quince, violet, melon, minerals, and subtle honey notes.
 - iii. Frontenac Noir – 444 vines total, 180 planted 2020, 264 to be planted 2021. It is a versatile grape variety with the ability to produce red, rose, fortified, or late harvest wines. It can produce full bodied wine with notes of black cherry, blackberry, plum, chocolate, and coffee. As a Rose, it produces a predominant flavor of strawberry.
 - iv. Frontenac Gris – 258 vines total, 132 planted 2020, 126 to be planted 2021. This is the most versatile grape variety with the ability to be made into sparkling, white, rose, fortified, late harvest and ice wine. The Frontenac Gris is commonly blended to create elaborate other wines. When blended with dessert or ice wines, it can add hints of apricot and walnut.

When blended with red wine it can produce tart cherry aromas. Frontenac Gris is a University of Minnesota Hybrid that is a color mutation of the original Frontenac Noir. It does not produce a true white wine; some color elements remain and presses out to copper or a salmon color. The grape ripens with a very high acidity.

- v. Frontenac Blanc – 336 vines total, 168 planted 2020, 168 to be planted 2021. Can be used to make sparkline, white, fortified, late harvest, or ice wine wines. When ripe, the berries can have tropical fruit, pear, peach, and passion fruit aromas. Frontenac blanc is a white grape variety with small yellow orange berries when ripe.
 - vi. La Crescent – 126 vines total planted in 2020. The La Crescent grape is very cold hardy and relatively high in sugar and acidity levels. La Crescent is fermented into a sweet or semi-sweet style, with aromas of apricot, peach, tangerine, lime, citrus and pineapple. The perfect choice for Riesling fans. The fruit has high acidity and can be used to make off-dry to sweet/dessert and late-harvest wines.
 - vii. Prairie Star – 198 vines total planted in 2020. An Elmer Swenson Hybrid, established in the 1980's, cold hardy to -40 degrees. Characteristics similar to a Sauvignon Blanc, the Prairie Star is crisp, clean, dry, full bodied wine. Prairie Star produces a full-bodied wine with tropical fruit flavors and a long cinnamon spice finish. Widely used as a blend to other white wines to add body and finish.
- c. The overall grape harvest will dictate the amount of wine that can be produced. The amount of wine production will in the end, dictate the occupancy load for the Resort. Full wine production is expected in year 2026, one year after the full harvest of the grapes in 2025
- i. Wine production from 2019 harvest created 2 bottles
 - ii. Expected wine production from 2020 harvest will create approximately 300 bottles
 - iii. Expected wine production from 2021 harvest will create approximately 1500 bottles
- d. Vineyard Maintenance
- i. Planting
 - ii. Pruning in the spring, summer, fall, and winter
 - iii. Weeding, mowing pest control
 - iv. Trellis maintenance
 - v. Vine training, grow tube maintenance
 - vi. Grape Harvest
4. Farmstead Property consists of the farmhouse, multiple outbuildings, large segments of grassy & treed areas, two existing silos, a windmill, the old cow yard around the silos and the pasture area around the existing outbuildings.
- a. Grainery – repair and repurpose to be the “Welcome Center”. A space for retail sales, information, and wholesale sales.
 - b. Milking Parlor - repair and repurpose for wine production and wine tasting room
 - c. The Farmhouse – lodging and activities
 - d. Two silos and one windmill to be repaired and used as property icons.
 - e. Fire Pit area, lawn area north of the Farmhouse. Create multiple vignettes for seating and property enjoyment.
 - f. Grassy/weedy area north of grainery and milking parlor, plan to landscape to provide multiple vignettes for seating and property enjoyment.
 - g. Parking area will be in phases due to growth of grapes and lower occupancy load.
 - i. Initial parking area will be the circle drive in front of the farmhouse, the driveways in front of the two-car garage, driveway in front of the six-car garage and an area on the south side of the cow yard. The area within the cow yard will be graded level and finished with class v gravel for a surface. Car parks of 22
 - ii. Primary parking to be finished by 2025, due to increased grape production and therefore the increased wine production will increase attendance and increase the need for parking to

reach the occupancy rating of 300 people. This area is south of the cow yard and north of the vineyard on the east side of the driveway entrance. The area will have the grass removed, graded level, and finished with class V gravel. Landscape Lighting Bollards with down lighting will be used to light the parking area and help direct traffic. The parking area will be a one way in and one way out. The entrance will be just past the vineyard (approximately 75' from the roadway) and the exit will be on the northwest corner back onto the driveway.

