



Planning Commission Staff Report

Text Amendment	Community Development Department	Date: 9/3/26
Statement of Issue:	Consider a recommendation to the City Council regarding amendments to Chapter 30 of the Municipal Code.	
Background:	ITEM 1: Amend 30-512 Table Permitted Uses to list Retail Licensed Cannabis as a permitted use in CBD and GB zoning consistent with 14-187(a) Requirements For Cannabis Businesses - Zoning and Land Use. 14-187(a) states: Retail licensed cannabis businesses shall be located in Central Business District, General Business, or Shoreland General Business zoning districts as defined in the City of Grand Rapids Zoning ordinance. Production licensed cannabis businesses shall be located in Industrial Business Park, Shoreland Industrial Business Park, General Industrial Park, or Shoreland General Industrial Park zoning districts as defined in City of Grand Rapids Zoning ordinance. ITEM 2: Amend 30-421 Definitions to co-list the definition of Cannabis Retail Businesses from 14-185(e) Definitions: A retail location and the retail locations(s) of mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, excluding lower-potency hemp edible retailers. ITEM 3: Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with 30-596 (d) Parking Lot Design and Maintenance Standards: (f) <i>Surfacing.</i> Newly constructed or expanded driveways and parking areas shall be paved with a concrete or bituminous surface unless another surfacing material is approved by the city engineer.	

	Rationale: Driveways that are not a paved surface (concrete or bituminous) consistently cause erosion and sediment issues in City rights-of-way. Impacts to roadways, storm sewer system and public waters are significant. Additional maintenance and cleanup cause a strain on City staff and impacts compliance with the MS4 permit from the MPCA. The City of Grand Rapids is required by the MPCA to be permitted under the MS4 permit. One of the requirements of the permit relates to Illicit Discharge Detection and Elimination into the stormwater system. The MPCA defines an illicit discharge as “any discharge to a municipal separate storm sewer system (MS4) or waterbody that is not composed entirely of stormwater.” Sediment, which enters the storm sewer from a driveway, is a pollutant that clouds water and harms aquatic life. The city is responsible to identify and eliminate these pollutants where feasible and the proposed ordinance changes address these sources. Further information can be found at the MPCA’s website: https://www.pca.state.mn.us/air-water-land-climate/stormwater-permitting
Considerations:	The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance: 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community? 3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance? 4. Would the change be in the best interest of the general public? 5. Would the change be consistent with the Comprehensive Plan?
Recommendation:	Based on the above findings the Commission should consider a recommendation to the City Council regarding these draft changes.
Required Action:	Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding and amendment to Chapter 30 of the Zoning Ordinance. <u>Example Motion:</u> 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 a (favorable)(unfavorable) recommendation to the City Council regarding draft amendments to Sections 30-512 Table 1 (Permitted Uses), 30-421 (Definitions), and 30-597 (Driveway and Surface Parking Standards of the Zoning Ordinance.

Attachments:	• Text Amendment Considerations • Staff Presentation
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