



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

PLANNING COMMISSION MEETING MINUTES

Thursday, April 03, 2025

4:00 PM

Chair Goggin called the meeting to order at 4:00 pm.

PRESENT: Commissioner Patrick Goggin, Commissioner Paul Bignall, Commissioner Amanda Lamppa, Commissioner David Marquardt, Commissioner David Kreitzer

ABSENT: Commissioner Betsy Johnson

STAFF: Rob Mattei, Chad Sterle, Dan Swenson, Kimberly Gibeau

APPROVAL OF MINUTES:

1. Consider approval of the February 6, 2025 regular meeting minutes.

Motion made by Commissioner Lamppa, Second by Commissioner Bignall to approve minutes for February 6, 2025 as presented. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Stewart Simmons (PID 91-650-1230)

Dan Swenson presented background information related to Simmons variance petition.

Commissioners asks for clarification regarding property setback and provided details of non-conforming lot as it is now.

Motion made by Commissioner Bignall, Seconded by Commissioner Marquardt to open the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

For the record, there has been no correspondence received relative to this request.

No one from the public wished to speak, therefore the following motion was made.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Bignall to close the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Commission reviewed considerations, answering the following questions:

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

Yes, due to uniqueness of narrow lot and working within confines and already a non-conforming lot, existing addition will not impede further on existing building.

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

Yes, because it's an affordable unit and the existing unit without the addition is extremely small.

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

If not located on a corner it would not fall within required setbacks. This is due to uniqueness of the area.

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

Yes, it's in keeping with growth and strengthening the community.

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

No, this will still be a single family home.

6. Is the variance consistent with the comprehensive plan?

Yes, will promote the rehabilitation of existing neighborhoods and naturally occurring affordable housing.

Motion made by Commissioner Lamppa, Seconded by Commissioner Kreitzer that, based on findings of fact presented today, in the public's best interest, the Planning Commission does hereby grant a variance to allow a variance of the requirements of Section 30-593 B.1. of the Municipal Code, which lists minimum setbacks for corner lots. This variance permits an expansion of the building 18' from the west side property line. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

3. Conduct a Public Hearing to consider a variance petition submitted by Keystone Design Build (PID 91-028-3415)

Details of requested variance submitted by Keystone Design Build is presented by Dan Swenson.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Marquardt to open the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Spencer Buker, Property owner, provides background on reasoning for requesting a variance and planning for build.

Motion made by Commissioner Bignall, Seconded by Commissioner Lamppa to close the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Commission reviewed considerations, answering the following questions:

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

Yes, this is an area variance.

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

Yes, it will further facilitate the existing use of current tenants.

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

created by the owner?

Owner wants to keep the beautiful nature area as is and that's why going off the west side is more logical in this case.

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

Yes.

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

No, this is generally a pretty wooded lot and the owners have a plan to remove the least amount of trees.

6. Is the variance consistent with the comprehensive plan?

Yes, as in Goal 2, b. and Goal 1, d. related to land use.

Motion made by Commissioner Bignall, Seconded by Commissioner Lamppa that, based on the findings of fact here today, and in the public's best interest, the Planning Commission does hereby grant the variance from the requirements of Section 30-512 Table 2-A of the Municipal Code, which lists minimum setbacks for principal structures. The variance permits an expansion of the building 5' from the west side property line. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

GENERAL BUSINESS:

4. Consider initiating the process to review and amend Sec. 30-564 (23) Farm Animals of the Land Use Regulation Ordinance

Dan Swenson reviews proposed amendment to current zoning ordinance relative to farm animals.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Lamppa to approve initiating review of an amendment to Section 30-564(23), adding additional language that restricts lot size and animal units. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

5. Consider the election of Planning Commission Officers

Commissioner Lamppa nominated Commissioner Paul Bignall as Chair.

Motion made by Commissioner Marquardt, Seconded by Commissioner Kreitzer to appoint Commissioner Paul Bignall as Planning Commission Chair. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Commissioner Paul Bignall nominated Commissioner Amanda Lamppa for Vice Chair.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Bignall to appoint Commissioner Lamppa as Planning Commission Vice Chair. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

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.

No one from the public wished to speak.

MISCELLANEOUS:

Staff will continue to work on text amendments as they come up.

Staff will send out a poll for possible dates and times for training workshops for members.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:36 pm.

Respectfully submitted:


Kimberly Gibeau, City Clerk