



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

PLANNING COMMISSION SPECIAL MEETING MINUTES

**Tuesday, June 24, 2025
4:00 PM**

CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting of the Grand Rapids Planning Commission will be held on Tuesday, June 24, 2025 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 Paul Bignall
Commissioner Amanda Lamppa
Commissioner David Marquardt
Commissioner David Kreitzer

APPROVAL OF MINUTES:

1. Consider approval of minutes from the May 1st, 2025 regular meeting.

Motion by Commissioner Goggin, second by Commissioner Lamppa to approve the minutes from the May 1st, 2025 regular meeting. The following voted in favor thereof: Kreitzer, Lamppa, Bignall, Goggin Marquardt, Johnson. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Peter and Cynthia Lyman.

Community Development Director Mattei provided background information. Peter and Cynthia Lyman have requested one variance from Section 30-563(a)2(b) which limits the combined area of accessory buildings to a maximum of 1,500 square feet on R-1 zoned lots that have an area equal to or more than 15,000 square feet. The current area of accessory space on the lot is 1,528 square feet, which was permitted through a variance previously granted by the Planning Commission in 2014. The requested variance which if granted would allow for an additional 176 square feet of detached accessory space.

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

Mr. Peter Lyman, 1108 McGuire Lane explained he has already purchased the shed and was unaware that there would be an issue with adding additional accessory space.

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

Attorney Sterle noted for the record a letter had been submitted from Travis Cole, 1111 McGuire Lane, he is neutral on the outcome of the variance. He is however following the Commission's decision because he is considering adding an accessory structure to his property.

1. Is this an "Area" variance rather than a "Use" variance?

Area

2. Does the proposal put property to use in a reasonable manner?

Why/Why not- Yes, it is a single family lot and it is being used as that.

3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?

Why/Why not- Yes, the lot is larger than most in it's zoning designation and should allow for more accessory structure square footage.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-It is not in direct conflict of the purpose and intent of the ordinance because it is a larger lot size.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not- No, it is still a residential lot and will allow for the owners to keep it looking nice by keeping tools and mowers inside a shed rather than out in the open.

6. Is the variance consistent with the comprehensive plan?

Why/Why not- Yes, it will help sustain and assist with the maintenance of the neighborhood.

Motion by Commissioner Kreitzer, second by Commissioner Johnson that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby grant the following variance to Peter and Cynthia Lyman for the property legally described within the presentation.

a variance from the requirements of 30-563(a)2(b) which limits the combined area of accessory buildings to a maximum of 1,500 sq. ft. on R-1 zoned lots that have an area equal to or more than 15,000 sq. ft. If granted the variance requested, would permit the addition of a 11 x 16 (176 sq.ft.) detached accessory structure, bringing the total accessory space permitted on the subject property to a maximum of 1,704 sq. ft.

The following voted in favor thereof: Johnson, Goggin, Bignall, Lamppa, Kreitzer. Opposed: Marquardt, motion passed.

GENERAL BUSINESS:

3. Consider a recommendation to the City Council regarding vacation of a portion of the platted 12th Ave. NW right-of-way within Syndicate Division to Grand Rapids

A power point presentation provided the background for the vacation request. Diane Larson, Executive Director on behalf of the Itasca County HRA submitted a vacation request for a portion of the 12th Avenue NW Right of Way of Lots 13-18, Block 10 of Syndicate Division, Grand Rapids, Itasca County, Minnesota. If approved, the vacation would permit the applicant to reconstruct a portion of their existing parking.

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 there is no sidewalk in that location.

3. Is the right-of-way needed for utility purposes?

Why/Why not? A utility easement will be retained.

4. Would vacating the right-of-way place additional land on the tax rolls?

Why/Why not? There will be no change to the tax rolls.

5. Would vacating the right-of-way facilitate economic development in the

City? Why/Why not? Yes, it will allow for better parking for the current tenant and future tenants.

Motion by Commissioner Goggin, second by Commissioner Lamppa 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 right-of-way described as:

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.

Contingent on the following stipulation:

That a public infrastructure easement be retained.

The following voted in favor thereof: Johnson, Marquardt, Goggin, Bignall, Lamppa. Opposed: None, Kreitzer abstained, motion passed.

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.

There was no input from the public.

MISCELLANEOUS:

REPORTS/ANNOUNCEMENTS/UPDATES:

Community Development Director Mattei updated the Commissioners on the Farm Animal Ordinance, there needs to be more discussion and research done before bringing it back to the Commission.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:43 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 7, 2025 AT 4:00 PM.

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

ATTEST: Aurimy Groom, Administrative Assistant