



## PLANNING COMMISSION MEETING MINUTES

**Thursday, April 06, 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, April 06, 2023 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

**CALL OF ROLL:**

**PRESENT**

Commissioner Betsy Johnson  
Commissioner Patrick Goggin  
Commissioner Ted Hubbes  
Commissioner Bill Schnell  
Commissioner Paul Bignall  
Commissioner Rick Blake

**ABSENT**

Commissioner Mark Gothard

**APPROVAL OF MINUTES:**

1. Consider approval of the March 2, 2023 regular meeting minutes

Motion by Commissioner Hubbes, second by Commissioner Bignall to approve the minutes from the March 2, 2023 regular meeting. The following voted in favor thereof: Hubbes, Schnell, Goggin, Johnson, Blake, Bignall. Opposed: None, motion passed unanimously.

**PUBLIC HEARINGS:**

2. Conduct a public hearing to consider the preliminary plat of Forest Lake Addition

A proposed minor subdivision entitled Forest Lake Addition was submitted by the Grand Rapids Economic Development Authority (property owner).

Community Development Director Mattei provided a power point reviewing the proposed subdivision.

Chair Goggin noted correspondence from Scott Thompson who expressed concern for the additional traffic the proposed subdivision may create.

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

No one wished to speak.

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

Diane Larson from the HRA provided a power point showing the homes they are proposing to build and explained how the land trust works.

The Commissioners reviewed the considerations for the record.

1. Has there been a change in the development policies of the community?  
No, there has not been a change in development policies.
2. Was there a mistake in the original zoning ordinance?  
No, there is not a mistake in the original zoning ordinance.
3. Is the Zoning Ordinance up to date?  
Yes, the Zoning Ordinance is up to date.
4. Is the proposed subdivision compatible with adjacent land uses?  
Yes, the adjacent land use is a residential neighborhood.
5. Will the proposed subdivision cause undue traffic congestion?  
No, it should be less traffic than the previous use.
6. Will the proposed subdivision affect public utilities?  
Yes, easements have been put in place for the new utilities.
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?  
No, it will not.
8. Will the proposed subdivision impede orderly development of other property in the area?  
No, it will foster orderly development.
9. Will the proposed subdivision cause a decrease in value of adjacent property?  
No, it will increase the value of adjacent property.
10. Will the proposed subdivision increase tax revenues?  
Yes, the new development will increase tax revenues.
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?  
No, it will not.

12. Is the proposed subdivision consistent with the Comprehensive Plan?

Yes, it is consistent with the Comprehensive Plan.

Motion by Commissioner Blake, second by Schnell 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 preliminary plat of Forest Lake Addition; with the following condition: review placing a sidewalk on the west side of the development with the City Engineer. The following voted in favor thereof: Bignall, Blake, Johnson, Goggin, Schnell, Hubbes. Opposed: None, motion passed unanimously.

## GENERAL BUSINESS:

3. Consider a recommendation to the City Council regarding the rezoning of a 5.1-acre parcel of land, the site of the preliminary plat of Forest Lake Addition, from PU (Public Use) to R-2 (One and Two-Family Residential).

Together with their applying for preliminary plat approval of the proposed Forest Lake Addition, the Grand Rapids Economic Development Authority seeks approval of a Zoning Map Amendment for that same property. The Grand Rapids Economic Development Authority requests the City's consideration of the rezoning of the property from its current PU (Public Use) designation to that of R-2 (One and Two Family Residential). Mr. Mattei provided a power point reviewing the proposed zoning change.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods? Why/Why not?

No, it is the same use as the surrounding area.

2. Would the change foster economic growth in the community? Why/Why not?

Yes, it would provide much needed housing and increase use of nearby retail stores.

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not? Yes, it is a residential development.

4. Would the change be in the best interest of the general public? Why/Why not?

Yes, it would provide much needed housing.

5. Would the change be consistent with the Comprehensive Plan? Why/Why not?

Yes, it is consistent with the Comprehensive Plan.

Motion by Commissioner Johnson, second by Commissioner Hubbes 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 Zoning Map Amendment, as requested by the Grand Rapids Economic Development Authority, described within the Staff Report and as shown in the maps presented here today, from PU (Public Use) to R-2 (One and Two-Family Residential). The following voted in favor thereof:

Hubbes, Schnell, Goggin, Johnson, Blake, Bignall. Opposed: None, motion passed unanimously.

4. Consider a recommendation to the City Council regarding the vacation of the platted N/S alley in Block 5, Grand Rapids Second Division and two utility easements recorded as Documents 183430 and 375506.

The Grand Rapids Economic Development Authority requests the vacation of the N/S alley in Block 5, Grand Rapids Second Division and two utility easements recorded as document numbers 375506 and 183430 (former Forest Lake School Site). Sufficient easements and right of way are being dedicated within the proposed plat of Forest Lake Addition. Existing easements and alley right of way will no longer be needed and should be vacated to clear title to the property.

The Commissioners reviewed the considerations for the record.

1. Is the right-of-way needed for traffic purposes? Why/Why not?  
No, it is not needed for traffic purposes.
2. Is the right-of-way needed for pedestrian purposes? Why/Why not?  
No, it is not needed for pedestrian purposes.
3. Is the right-of-way needed for utility purposes? Why/Why not?  
Yes, there are new easements in place for utility purposes.
4. Would vacating the right-of-way place additional land on the tax rolls? Why/Why not?  
No, it will not place additional land on the tax rolls.
5. Would vacating the right-of-way facilitate economic development in the City? Why/Why not? Yes, it will allow for a new housing development.

#### **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.*

#### **MISCELLANEOUS:**

#### **REPORTS/ANNOUNCEMENTS/UPDATES:**

The Planning Commission should have the final plat at their meeting next month.

#### **ADJOURNMENT:**

There being no further business the meeting adjourned at 4:46 p.m.

**NEXT REGULAR MEETING IS SCHEDULED FOR THURSDAY, MAY 4, 2023 AT 4:00 PM.**

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

ATTEST: Aurimy Groom

DRAFT