



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

**PLANNING COMMISSION SPECIAL MEETING
MINUTES
Wednesday, June 12, 2024
4:00 PM**

CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting of the Grand Rapids Planning Commission will be held on Wednesday, June 12, 2024 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

PRESENT

Commissioner Patrick Goggin
Commissioner Paul Bignall
Commissioner Amanda Lamppa

ABSENT

Commissioner Betsy Johnson

APPROVAL OF MINUTES:

1. Consider approval of minutes from the January 4th, 2024 regular meeting and April 18th, 2024 special meeting.

Motion by Commissioner Bignall, second by Commissioner Lamppa to approve the minutes from the January 4th, 2024 regular meeting and the April 18th, 2024 special meeting. The following voted in favor thereof: Goggin, Bignall, Lamppa. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a public hearing to consider a variance petition submitted by Reed and Wendy Larson.

Community Development Director Mattei provided background information. The requested variance would permit the construction of a 20'x36' addition to the east side of the single-family home at 1421 NW 5th Street that extends 20' into the required 75' setback from the ordinary high-water level (OHWL) of Forest Lake, Recreational Development classified public water.

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

Recorder Groom noted all notices required by law were met and no correspondence had been received.

No one wished to speak.

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

The Commissioners reviewed 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 is allowing an addition for a single family home which is consistent with zoning.

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- No, this was not created by the owner and is unique to the property.

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

Why/Why not- Yes, it is consistent with current zoning and in harmony with the surrounding neighborhood.

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

Why/Why not- No, it is a residential neighborhood and the property will remain residential.

6. Is the variance consistent with the comprehensive plan?

Why/Why not- Yes, it promotes development and retention of neighborhoods and their existing character.

Motion by Commissioner Bignall, second by Commissioner Lamppa 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 Reed and Wendy Larson for the property legally described within the presentation.

- to allow a one-time waiver of the requirements of Section 30-512 Table 17C-2 of the Municipal Code, which lists Minimum Setbacks and Maximum Lot Coverage Standards in Shoreland Districts, specifically where the Code establishes the ordinary high water setback of 75 feet for parcels in (Shoreland One-Family Zoning Districts) located on Recreational Development classified public waters to permit the construction of an addition to the existing home that encroaches into the ordinary high water level setback by 20 feet, as depicted in the application.

The following voted in favor thereof: Bignall, Goggin, Lamppa. 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:

MNDOT will be conducting a corridor study on Highway 2 West.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:13 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 1, 2024 AT 4:00 PM.

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

ATTEST:

Aurimy Groom