

Councilmember Erkkila introduced the following resolution and moved for its adoption:

**RESOLUTION NO. 06-105**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT, APPLIED FOR BY TARGET CORPORATION, FOR GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) TO ALLOW INTERIOR AND EXTERIOR REMODELING, SITE MODIFICATIONS, AND A 38,486 S.F. EXPANSION TO THE EXISTING STORE**

WHEREAS, a petition was received for a Conditional Use Permit for the purpose of allowing General Sales and Service (greater than 70,000 sq. ft. building footprint), on property legally described as Lot 1, Block 1, Mood Addition to Grand Rapids, Minnesota.

WHEREAS, the Planning Commission reviewed the request for a CUP and conducted a public hearing on this request on September 20, 2006, and all were heard who wished to speak on the matter.

WHEREAS, the Planning Commission made certain findings that the request for a CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Code if certain conditions were applied; and

WHEREAS, the Planning Commission recommended approval of the CUP with the following recommendations:

- 1a) Require new entrance on 2<sup>nd</sup> Avenue SE to be signed for delivery vehicles only.
- (1c) If a variance is granted to allow less parking and if actual demand for parking does, in time, exceed the supply, the owner shall make site development changes needed to create additional on-site parking. Possible remedies could include utilization of the storm pond area for parking. The thresholds and remedies for such follow up action to be established through a development agreement between Target Corporation and the City.
- (2) Require the proposed sidewalk that extends the depth of the parking tier in front of the store entrance to be widened from 5', as proposed to 10' in width.
- (3c) Shift the walkway, proposed to be adjacent to the 25' tall building wall, 6' plus or minus away from the building wall to make the environment less institutional and more pedestrian friendly. (possible options: construct sidewalk at 6' away from the building for green space/mulching area and/or work with City staff to fill with paving materials).
- (4a) Mitigation of the 3 trees removed east of the shipping dock addition through the installation of 3 additional canopy or evergreen trees, in the same general location, meeting the minimum size requirements.
- (4b) Replace the six large trees removed from the south woodlot with 12 trees to be installed in areas to the east and northwest of the loading area to better screen that area from the streets.
- (5) If seasonal sales or storage of seasonal sales are conducted in non-enclosed areas in the future, the requirements of Section 30-902h(4) are to be adhered to.
- Require the extension of sanitary sewer to be an 8" diameter to meet City standards.

WHEREAS, the City Council, upon review of the minutes, findings and recommendations of the Planning Commission, accepts and specifically adopts the findings and recommendation of the Planning Commission; that the establishment, maintenance and operation of the use contemplated by the proposed CUP:

1. Will not be detrimental to the public health, safety, morals or general welfare;
2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage;
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;
4. Will not impede the orderly development of other property in the area;
5. Will not impose an excessive burden on parks and other public facilities and utilities;
6. Is consistent with the Comprehensive Plan

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that a Proposed

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OFFICE OF THE COUNTY RECORDER  
ITASCA COUNTY, MINNESOTA

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02/20/2008 01:30:00PM

FILE #

PAGES 3  
REC FEES \$46.00

JEAN BENGSTON WINTER  
ITASCA COUNTY RECORDER

BY CV Dep

Conditional Use Permit be granted to Target Corporation to allow interior and exterior remodeling, site modifications, and a 38,486 s.f. expansion to the existing store, on property legally described above, subject to the recommendations listed above.

Adopted by the Council this 10<sup>th</sup> day of October 2006.

Susan Zeige  
Susan Zeige, Mayor

ATTEST:

Karen Alto  
Karen Alto, Interim City Clerk

Councilmember Driscoll seconded the foregoing resolution and the following voted in favor thereof Schlauderaff, Driscoll, Erkkila, Zeige; and the following voted against same Drake whereby the resolution was declared duly passed and adopted.