

**CITY OF GRANT, MINNESOTA
RESOLUTION NO. 2014-11**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
7373 120TH STREET NORTH
(DELLWOOD BARN WEDDINGS)**

WHEREAS, Scott Jordan on behalf of Dellwood Barn Weddings (“Applicant”) has submitted an application for a Conditional Use Permit to renovate an existing barn on the subject property for purposes of running a seasonal Rural Event Facility to be located at 7373 120th Street North in the City of Grant, Minnesota; and

WHEREAS, the site has an existing historic barn on the property which is an accessory building to the Applicant’s principal use of the property for residential uses; and

WHEREAS, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place on April 1, 2014 and subsequently considered the application on May 1, 2014.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA, that it does hereby approve the request of Scott Jordan of Dellwood Barn Weddings for a Conditional Use Permit, based upon the following findings pursuant to Section 32-147 of the City’s Zoning Ordinance which provides that a Conditional Use Permit may be granted “if the applicant has proven to a reasonable degree of certainty” that specific standards are met. The City Council’s Findings relating to the standards are as follows:

- The use is designated in Section 32-245, table of uses, as a conditional use for the Agricultural A1 zoning district.
- The use conforms to the city’s comprehensive plan, and maintains large lot sizes in compliance with the guided land used designation.
- The use will not be detrimental to or endanger the public health, safety or general welfare of the city, its residents, or the existing neighborhood if conditions of the permit are met.

- The use meets conditions or standards adopted by the city (through resolutions or other ordinances).
- The use will not create additional requirements for facilities and services at public cost beyond the city's normal low density residential and agricultural uses.
- The use will not result in the destruction, loss or damage of natural, scenic, or historic features of importance.
- The use will not increase flood potential or create additional water runoff onto surrounding properties.

FURTHER BE IT RESOLVED, that the following conditions of approval of the Conditional Use Permit shall be met:

1. The Dellwood Wedding Barn shall be permitted to operate seasonally from May 1st through October 31st of each year.
2. The Business shall be permitted to conduct no more than three (3) events per week from the Barn.
3. The maximum occupancy of the facility shall be limited to 253 persons, to include all event staff, caterers, musicians, etc., or anyone onsite for the duration of an event.
4. The Hours of Operation, defined as actual event time, shall be limited to the following:
 - a. Monday through Thursday: 11 AM to 2 PM
 - b. Friday and Saturday: 1:00 PM to 11:00 PM, where the site shall be fully vacated and dark by 11:00 PM.
 - c. No events shall be permitted on Sundays
 - d. Staff, caterers, deliveries, musician setup and other support activities shall not be subject to the hours of operations, but may not begin prior to 9:00 AM, and must cease by 12:00 AM daily.
5. All recorded music (i.e. DJ, iPod mix, etc.) shall only be permitted within the barn and may not exceed 85 decibels.
6. The barn doors on the north façade shall be secured and closed no later than 10 pm during any event.
7. No amplification of live music shall be permitted.
8. Installation of egress doors shall be relocated to the south side of the barn, and no additional accesses on the north side shall be permitted. A revised elevation of the north and south side shall be submitted for review and approval.
9. A row of evergreen trees shall be planted on the north side of the barn to offer additional sound mitigation for times when the barn doors are open.
10. The site plan shall be updated to remove the Informal Gathering Space and Tent area from the north side of the Barn.
11. A sign shall be posted at each door of the facility indicating patrons should be considerate of the neighbors and to go to their cars expeditiously and quietly.

12. An updated lighting plan including specification sheet of proposed fixture, locations, and photometric plan shall be submitted for review and approval.
13. Revisions to the parking lot design must be completed and submitted to the City Engineer for review and approval prior to any construction occurring.
14. A dust control plan shall be established and submitted to the City Engineer for review and approval.
15. The City Engineer's recommendations and conditions shall be addressed, and updated plans reflecting necessary changes submitted for review and approval prior to any site grading or improvements.
16. A parking attendant shall be required to be present beginning an hour prior to any events and must remain on the premise throughout the event.
17. All access and driveway permits shall be obtained from Washington County prior to commencing operations.
18. All necessary permits and approvals from RCWD shall be obtained prior to issuance of a grading or building permit for construction of the parking lot.
19. Installation of the septic system shall be completed in compliance Washington County standards and the permit dated 4/14/2014 prior to hosting any events.
20. The Parking lot, including installation of the ADA parking stalls shall be constructed prior to hosting any events.
21. Any future signage onsite may not be illuminated and shall meet the City's ordinances and regulations in place at time of proposal.
22. A building permit shall be obtained prior to commencing any renovations on the proposed facility (Wedding Barn).
23. All proposed renovations, as depicted in the submitted plan set and any revisions stated within these conditions, shall be completed prior to hosting any events at the facility.
24. All vendors, including food and beverage, shall be licensed within Washington County prior to serving at any event.
25. An off-duty officer shall be onsite during all events from 8 PM until 12 AM
26. All work shall be done in compliance with the directions of the RCWD, the MPCA, Department of Health or any governmental or regulatory agency having jurisdiction over the site.
27. No structures or improvements shall be constructed in areas identified with an easement.
28. All escrow amounts shall be brought up to date and kept current.
29. This permit shall be reviewed on an annual basis.
30. Any violation of the conditions of this permit shall result in the revocation of said permit.
31. Any change in use, building, outdoor gathering areas, lighting, parking, storage, screening, traffic circulation shall require an amendment to the Conditional Use Permit.
32. All work shall be done in compliance with the directions of the RCWD, the MPCA, Department of Health or any governmental or regulatory agency having jurisdiction over the site.

- 33. No structures or improvements shall be constructed in areas identified with an easement.
- 34. All escrow amounts shall be brought up to date and kept current.
- 35. This permit shall be reviewed on an annual basis.
- 36. Any violation of the conditions of this permit shall result in the revocation of said permit.
- 37. Any change in use, building, outdoor gathering areas, lighting, parking, storage, screening, traffic circulation shall require an amendment to the Conditional Use Permit.

Adopted by the Grant City Council this 1st day of May, 2014.

Tom Carr, Mayor

State of Minnesota)
) ss.
County of Washington)

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on _____, 2014 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this _____ day of _____, 2014.

Kim Points
Clerk
City of Grant