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CITY OF GRAND RAPIDS

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ITASCA COUNTY, MINNESOTA  
PAGES: 2  
REC FEES: \$46.00  
CERTIFICATE #: 21985  
BOOK #: 62  
PAGE #: 14  
CERTIFIED AND FILED ON  
5/22/2020 12:59:40 PM  
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Council member Blake introduced the following resolution and moved for its adoption:

**RESOLUTION NO. 20-27**

**A RESOLUTION GRANTING A FIFTH AMENDMENT TO A CONDITIONAL USE PERMIT, PREVIOUSLY APPROVED UNDER CITY RESOLUTION 06-130 FOR A WAL-MART SUPERCENTER, A GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) USE, LOCATED ON LOT 1, BLOCK 1, PLAT OF WAL-MART GRAND RAPIDS**

WHEREAS, a petition was received from LK Architecture, on behalf of Wal-Mart Real Estate Business Trust on March 13, 2020 requesting an amendment to a Conditional Use Permit (CUP) previously approved by the City Council under Resolution #06-130, and amended under City Resolutions #07-08, #08-22, #17-106 and #19-99; and

WHEREAS, the amendment requested by Wal-Mart Real Estate Business Trust would allow for the exterior dark gray accents on the liquor store component, to be replaced with dark blue, as well as updating the liquor store signage on the Wal-Mart building all on property legally described as:

*Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota;*

WHEREAS, the Planning Commission reviewed the request to amend the CUP and conducted a public hearing on this request on April 14, 2020, and all were heard who wished to speak on the matter; and

WHEREAS, the Planning Commission made certain findings that the requested amendment to the CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Zoning Ordinance contingent on the following condition;

1. That all previously imposed conditions under City Resolution No.'s 06-130, 07-08, 08-22, 17-106, and 19-99 remain in effect.

WHEREAS, the City Council, upon review of the minutes, findings and conditions 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 amended CUP:


1. The amendment will not be detrimental to the public health, safety, morals or general welfare, as it is only changing the building color;
2. The amendment will not cause undue traffic congestion or hazards and will not result in a parking shortage;
3. The amendment will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area, as the amendment is only related to building color;
4. The amendment will not impede the orderly development of other property in the area, but through Wal-Mart investing in their property/building, others may invest in their properties;
5. The amendment will not impose an excessive burden on parks and other public facilities and utilities;
6. Is consistent with the Comprehensive Plan.

AIR

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NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that an amended Conditional Use Permit is granted to Wal-Mart Real Estate Business Trust to allow the proposed Wal-Mart SuperCenter, on property legally described as; *Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota*, as described above and listed within the CUP application, and additionally, subject to the condition listed above.

Adopted by the Council this 27<sup>th</sup> day of April 2020.

  
Dale Adams, Mayor

ATTEST:

  
Kim Gibeau, City Clerk

Council member Connelly seconded the foregoing resolution and the following voted in favor thereof: Blake, Christy, Connelly, Toven, Adams; and the following voted against same; None, whereby the resolution was declared duly passed and adopted.

This document was drafted by:  
Eric Trast, Community Development Specialist  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744