- h. Outdoor lighting will be a traditional farmhouse security light (yard light) on the windmill, wall lights on the buildings, and ambiance lighting throughout the landscape (low voltage)
 - i. Restrooms to be available within the Farmhouse. There is one half bathroom and one full bathroom on the first level.
5. Occupancy Loads. Gatherings and activities within this property could accommodate an occupancy load of 300. The occupancy load will be dictated by the wine production. Full wine production will not take place until the harvest of 2025 and the wine produced by this harvest that will be ready for consumption in 2026. Although, we could be allowed through the "Farm Winery License" to purchase grapes to supplement production of wine, it is our intent to utilize our estate grown wines and grow our occupancy using only grapes grown on our estate. Two Silo Farmhouse Resort will not host one single gathering of 300, the guests visiting will be smaller parties and be able to distance themselves throughout the entire Resort.
- a. Expected occupancy load from present to 2022, will be approximately 50-100 people. Due to the wine production capacity. 2021, we estimate to support about 12 days of 50 people and in 2022, we could support about 60 days of 50 people. These numbers are based on two glasses of wine for each person.
6. Permits and Licensing
- a. City of Grant CUP for operation of the Resort; July & August 2020
 - b. TTB – Tax and Trade Bureau. A Federal License to produce wine; August 2020
 - c. State of Minnesota, obtain the Farm Winery License to produce wine; September 2020
 - d. State of Minnesota, obtain Business License and Form LLC, Fall 2019

Timeline for Two Silo Farmhouse Resort 2023-2025

1. Farmhouse lodging to continue to accommodate guests to partake in differing activities within the Resort. Tending to the Vineyard, wine making, updating, and renovating the property.
2. Vineyard
 - a. The grape harvest will dictate the amount of wine production. The amount of wine production will dictate the occupancy load for the Resort. Full wine production is expected in year 2026 after the full harvest of the grapes in 2025
 - i. Expected wine production from 2022 harvest will create approximately 3500 bottles
 - ii. Expected wine production from 2023 harvest will create approximately 7500 bottles
 - iii. Expected wine production from 2024 harvest will create approximately 9500 bottles
 - b. Vineyard Maintenance
 - i. Pruning in spring, summer, fall, and winter
 - ii. Weeding, mowing pest control
 - iii. Trellis maintenance
 - iv. Vine training, grow tube maintenance
 - v. Grape Harvest
3. Farmstead consists of multiple outbuildings, large segments of grassy & treed areas, two existing silos, a windmill, the old cow yard around the silos and the pasture area around the existing outbuildings.
 - a. Grainery – "Welcome Center". A space for retail sales, information, and wholesale sales.
 - b. Milking Parlor - wine production and wine tasting room
 - c. Two silos and one windmill to be property icons.

