



Agenda Item	Community Development Department	Date:
Statement of Issue:	Conduct a Public Hearing to consider the preliminary plat of Crystal Lake Estates Second Addition	
Background:	A proposed preliminary plat entitled Crystal Lake Estates Second Addition was submitted by the Grand Rapids Economic Development Authority on October 6, 2025. The legal description is: Block 29 in Kearney's First Addition, Grand Rapids, according to the plat thereof on file in the office of the Register of Deeds for Itasca County, Minnesota, EXCEPT the South One Hundred Forty Feet (S. 140.0') of Block Twenty-nine (29), KEARNEY'S FIRST ADDITION TO GRAND RAPIDS The property within the preliminary plat includes: 1.45 acres divided into 8 similar lots with approximate dimensions of 70' x 150'. The land is currently Zoned PU (Public Use) and rezoning to R-2 will be considered separately.	
Considerations:	When reviewing subdivision, the Planning Commission needs to make findings as to whether the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.	
Recommendation:	Staff recommends that the Planning Commissioners review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance. Prior to making a motion to recommend to the City Council approval or denial of the minor subdivision, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations. If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If findings are unfavorable, and the Planning Commission feels that significant	

	changes are necessary, the matter could be tabled at a future meeting date allowing sufficient time for revisions to be made and reviewed. Any preliminary comments or changes will be incorporated into the final plat.
Required Action:	Pass a motion forwarding a recommendation to the City Council for approval of the minor subdivision. Example Motion: 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 approve the subdivision of Crystal Lake Estates Second Addition. • <i>Any additional revisions the Planning Commission sees as necessary</i>
Attachments:	• Proposed subdivision and associated documents