



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

PLANNING COMMISSION MEETING MINUTES

Thursday, February 05, 2026

4:00 PM

Chair Bignall called the meeting to order at 4:00 p.m.

CALL OF ROLL:

PRESENT

Commissioner Betsy Johnson
Commissioner Paul Bignall
Commissioner David Marquardt
Commissioner David Kreitzer
Commissioner Amanda Lamppa

APPROVAL OF MINUTES:

1. Consider approval of minutes from the December 4, 2025 regular meeting.

Motion by Commissioner Kreitzer, second by Commissioner Johnson to approve the minutes from the December 4, 2025 regular meeting. The following voted in favor thereof: Johnson, Marquardt, Bignall, Lamppa, Kreitzer. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a public hearing to consider a recommendation to the City Council regarding a request for an amendment to the approved Conditional Use Permit granted to Target Corporation.

On December 30, 2025, RSP Architecture, on behalf of Target Corporation, requested the Planning Commission's recommendation for approval of an amendment to a Conditional Use Permit.

The requested amendment would allow for the updating of the building's current exterior paint colors to the current Target brand standard with red accent, updating of existing building signage, and minor improvements necessary to comply with ADA requirements

With the establishment of the CUP process set forth in the Municipal Code, the review and approval of new projects, as well as modifications/amendments to approved facilities, is no longer administered by staff, but is issued through a Conditional Use Permit approved by the City Council, with recommendations received from the Planning Commission.

Motion by Commissioner Kreitzer, second by Commissioner Lamppa to open the public hearing. The following voted in favor thereof: Kreitzer, Lamppa, Bignall, Marquardt,

Johnson. Opposed: None, motion passed unanimously.

There was no public comment.

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

The Commissioners reviewed the considerations for the record.

1. Will not be detrimental to the public health, safety, morals, or general welfare?
No, it will not be detrimental to the public in any way.
2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage? No, there will be not be a parking shortage and it will not affect the flow of traffic.
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area? No, it is routine maintenance on the building.
4. Will not impede the orderly development of other property in the area?
No, there will be no changes to the footprint which will not impede development of other property.
5. Will not impose an excessive burden on parks and other public facilities and utilities?
No, there will be no changes that would impose a burden on either.
6. Is consistent with the Comprehensive Plan?
Yes, it is maintaining the buildings facade and complying with ADA requirements.

Motion by Commissioner Lamppa, second by Commissioner Marquardt that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby recommend that the City Council grant the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-105, to Target Corporation, for the property legally described as: Lot 1, Block 1, Mood Addition of Grand Rapids, Itasca County, Minnesota:

- Allow for the updating of the building's current exterior paint colors to the current Target brand standard with red accent, updating of existing building signage, and minor improvements necessary to comply with ADA requirements as described in the CUP application.

and that the following conditions shall apply:

- That all previously imposed conditions under City Council Resolution No. 06-105 remains in effect.

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

GENERAL BUSINESS:

3. Consider a recommendation to the City Council to vacate an alley right-of-way within Block 26, Grand Rapids Second Division.

On January 12, the Grand Rapids Economic Development Authority applied requesting the vacation of the following described public-right-of-way: *The North-South alley lying adjacent to Lots 1-12, Block 26, Grand Rapids Second Division, Itasca County, Minnesota.*

The vacation request, if approved, would remove the unimproved right-of-way from the property, providing a clean title to the site to facilitate a potential future sale. The staff review committee have no concerns or objections regarding the petitioned right-of-way vacation.

1. Is the right-of-way needed for traffic purposes?

Why/Why not? No, it has never been used for that purpose.

2. Is the right-of-way needed for pedestrian purposes?

Why/Why not? No, there is a sidewalk on the North side of the road already.

3. Is the right-of-way needed for utility purposes?

Why/Why not? No, it is not needed for utility purposes.

4. Would vacating the right-of-way place additional land on the tax rolls?

Why/Why not? Yes, redevelopment will eventually place additional land on the tax rolls.

5. Would vacating the right-of-way facilitate economic development in the City?

Why/Why not? Yes, it will make the site pad ready for new development.

Motion by Commissioner Kreitzer, second by Commissioner 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 vacation of public rights-of-way described as:

The North – South alley lying adjacent to Lots 1-12, Block 26, Second Division, Grand Rapids, Itasca County, Minnesota.

The following voted in favor thereof: Johnson, Marquardt, Bignall, Lamppa, Kreitzer.

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.

There was no public input.

REPORTS/ANNOUNCEMENTS/UPDATES:

Mr. Richter noted there are still two vacancies on the Planning Commission, if you are interested please contact the City Clerk, Kim Gibeau for an application.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:15 p.m.

Respectfully Submitted:

Aurimy Groom, Administrative Assistant