- d. Fire Pit area, lawn area north of the Farmhouse. Multiple vignettes for seating and property enjoyment.
 - e. Landscaped area to the north of Grainery and Milking Parlor, to provide multiple vignettes for seating and property enjoyment.
 - f. Parking area will be in phases due to growth of grapes and lower occupancy loads due to wine production.
 - i. Circle Driveway, driveway in front of two car garage and driveway in front of 6 car garage to offer parking areas for visitors. Approximately 10-15 cars. South side of Cow Yard could be graded and groomed to accommodate another 12 cars.
 - ii. Primary parking to be finished by 2025, due to increased grape production and therefore increased wine production, occupancy load will increase and increase the need for parking to reach the occupancy rating of 300 people. This area is south of the cow yard and north of the vineyard on the east side of the driveway entrance. The area will have the grass removed, graded level, and finished with class V gravel. Landscape Lighting Bollards with down lighting will be used to light the parking area and help direct traffic. The parking area will be a one way in and one way out. The entrance will be just past the vineyard (approximately 75' from the roadway) and the exit will be on the northwest corner back onto the driveway.
 - g. Greenhouse will be constructed to grow non-cold climate grapes for blending wines – proposed 2023/2024. Approximate size of 50,000 square feet
 - h. Outdoor lighting will be a traditional farmhouse security light (yard light) on the windmill, wall lights on the buildings, and ambiance lighting throughout the landscape (low voltage)
 - i. Restroom completion to meet the occupancy load of 300, when grapes are at full production. Project to be year 2024/2025
4. Occupancy Loads. Gatherings and activities within this property could accommodate an occupancy load of 300. The occupancy load will be dictated by wine production. Full wine production will not take place until the harvest of 2025 and the wine produced by this harvest that will be ready for consumption in 2026. Although we could be allowed through the “Farm Winery License” to purchase grapes to supplement our production of wine, it is our intent to utilize our estate grown wines and grow our occupancy through our estate grown grapes. Two Silo Farmhouse Resort will not host one single gathering of 300, the guests visiting will be smaller parties and be able to distance themselves throughout the entire Resort.
- a. Expected occupancy load from 2023 to 2025, will be approximately 100-150 people. Due to the wine production capacity. 2023 we estimate to support about 70 days of 100 people. 2024 we could support about 150 days of 100 people. 2025 we could support about 190 days of 100 people. These numbers are based on two glasses of wine for each person.
 - b. Activities at Two Silo Farmhouse Resort will be to help enhance and facilitate the complete experience. All activities will be done on a small scale. The Resort will always remain open to the public during activities, whether part of the activities, or just there to enjoy the Farmstead. The following is a list of some of the activities that can and will take place, however this is not a complete list.
 - i. Tours – groups of people will visit the wine production area, vineyards, farmhouse, and farmstead. Educate and show how we operate the Resort.
 - ii. Live Music and Pre-Recorded Music. A surround sound speaker system will be installed to play both the Live and Pre-Recorded music. The intent is to provide an atmosphere that still allows for conversation, the music is intended to be in the background. There will also be quiet spaces that will allow guests to escape into the farmstead.
 - iii. Opportunities for guests to partake in the Vineyard maintenance and the wine making process.
 - iv. Lodging within the Farmhouse – sleeps 12

Grand Opening 2026 and beyond

1. Vineyard
 - a. Grape Production
 - i. 2286 vines will be planted by spring 2021
 - ii. Estimated to be at full production by fall 2025
 - iii. Yield of Wine from Estate Grown Grapes
 1. 34.25 tons of grapes,
 2. 3800 gallons of wine, 1600 cases of wine, 19,200 bottles
 3. Utilize the grapes grown on the property to create “Estate Grown Wines”
 4. Blending with non-estate grown grapes will be used on a small experimental scale (if the right blend is discovered the future would be to establish a greenhouse to grow non cold hardy grapes on the estate)
2. Revenue Sources
 - a. The Farmhouse stay makes this the most unique and complete Agritainment venue. The short-term stay will allow the guest to partake in the full two silo experience in a fully restored and updated farmhouse. Perfect for small scale activities; food and beverage pairing; DIY wine making, scrap booking; paint and sip; etc.
 - b. Tasting Room, A year-round tasting room, allowing guest and visitors to purchase wine by the glass or by the bottle. The Two Silo Farmhouse Resort experience will be based on an educational style of sampling and enjoying the beverages. A second option will be to enjoy a great beverage and escape into the Farmhouse Resort.
 - c. Retail/Wholesale will be offered on the premises although, not all wine products will be offered wholesale. Some wine will be offered by the glass, the bottle, or case the case. We will offer grape juice for the home wine maker and to for other wineries as fit. We will offer a wine club and minor discount for larger quantities. Finally, we will have one-of-a-kind purchases from retail accessories and merchandise associated with the products produced on site.
 - d. Tours Educational and Informational tours will be offered, for a fee of the Vineyard, about the crops, the wine production facility, and/or the Complete Farmstead
 - e. Café, Bakery, and other food & beverage items will be offered via a partnership with outside vendors. As a compliment to the beverages produced and served, a partnership will allow for the guests and visitors to enjoy food alongside their beverages.
 - f. Gatherings and activities within this property are expected to reach an occupancy load of 300. Two Silo Farmhouse Resort will not host one single gathering of 300, the guests visiting will be smaller parties and be able to distance themselves throughout the entire Resort.
 - i. Expected occupancy load from 2026 and beyond, will be approximately 300 people. Due to the wine production capacity. 2026 we estimate to support about 128 days of 300 people.
3. Operational/Logistics
 - a. Months – Retail/wholesale 12 months
 - i. Winery, Retail, Tasting Room – 12 Months
 - ii. Farmhouse – 12 Months Due to an outdoor venue and limited indoor space, majority of guests will be from spring through fall, generally winter will be indoors and very limited.
 - b. Days
 - i. Retail and Tasting Room Monday – Sunday
 - ii. Wholesale Sales (will call) – Monday thru Friday
 - iii. Winery Production – Monday – Friday
 - iv. Vineyard/Specialty Crops – Monday – Friday, more if weather requires

