



# Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 6/24/25
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the vacation of a portion of the platted 12 <sup>th</sup> Ave. NW right-of-way within Syndicate Division to Grand Rapids.	
<b>Background:</b>	<p>The attached PowerPoint presentation is provided as background for the vacation request.</p> <p>Minnesota Statutes 412.851 governs the procedures for vacating right-of-way (or a portion of) in a statutory city. Under this statute the City Council has the authority to vacate public right-of-way on its own motion or through a petition of the majority of the landowners. The petition presented by the Itasca County represents 100% participation of adjacent landowners and therefore is valid.</p>	
<b>Considerations:</b>	When considering the vacation of public right-of-way, the Planning Commission must make findings of fact based on the attached list of considerations.	
<b>Recommendation:</b>	<p>Staff recommends that the Planning Commissioners visit the site, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan.</p> <p>Prior to making a recommendation to the City Council to approve/not approve the vacations, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or not approve the right-of-way vacation.</p>	
<b>Required Action:</b>	<p>Pass a motion forwarding a recommendation to the City Council for approval or non-approval of the proposed public right-of-way.</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 forward to the City Council a recommendation to <b>(approve) (not approve)</b> the vacation of public rights-of-way described as:</p> <p><i>The East 7' of the 12th Avenue NW lying adjacent to Lots 13-18 and the East 7' of 12th Avenue NW lying adjacent to the south half of the vacated E/W alley, all located in Block 10 of Syndicate Division, Grand Rapids, Itasca County, Minnesota.</i></p> <p><u>Contingent on the following stipulation(s):</u></p> <ul style="list-style-type: none"> <li>• That a public infrastructure easement be retained.</li> </ul>	

<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Site/Area Maps and Plat</li><li>• Public Vacation Application/Petition</li><li>• List of the Planning Commissions Vacation Considerations</li></ul>
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