



CITY OF GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Petition for Text Amendment to the Zoning Ordinance

Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.cityofgrandrapidsmn.com

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Keith Still
Name of Applicant

91-415-3330
Tax Parcel #**1

403 NW 3rd AVE
Address

Grand Rapids MN 56744
City State Zip

218-326-9855
Business Telephone/E-Mail Address

Keith@jacksautoserviceGR.com

**1 City Code Section 30-454(a) requires a request to amend the text of the City Zoning Ordinance be made by a person, firm or corporation owning real estate in the city. Please provide the tax parcel number of property in your ownership as verification.*

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals.

Keith Still
Signature(s) of Applicant(s)

10/6/21
Date

Office Use Only

Date Received 10/6/21 Certified Complete 10/6/2021 Fee Paid \$505⁰⁰

Planning Commission Recommendation: Approved _____ Denied _____

Meeting Date 10/18/21

City Council Action: Approved _____ Denied _____

Meeting Date 10/25/21

Required Submittals:

Application Fee - \$505.00 *2

*2The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.

Explanation of Request:

A. Please List the Section(s) of Article VI, Chapter 30 of the City Code (Zoning Ordinance) for which amendment is requested: Section 30-51a Table-1 Table of Permitted Uses

B. Please provide a written statement that explains the request: We have outgrown our current facility. I would like to add on two more work spaces and add storage for inventory and equipment. By doing so, we will be able to reduce the total number of buildings on the property.

C. Any additional information that the Petitioner would like to supply: We have been in this location for 34 years and have always focused on maintaining a well kept facility by making improvements so as not to be a negative distraction to the neighborhood.

Justification of Proposed Text Amendment: Please answer all of the following questions (attach additional pages if needed). The Planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

A. How does the proposed Text Amendment conform to the City's Comprehensive Plan? I believe the plan is in place to safeguard the functionality and beautification of the city. I think moving ahead with this project will improve beautification without infringing on the goals of the city's plan.

B. How does the proposed Text Amendment(s) preserve the spirit and intent of the Zoning Ordinance? Zoning ordinances need to be reviewed and updated over time. The needs of the property owners and the community change with progress and growth. Modifications are sometimes needed to meet these demands.

C. What effect will the proposed Text Amendments have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods?

By expanding we will be able to create 3 new full-time jobs. The expansion will help us meet the needs of our growing community of both residential and commercial customers.

Additional Instructions:

Prior to submitting your Petition, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals.

Findings for Approval:

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.