- c. Hours
 - i. Retail and Tasting Room, 10 am to 10 pm
 - ii. Wholesale Sales (will call) by appointment) 8 am to 6 pm
- d. Employees to be a small number and grow organically as needed
 - i. Vineyard/Crops – plant, prune, maintenance, and harvest (biggest demand of labor)
 - ii. Winemaking – crushing, fermenting, racking, conditioning, aging, and bottling
 - iii. Resort Management/Housekeeping



Jennifer Haskamp <jhaskamp@swansonhaskamp.com>

Occupancy of Two Silo Farmhouse Resort

2 messages

Keith D <keithdehnert@comcast.net>
To: jhaskamp@swansonhaskamp.com

Thu, Jun 18, 2020 at 7:30 AM

Can you define occupancy for me and how you would calculate it? How is outdoor areas looked at? Outdoor seating will not be set up to maximize the space for seating, the intent is for a relaxed spacious experience.

Proposed parking area is about 30,000 square feet. Approximately 100 cars

The property could accommodate 300 people, that could consist of in the tasting room, inside the farmhouse, sitting in the landscape areas, playing yard games (corn hole, bocce) walking the vineyard paths, enjoying the firepit, sitting in the farmhouse yard, etcetera. People will be spread out and experiencing the entire property. The guests will not be from a single group, there will be multiple small groups of guests.

Tasting Room within the Milking Parlor is small, possibly seat 10-15, 240 square feet.

Farmhouse lodging is 12, 5 bedrooms one with a pullout couch.

Farmhouse seating for tasting and food pairings, 1000 square feet.

Grainery Building for Retail is small 320 square feet.

Firepit area and Farmhouse yard, to remain as a grassy area that would be set up as outdoor seating.

Outdoor patio, approximately 2500 square feet. This is North of the Milking Parlor and Grainery.

Cow Yard around the silos, is 19,000 square feet, will be landscaped and have seating areas.

If in the future we renovate one of the buildings into a new tasting room and winery, indoor space would increase.

Thanks for the input

Keith Dehnert

Two Silo Farmhouse Resort

Jennifer Haskamp <jhaskamp@swansonhaskamp.com>
To: Keith D <keithdehnert@comcast.net>

Fri, Jun 19, 2020 at 10:45 AM

Hi Keith,

'Occupancy' in this case is obviously difficult given all the outdoor space; however, your description and proposed maximum number of visitors (300) answers the question and is what we can use for evaluation/review of the proposed operations. For comparison, Dellwood Barn Weddings has a maximum occupancy of 254 guests which is largely based on the seating capacity in the main barn. I realize that it is not an apples-to-apples comparison, but gives some scale comparisons.

Jennifer Haskamp
SHC, LLC
(d) 651.341.4193

[Quoted text hidden]

DATE: 25 June 2020

TO: Jennifer Haskamp, City of Grant

FROM: Scott Israelson, P.E., PTOE

RE: **Trip Generation Statement**
Two Silo Farmhouse Resort

This Technical Memorandum serves as a review of the trip generating characteristics of the proposed Two Silo Farmhouse Resort located at 7040 117th Street N.

The property is proposed to function as an agritourism attraction.

