

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2025-06**

**RESOLUTION DENYING AN AMENDED CONDITIONAL USE PERMIT FOR  
7040 117<sup>TH</sup> STREET NORTH  
(TWO SILO FARMHOUSE RESORT)**

**WHEREAS**, Keith Dehnert on behalf of the Two Silo Farmhouse Resort, LLC (“Applicant”) has submitted an application for an Amendment to the Conditional Use Permit to allow for increased occupancy, expansion of the parking lot, installation of an illuminated wall-mounted “WINERY” sign (after-the-fact), use of the east end concrete apron, and request to install an ambient surround sound system on the property located at 7040 117<sup>th</sup> Street North (“Subject Property”) in the City of Grant, Minnesota; and

**WHEREAS**, the Applicant was granted a Conditional Use Permit (CUP) to operate the two Silo Farmhouse Resort on November 12, 2020; and

**WHEREAS**, the granted 2020 CUP states that any modifications or changes to the facilities onsite used as part of the operations shall require an amendment; and

**WHEREAS**, the Applicant was granted an Amendment to the 2020 CUP to construct a new 6,000 SF building to be used for winery operations on November 1, 2021; and

**WHEREAS**, the Applicant was found to be in violation of the existing CUP for the Two Silo business operation; and

**WHEREAS**, the City Council has considered the Applicant’s request at a duly noticed Public Hearing which took place 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 deny the request of the Two Silo Farmhouse Resort, LLC for an Amended 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 “WINERY” wall sign was installed without a permit and in violation of the existing Conditional Use Permit for the Two Silo business operation.
- The illumination of the wall sign is out of character with the surrounding area and does not comply with the adopted goals and objectives of the 2040 Comprehensive Plan.
- The illuminated wall sign adversely impacts the surrounding neighborhood and adjacent residential uses.
- The illuminated wall sign could cause a distraction to drivers and may impact the general safety and welfare of travelers on the nearby road.
- The wall sign does not comply with the adopted zoning ordinance.
- Increasing occupancy is unreasonable given that the operator has been in violation of the current CUP conditions.
- Expansion of parking is unreasonable given that the operator has been in violation of the current CUP conditions.
- The overflow parking area is not an improved dustless surface and is not designed as a permanent parking lot for the business. As submitted, no details regarding the parking lot were included with the Application.
- Expanding the parking lot at this time is unnecessary since current site improvements support the current CUP occupancy loads.
- Use of the concrete apron or “crush pad” is unreasonable given that the operator has been in violation of the current CUP conditions.
- Installation of an ambient sound is unreasonable given that the operator has been in violation of the current CUP conditions.
- In similar past situations, the City has determined that a conditional use must be in good standing for a minimum of a year before additional flexibility or further intensification of use may be considered for amendment.

Adopted by the Grant City Council this 1<sup>st</sup> day of April, 2025.

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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