



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

## **PLANNING COMMISSION MEETING MINUTES**

**Thursday, March 02, 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, March 2, 2023 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

**CALL OF ROLL:**

**APPROVAL OF MINUTES:**

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

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

**GENERAL BUSINESS:**

2. Consider a recommendation to the City Council regarding amendment to Section 30-512, Table 2-A of the Zoning Ordinance that would eliminate a lot size standard for the Central Business District (CBD) zoning district.

Community Development Director Mattei provided a power point with information regarding the reasoning and justification behind the proposed text amendment.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?  
Why/Why not? Yes, in a positive way. It is zoned for this type of use and housing is less disruptive than other commercial uses would be.
2. Would the change foster economic growth in the community?  
Why/Why not? Yes, it create a larger customer base for nearby businesses.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?  
Why/Why not? Yes, CBD zoning allows for dense development and this allows for more density which allows for the site to be maximized.
4. Would the change be in the best interest of the general public?  
Why/Why not? Yes, it would allow for economic growth and provide housing.

5. Would the change be consistent with the Comprehensive Plan?  
Why/Why not? Yes, by addressing the current need for housing.

Motion by Commissioner Gothard, second by Commissioner Schnell that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward a favorable recommendation to the City Council regarding a draft amendment which amends Section 30-512, Table 2-A of Chapter 30 Land Development Regulations, as depicted in Exhibits 1, to eliminate the Area S/F Unit Minimum Lot Size Standard in CBD zoning district. The following voted in favor thereof: Gothard, Johnson, Schnell, Blake, Bignall. Opposed: None, 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.*

**MISCELLANEOUS:**

**REPORTS/ANNOUNCEMENTS/UPDATES:**

Mr. Mattei noted next months agenda will include a new subdivision, rezone and vacation on the former Forest Lake School site.

**ADJOURNMENT:**

There being no further business the meeting adjourned at 4:25 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 6, 2023 AT 4:00 PM.

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

Aurimy Groom

**ATTEST:**