



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

PLANNING COMMISSION MEETING MINUTES

Thursday, May 07, 2026

4:00 PM

Chair Bignall called the meeting to order at 4:00 p.m.

CALL OF ROLL:

PRESENT

Commissioner Paul Bignall
Commissioner David Marquardt
Commissioner David Kreitzer
Commissioner Amanda Lamppa
Commissioner Matt Maves

ABSENT

Commissioner Betsy Johnson
Commissioner Isaac Meyer

STAFF

Will Richter
Chad Sterle
Aurimy Groom

APPROVAL OF MINUTES:

1. Consider approval of minutes from the April 2nd, 2026 regular meeting.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Marquardt to approve the minutes from the April 2nd, 2026 regular meeting. The following voted in favor thereof: Bignall, Marquardt, Kreitzer, Lamppa, Maves. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a public hearing and consider a recommendation to the City Council on an amendment to the Conditional Use Permit granted to Walmart.

Zoning Administrator Richter provided the staff report. LK Architecture, on behalf of Walmart Real Estate Business Trust, has requested a sixth amendment to a Conditional Use Permit originally approved in December 2006. The requested amendment would allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating signage.

Motion by Commissioner Kreitzer, second by Commissioner Lamppa to open the public hearing. The following voted in favor thereof: Kreitzer, Maves, Lamppa, Bignall, Marquardt. Opposed: None, motion passed unanimously.

There was no public input.

Motion by Commissioner Kreitzer, second by Commissioner Lamppa to close the public hearing. The following voted in favor thereof: Marquardt, Bignall, Lamppa, Maves, Kreitzer. Opposed: None, motion passed unanimously.

The Commissioners reviewed the considerations for the record:

1. Will not be detrimental to the public health, safety, morals, or general welfare?
Why/Why not? No, updating the color scheme will not affect those.
2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage? Why/Why not? No, there will be no change to parking or traffic patterns.
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area? Why/Why not? No, it will enhance the area by having an updated facade.
4. Will not impede the orderly development of other property in the area?
Why/Why not? No, it may result in more interest from developers.
5. Will not impose an excessive burden on parks and other public facilities and utilities?
Why/Why not? No, the change will not have an impact on any of those.
6. Is consistent with the Comprehensive Plan?
Why/Why not? Yes, the Comprehensive Plan dictates CUP's and the process for any changes.

Motion by Commissioner Lamppa, second by Commissioner Kreitzer that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby recommend that the City Council grant the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-130, to Wal-Mart Stores Inc., for the property legally described as: Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota:

- To allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating of building signage.

and that the following conditions shall apply:

- That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, 19-99, and 20-27 remain in effect.

The following voted in favor thereof: Kreitzer, Maves, Lamppa, Bignall, Marquardt. Opposed: None, motion passed unanimously.

GENERAL BUSINESS:

3. Consider a recommendation to the City Council on the vacation of a segment of public infrastructure easement within the Crowder Addition to Grand Rapids.

Community Development staff have initiated the process to vacate a portion of public right-of-way easement within the Crowder Addition plat of Grand Rapids. The vacation will help provide clear title for potential future development in the area.

The Commissioners reviewed the considerations for the record:

1. Is the street right-of-way needed for traffic purposes?
No, the area is not in a roadway or sidewalk.
2. Is the street right-of-way needed for pedestrian purposes?
No, there is already existing sidewalk.
3. Is the street right-of-way needed for utility purposes?
No, there is access to utilities elsewhere.
4. Would vacating the street right-of-way place additional land on the tax rolls?
Yes, if developed it would.
5. Would vacating the street right-of-way facilitate economic development in the City?
Yes, vacating the easement may attract a potential developer.

Motion by Commissioner Lamppa, second by Commissioner Maves 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 vacation of public rights-of-way described as:

That portion of the perpetual easement for street, alley and utility purposes established under Document No. 402815 recorded in the Office of the Itasca County, Minnesota Recorder, described as follows:

That part of vacated 12th Street (13th Street as shown in the Plat of Crowder Addition) lying between the southerly extension of the east line of the vacated N/S alley in Block 7 and the southerly extension of the center line of vacated 3rd Avenue SE; AND

The west half of vacated 3rd Avenue SE lying adjacent to Lots 4-6, Block 7, Crowder Addition to Grand Rapids, Itasca County, MN.

The following voted in favor thereof: Marquardt, Bignall, Lamppa, Maves, Kreitzer. 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.

No one from the public wished to speak.

REPORTS/ANNOUNCEMENTS/UPDATES:

Mr. Richter noted the City Council increased the max height in R-4 zoning districts to 60'.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:19 p.m.