



PLANNING COMMISSION MEETING MINUTES

Thursday, November 06, 2025

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, November 6, 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 David Marquardt
Commissioner David Kreitzer

ABSENT

Commissioner Amanda Lamppa

STAFF

Will Richter
Rob Mattei
Chad Sterle
Aurimy Groom

APPROVAL OF MINUTES:

1. Consider approval minutes from the October 2nd, 2025 regular meeting.

Motion by Commissioner Kreitzer, second by Commissioner Goggin to approve the minutes from the October 2, 2025 regular meeting. The following voted in favor thereof: Johnson, Goggin, Bignall, Marquardt, Kreitzer. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider the Preliminary Plat for Crystal Lake Estates Second Addition.

Zoning Administrator Richter provided a presentation reviewing the proposed preliminary plat. The 1.45 acre site would be divided into 8 residential lots approximately 70 x 150. There is also a request, that will be considered separately, to rezone the parcel from PU to R-2.

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

Sue Zeige, 824 N Pokegama Avenue would like to see homes similar to those already in the neighborhood and available to seniors.

John Arnold, 930 NW 1st Avenue would like to know who the developer is, what type of material they will be using, what size the homes will be, will there be any assessments and during demo will the hazardous materials be contained.

Doug Carlson, 802 N Pokegama Avenue is satisfied with the lot sizes of the proposed preliminary plat.

Issac Meyer, Itasca County HRA is in favor of the proposed preliminary plat. The Itasca County HRA has a preliminary development agreement with GREDA for the proposed lots, they would like to build eight single family one story homes similar to those built at the former Forest Lake School site.

Bill Zeige, 824 N Pokegama Avenue has concerns about water issues a mold problems that could be caused by Lost Creek.

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

GENERAL BUSINESS:

3. Consider a recommendation to the City Council for approval of the Preliminary Plat for Crystal Lake Estates Second Addition.

Mr. Richter addressed some of the concerns brought forward during the public hearing.

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 changes the policies have remained consistent.
2. Was there a mistake in the original zoning ordinance? No, there was no mistake.
3. Is the Zoning Ordinance up to date? Yes, it is up to date.
4. Is the proposed subdivision compatible with adjacent land uses? Yes, it is residential which fits in with the surrounding neighborhood.
5. Will the proposed subdivision cause undue traffic congestion? No, there should be less traffic than the prior use.

6. Will the proposed subdivision affect public utilities? No, the based on the comments from the staff review committee.
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare? No, the demo will allow for more residential housing.
8. Will the proposed subdivision impede orderly development of other property in the area? No, it will not.
9. Will the proposed subdivision cause a decrease in value of adjacent property? No, it should increase the value of surrounding homes.
10. Will the proposed subdivision increase tax revenues? Yes, it will place more land on the tax rolls.
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 will allow for the redevelopment of the site into single family homes.

Motion by Commissioner Goggin, 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 forward to the City Council a recommendation to approve the subdivision of Crystal Lake Estates Second Addition. The following voted in favor thereof: Kreitzer, Marquardt, Bignall, Goggin, Johnson. Opposed: None, motion passed unanimously.

4. Consider a recommendation to the City Council for the rezoning of 1.45 acres of land from PU (Public Use) to R-2 (One and Two-Family Residential).

The Grand Rapids Economic Development Authority has submitted a request for a Zoning Map Amendment to the 1.45 acre site of the former ISD 318 Administration Building. This parcel is being re-platted as Crystal Lake Estates Second Addition and the request is to rezone the property from PU (Public Use) to R-2 (Residential One and Two-Family Residential).

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it is already a residential neighborhood.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, the community is in need of more housing.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance? Why/Why not? Yes, it will.
4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it will provided much needed housing.

5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it aligns with residential zoning.

Motion by Goggin, second by Marquardt 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).

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 public input.

MISCELLANEOUS:

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

There being no further business the meeting adjourned at 4:40 p.m.

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

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

ATTEST: Aurimy Groom, Administrative Assistant