



Planning Commission Staff Report

Variance	Community Development Department	Date: 10/1/26
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Bloomers Garden Center.	
Background:	DDC Properties LLC (Bloomers Garden Center) has applied for a variance, which if granted, would allow for the construction of two greenhouses 20' into the required 50' rear yard setback for accessory structures in Agricultural (AG) zoning. The subject property is 1037 Golf Course Rd. The subject property is legally described as: <i>THAT PT OF NW NE LESS THE N 990' THEREOF & LESS THE PLAT OF BAKER ADDITION to Grand Rapids, Itasca County, Minnesota.</i> Section 30-312 Table 2B requires a 50' setback from all property lines for accessory structures in Agricultural (AG) zoning. Additionally, accessory structures in AG zoning must be setback 75' if located in a front or side yard. The greenhouses are proposed for construction in a rear yard. The requested variance, if approved, would allow a one-time waiver of the requirements of Section 30-312 Table 2B District Development Regulations Accessory Structures to construct two greenhouses 20' into the required 50' setback.	
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.	
Recommendation:	Staff recommends that the Planning Commissioners visit the site and look at the situation. Prior to making a motion to approve or deny the request, 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 variance(s).	
Required Action:	Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance. <u>Example Motion:</u>	

	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 (grant)(deny) the following variance to DDC Properties LLC for the property legally described above/within Staff Report. • to allow a one-time waiver of the requirements of Section 30-312 Table 2B District Development Regulations Accessory Structure to allow for construction of two greenhouses 20' into the required 50' setback. <i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i> •
Attachments:	• Site Map • Copy of the variance petition and associated documentation • List of the Planning Commissions Variance Considerations