



# Planning Commission Staff Report

CUP Amendment	Community Development Department	Date: 2-5-2026
<b>Statement of Issue:</b>	Conduct a public hearing to consider a recommendation to the City Council regarding a request for an amendment to the approved Conditional Use Permit granted to Target Corporation for the store located on Lot 1, Block 1, Mood Addition to Grand Rapids in October 2006.	
<b>Background:</b>	<p><b>Introduction</b> City Code establishes General Sales and Service (with building size greater than 70,000 sq. ft.) as a conditional use in General Business zoning subject to building and site design standards.</p> <p><b>History of CUPs for ‘Big Box’ stores</b> The City amended its Zoning Ordinance in 2005 establishing the General Sales and Service (building footprint over 70,000 sq. ft.) use, as a conditional use, in GB (General Business) zoning districts, and further established building and site design standards intent upon influencing the development of these uses in a manner that creates a smaller scale, feel and relationship to the small-town atmosphere of Grand Rapids.</p> <p><b>Target CUP</b> On October 10, 2006, the City Council adopted Resolution #06-105 approving a conditional use permit (CUP) to Target Corporation for an expansion to an existing store, site modifications, and exterior remodeling, with certain conditions, as provided for under Division 14 of the City Zoning Code (Large Scale Commercial Development Standards).</p> <p><b>Current Amendment Request</b> On December 30, 2025, RSP Architecture, on behalf of Target Corporation, requested the Planning Commission’s recommendation for approval of an amendment to a Conditional Use Permit.</p> <p>The requested amendment would allow for the updating of the building’s current exterior paint colors to the current Target brand standard with red accent, updating of existing building signage, and minor improvements necessary to comply with ADA requirements.</p> <p><b>Planning Commission Public Hearing</b> With the establishment of the CUP process set forth in the Municipal Code, the review and approval of new projects, as well as modifications/amendments to approved facilities, is no longer administered by staff, but is issued through a Conditional Use Permit approved by the City Council, with recommendations received from the Planning Commission.</p>	

	<p>When reviewing a Conditional Use Permit application and considering their recommendation to the City Council, the Planning Commission should make specific findings based upon their standard list of considerations, which are found in Section 30-531e of the City Code. The Planning Commission must also consider the degree to which the proposed project meets the criteria and objectives established within the Large-Scale Commercial Design Standards, Division 14, of the City Zoning Code, and if certain conditions or restrictions should be recommended to the City Council to ensure that the project meets those objectives and criteria.</p> <p>Special attention should be given to that portion of Division 14 which addresses <i>building materials and colors</i>, to be sure the spirit and intent of the ordinance is maintained with the proposed changes: (<i>attachment - Division 14</i>)</p> <ul style="list-style-type: none"> <li>• Section 30-903(1)b. <i>Materials and colors</i></li> </ul> <p><b>Staff Review</b> Staff has reviewed the application and the associated changes to the approved development plans and recommends:</p> <ul style="list-style-type: none"> <li>• That all previously imposed conditions under City Council Resolution No. 06-105 remain in effect.</li> </ul>
<b>Considerations:</b>	<p>When reviewing a request for a Conditional Use Permit, the Planning Commission must make findings based on the attached list of considerations. Section 30-531(e):</p> <ul style="list-style-type: none"> <li>• Will not be detrimental to the public health, safety, morals, or general welfare;</li> <li>• Will not cause undue traffic congestion or hazards and will not result in a parking shortage;</li> <li>• Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;</li> <li>• Will not impede the orderly development of other property in the area;</li> <li>• Will not impose an excessive burden on parks and other public facilities and utilities;</li> <li>• Is consistent with the Comprehensive Plan.</li> </ul> <p>The Planning Commission must also consider the proposals compliance with the criteria and objectives established within the Large-Scale Commercial Design Standards, Division 14, of the City Code.</p>
<b>Recommendation:</b>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to recommend approval or denial, the application,</p>

	<p>the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Conditional Use Permit.</p>
<b>Required Action:</b>	<p>Approve a motion to either recommend: approval, approval with additional conditions, or deny the applied for Conditional Use Permit.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby recommend that the City Council <b>(grant)(deny)</b> the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-105, to Target Corporation, for the property legally described as: <i>Lot 1, Block 1, Mood Addition of Grand Rapids, Itasca County, Minnesota:</i></p> <ul style="list-style-type: none"> <li>• Allow for the updating of the building's current exterior paint colors to the current Target brand standard with red accent, updating of existing building signage, and minor improvements necessary to comply with ADA requirements as described in the CUP application.</li> </ul> <p>and that the following conditions shall apply:</p> <ul style="list-style-type: none"> <li>• That all previously imposed conditions under City Council Resolution No. 06-105 remains in effect.</li> </ul> <p><i>(If the Planning Commission wishes to place additional conditions upon their approval, the following should be added to the motion:)</i></p> <ul style="list-style-type: none"> <li>• _____</li> </ul>
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Site Map</li> <li>• City Resolution #06-105 (Target CUP)</li> <li>• Application for CUP Amendment with supporting materials</li> <li>• List of the Planning Commissions CUP Considerations</li> <li>• Section 30-531 (CUP's) and Division 14 of City Zoning Code</li> <li>• Staff presentation</li> </ul>