



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

PLANNING COMMISSION MEETING MINUTES

Thursday, September 05, 2024

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, September 5, 2024 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

APPROVAL OF MINUTES:

1. Consider approval of the minutes from the Wednesday, June 12, 2024 special meeting.

Motion by Commissioner Lamppa, second by Commissioner Bignall to approve the minutes from the Wednesday, June 12, 2024 special meeting. The following voted in favor thereof: Johnson, Goggin, Bignall, Lamppa. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Rob Foss, CMK Properties.

CMK Properties have applied for one variance, if approved, would allow for a 5.7 acre parcel to be split into two parcels one 3.7 acres and the other 1.5 acres. The 3.7 acre lot will need the variance for a reduction in the required 75' minimum frontage width.

Chair Goggin stated the public hearing being held this afternoon is to consider a variance petition submitted by Rob Foss, CMK Properties. Recorder Groom noted all notices required by law had been met and no correspondence had been received.

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

The petitioner Rob Foss of CMK Properties joined the meeting via telephone and provided information on the development plans and stated without the requested variance the project would not be feasible.

Brian Polister, 23521 Hitchcock Rd, Cohasset has concerns about the traffic flow. He would like the access off of SW 2nd Avenue to be two way. Mr. Polister said he would be in favor of the project if there is two way traffic.

Craig Maturi, 32407 Lakeview Dr, Grand Rapids is the property owner and is in favor of a two way access off of SW 2nd Avenue.

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

The Commissioners read the considerations for the record:

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

2. Does the proposal put property to use in a reasonable manner?
Why/Why not- Yes, it will allow for future development.

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 property is in fill redevelopment.

4. Is the variance in harmony with the purposes and intent of the ordinance?
Why/Why not- Yes, it is in harmony with the intent of the ordinance.

5. Will the variance, if granted, alter the essential character of the locality?
Why/Why not- No, the area is already used for retail.

6. Is the variance consistent with the comprehensive plan?
Why/Why not- Yes, it allows for the redevelopment of that site.

Motion by Commissioner Bignall, 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 CMK Properties for the property legally described as:

Grand Rapids City, Section 28, Township 55, Range 25, My Place Hotel, Maturi Addition, Lot 4, Block 1.

- to allow a variance of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot width in General Business Zoning. This variance permits a reduction to the minimum lot width from the required 75 ft., to approximately 50 ft. (If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)

and that the following condition(s) shall apply:

- No vehicle access from the County Road 23 (Golf Course Road) 50' wide access
- Provide continuous two-way traffic access (greater than 24') on the western side of building, continuing from the access agreement from 2nd Avenue Southwest.

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

3. Conduct a Public Hearing to consider a variance petition submitted by John Rothstein.

Mr. John Rothstein has applied for one variance, which if granted, would allow for the existing non-conforming parcel to be split into two. The variance would allow for a reduction in square footage in the Central Business District.

Chair Goggin stated the public hearing being held this afternoon is to consider a variance petition submitted by John Rothstein. Recorder Groom noted that all notifications required by law had been met and no correspondence had been received.

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

Mr. John Rothstein, 24875 Lago Drive, Grand Rapids explained the reason for the variance request.

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

The Commissioners read the considerations for the record:

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

This is an area variance.

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

Why/Why not- Yes, the current use of the property will not change.

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, this is a unique to the property.

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

Why/Why not- Yes, it is harmony with the intent of the ordinance.

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

Why/Why not-No, it will remain the same.

6. Is the variance consistent with the comprehensive plan? Why/Why not- Yes, it will enable retention of existing businesses in the Central Business District.

Motion by Commissioner Bignall, 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)(deny) the following variance to John Rothstein for the property legally described as:

Grand Rapids First Division, All of lot 1 n 15' of W 20' of lot 2 Block 31

- to allow a variance of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot size for structures in Central Business District Zoning. This variance permits a reduction to the minimum lot size from the required 7,000 sq. ft., to approximately 2,000 square feet.

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

GENERAL BUSINESS:

4. Consider initiating the vacation of platted street right-of-way within Grand Rapids First Division

Mr. Swenson provided background information. Community Development staff is asking the Planning Commission to initiate the vacation request of the described platted right-of-way below.

That part of Simpson Avenue (Second Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Blocks 27 and 28 of said plat and northerly of parcel 21 as depicted on the Minnesota Department of Transportation's R.O.W. Plat No. 31-136.

The dead-end road has no through outlet and is used for county government related operations. The parking areas and snow removal would then be managed by the County.

Motion by Commissioner Bignall, second by Commissioner Lamppa, to approve initiating the vacation request of the described platted right-of-way described below:

That part of Simpson Avenue (Second Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Blocks 27 and 28 of said plat and northerly of parcel 21 as depicted on the Minnesota Department of Transportation's R.O.W. Plat No. 31-136

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

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

There being no further business the meeting adjourned at 4:41 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 3, 2024 AT 4:00 PM.

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

ATTEST:

Aurimy Groom