

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2025-04**

**RESOLUTION APPROVING THE REQUEST FOR MINOR SUBDIVISION  
(LOT SPLIT) AT  
11154 60<sup>TH</sup> STREET NORTH, GRANT, MN 55082**

**WHEREAS**, Cozzie’s Holding LLC (“Applicant”) submitted an application for a Minor Subdivision (Lot Split) of the property located at 11154 60<sup>th</sup> Street North (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the intent of the proposed Minor Subdivision (Lot Split) is to detach Parcel A and adjoin it to Parcel B as shown on the Minor Subdivision survey exhibit dated December 22, 2024; and

**WHEREAS**, the subject property’s septic system is currently located on the adjacent property at 11130 60th Street North under a private easement agreement with the Owner, R-Two Holdings, LLC dba David Rustad; and

**WHEREAS**, R-Two Holdings, LLC dba David Rustad has agreed to transfer the sending parcel to the receiving parcel; and

**WHEREAS**, the proposed Minor Subdivision (Lot Split) will enable CT Land LLC & J & S Stillwater LLC (“Owner”) to own both the subject property and the land that contains their existing septic system, which supports the operation of their commercial business; and

**WHEREAS**, the proposed Parcel A is approximately 6,670-squarefeet, and Parcel B is approximately 1.1-acres; and

**WHEREAS**, the proposed Minor Subdivision (Lot Split) will reduce the legal nonconformance of Parcel B by 6,670-squarefeet; and

**WHEREAS**, a duly noticed Public Hearing was held on February 4, 2025; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby approve the request of Cozzie’s Holding, LLC for a Minor Subdivision as described in Chapter 30, based upon the following findings pursuant to Section 30-4 of the City’s Subdivision Ordinance. The City Council’s Findings relating to the standards are as follows:

- The proposed Minor Subdivision (Lot Split) request will detach the portion of land where the septic system is located and adjoin it to the subject property so that the septic system and the subject property are under the same ownership.

- No new buildable lots will be created as a result of the proposed Minor Subdivision (Lot Split).
- The proposed Minor Subdivision (Lot Split) conforms to the City’s Comprehensive Plan.
- The proposed Minor Subdivision will not change the use of the site, nor will it expand the amount of land in the City with commercial and general business uses.
- The proposed Minor Subdivision will ensure that the property owners own the land that contains their existing septic system, which supports the operation of their conditionally permitted restaurant/bar.
- The proposed Minor Subdivision (Lot Split) will reduce the existing legal nonconformance on the subject property by approximately 6,670-squarefeet.

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

- The Applicant must combine Parcel A and Parcel B.
- The Applicant must file the new deeds for the lot/parcel combination at the Washington County Recorder consistent with the lot configuration shown in the Exhibit dated 12/22/2024.
- Any future development or redevelopment of Parcel A or Parcel B shall be subject to the rules and regulations related to the applicable zoning and subdivision ordinances in effect at time of application.
- Parcel A may not be sold independently of Parcel B.

Adopted by the Grant City Council this 4th day of February 2025.

\_\_\_\_\_  
Jeff Giefer, Mayor

State of Minnesota            )  
  ) ss.  
County of Washington        )

I, the undersigned, being the duly qualified and appointed Clerk of the City of Grant, Minnesota do hereby certify that I have carefully compared the foregoing resolution adopted at a meeting of the Grant City Council on \_\_\_\_\_, 2025 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 \_\_\_\_\_, 2025.

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Kim Points  
Clerk  
City of Grant