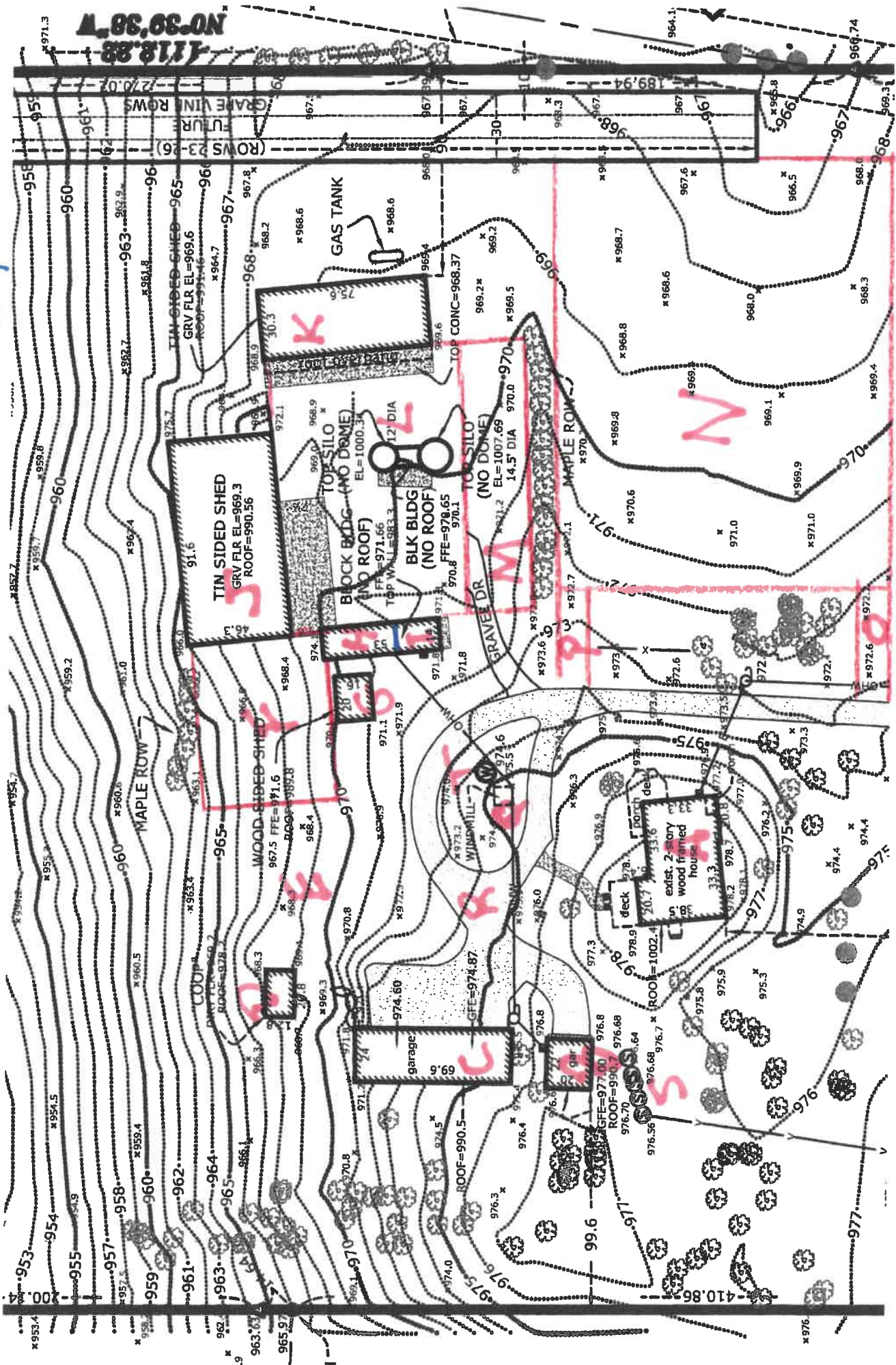
Table 1 summarizes trip generation based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The trip generating characteristics for this site are most comparable to Hotel (Land Use 310) and Winery (Land Use 970)

Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour		
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Hotel	310	5	Rooms	42	1	1	2	1
Winery	970	0.24	Th.Sq.Ft.GFA	11	0	0	1	1
Total New Peak Hour Trips to Adjacent Network				53	1	1	3	2

It should be noted that wineries experience their highest traffic demands on Saturdays. According to trip generation estimates, the expected Saturday trip generation (entering and exiting combined) will be 49 vehicles per day.

Please feel free to contact me with any questions at 612.875.2417 or by email at scott@traffic-impact.com.

N ↑



118.88
NO.39.387

410.86

976

Two Silo Farmhouse Resort

Key to Farmstead Buildings and Areas

- A. Farmhouse
- B. Two Car Garage
- C. Six Car Garage
- D. Chicken Coop
- E. Fire Pit
- F. Landscape area N of welcome center and wine production
- G. Grainery – “Welcome Center”
- H. Milking Parlor – Wine Production North Side
- I. Milking Parlor – Tasting Room South Side
- J. Multi Door Machine Shed (Tin Sided Shed)
- K. Single Door Machine Shed (Easterly most shed)
- L. Cow Yard w/two silos
- M. Initial parking on South side of Cow Yard
- N. Primary Parking Area 154’X188’, 96 car parks
- O. Ingress to primary parking area
- P. Exit from primary parking area
- Q. Windmill
- R. Circle Driveway
- S. Septic
- T. Well – centered within circle driveway
- U.