



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

PLANNING COMMISSION MEETING MINUTES
Thursday, September 07, 2023
4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, September 7, 2023 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

PRESENT

Commissioner Patrick Goggin
Commissioner Ted Hubbes
Commissioner Bill Schnell
Commissioner Rick Blake

ABSENT

Commissioner Betsy Johnson
Commissioner Mark Gothard
Commissioner Paul Bignall

APPROVAL OF MINUTES:

1. Approve minutes for July 6, 2023.

Motion by Commissioner Blake, second by Commissioner Hubbes to approve the minutes from the July 6, 2023 meeting. The following voted in favor thereof: Blake, Goggin, Schnell, Hubbes. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Ryan Companies.

Community Development Director Mattei provided background information on the requested variance.

Motion by Commissioner Schnell, second by Commissioner Hubbes to open the public hearing. The following voted in favor thereof: Hubbes, Goggin, Schnell, Blake. Opposed: None, motion passed unanimously.

Jared Olson from Ryan Companies stated L&M is very excited to start this project.

Sharon Melbo, 2732 SE 7th Avenue called Mr. Mattei and expressed concerns regarding the overall development of the property not specifically related to the variance request.

Motion by Commissioner Hubbes, second by Commissioner Schnell to close the public hearing. The following voted in favor thereof: Blake, Schnell, Goggin, Hubbes. Opposed: None, motion passed unanimously.

The Commissioners reviewed the considerations:

1. Is this an "Area" variance rather than a "Use" variance?

This is an area variance.

2. Does the proposal put property to use in a reasonable manner?

Why/Why not- Yes, this is an industrial area and the property is zoned for an industrial use.

3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?

Why/Why not-No, this is not created by the owner.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-Yes, it is zoned industrial and fits with the nature of the area.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not-No, it will improve the area and building up will allow for a smaller footprint and allow for more greenspace. It is already zoned industrial so it won't change the character either.

6. Is the variance consistent with the comprehensive plan?

Why/Why not-Yes, it creates jobs and provides for industrial expansion and retention.

Motion by Commissioner Blake, second by Commissioner Schnell that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby grant the following variances to Ryan Companies and the Grand Rapids EDA for the property legally described within the presentation.

- to allow a one-time waiver of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the maximum building height of 40 feet within Industrial Park (I-1) zoning districts. This variance permits the construction of a distribution center that exceeds the maximum by 8 feet, as depicted in the application.

The following voted in favor thereof: Hubbes, Schnell, Goggin, Blake. Opposed: None, motion passed unanimously.

3. Conduct a Public Hearing to consider a variance petition submitted by Jason Janesich

Community Development Director Mattei provided a power point presentation on the requested variance.

Motion by Commissioner Blake, second by Commissioner Schnell to open the public hearing. The following voted in favor thereof: Hubbes, Schnell, Goggin, Blake. Opposed: None, motion passed unanimously.

There was no public comment.

Motion by Commissioner Hubbes, second by Commissioner Schnell to close the public hearing. The following voted in favor thereof: Blake, Goggin, Schnell, Hubbes. Opposed: None, motion passed unanimously.

The Commissioners reviewed the considerations for the record.

1. Is this an “Area” variance rather than a “Use” variance?

This is an area variance.

2. Does the proposal put property to use in a reasonable manner?

Why/Why not- Yes, given the terrain is the reasonable.

3. Is the owner’s plight due to circumstances which are unique to the property and which are not self-created by the owner?

Why/Why not-Yes, the terrain is very difficult.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-Yes, it is still in harmony with the ordinance.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not-No, it will have minimal impact.

6. Is the variance consistent with the comprehensive plan?

Why/Why not- Yes, it will improve livability and usability.

Motion by Commissioner Hubbes, second by Commissioner Schnell that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby grant the following variance to Jason Janesich for the property legally described within the presentation.

- to allow a one-time waiver of the requirements of Section 30-512 Table 17C-2 of the Municipal Code, which lists Minimum Setbacks and Maximum Lot Coverage Standards in Shoreland Districts, specifically where the Code establishes the minimum rear yard setback of 30 feet for parcels in Shoreland Rural Residential Zoning Districts to permit the construction of a detached garage that encroaches into the minimum rear yard setback by 10 feet, as depicted in the application.

The following voted in favor thereof: Hubbes, Schnell, Goggin, Blake. Opposed: None, motion passed unanimously.

PUBLIC INPUT:

Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

REPORTS/ANNOUNCEMENTS/UPDATES:

The City has hired Dan Swenson as the new Assistant Community Development Director. He will start the end of September.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:32 P.M.

NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 5, 2023 AT H:MM PM.

Hearing Assistance Available: This facility is equipped with a ready assistance system.

ATTEST: Kimberly Gibeau, City Clerk