



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

PLANNING COMMISSION MEETING MINUTES

Thursday, June 04, 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 Kreitzer
Commissioner Amanda Lamppa
Commissioner Isaac Meyer
Commissioner Matt Maves

ABSENT:

Commissioner David Marquardt

STAFF:

Will Richter
Aurimy Groom
Rob Mattei

APPROVAL OF MINUTES:

1. Consider approval of the May 7, 2026 regular meeting minutes.

Motion made by Commissioner Lamppa, Seconded by Commissioner Kreitzer to approve the minutes from the May 7, 2026 regular meeting. The following voted in favor thereof: Johnson, Bignall, Kreitzer, Lamppa, Meyer, Maves. Opposed: None, motion passed unanimously.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council regarding a text amendment to the Municipal Code.

Mr. Richter provided a power point for the Commissioners. There is considerable demand for multifamily housing units in the City of Grand Rapids and limited sites near existing utilities. The current method for determining unit count tends to underutilize the potential of available sites. Staff along with Commissioners Bignall and Meyer have reviewed an alternate unit calculation which would allow more flexibility for developers while still maintaining all other site development standards.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it would not negatively affect neighborhoods because site development standards remain in place.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, it would foster economic growth by offering developers flexibility.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance? Why/Why not? Yes, it is in keeping with the spirit and intent of the ordinance because it builds on the existing ordinance.
4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it is in the best interests of the general public because it encourages needed development.
5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it is consistent with the Comp Plan by promoting development near commercial districts and public amenities.

Motion by Commissioner Meyer, 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 a favorable recommendation to the City Council regarding a draft amendment to 30-421 and 30-512 Table 2A:

30-421 Definitions

Dwelling, multi-family, alternate unit calculation / flexible bedroom allowance means a formula for calculating a maximum number of bedrooms in a multi-family building that can be allocated to a flexible unit count instead of using the fixed Gross Area / Area Sq. Ft. Unit calculation.

Example calculation for 1 acre in R-4: $(43,560/2500) \times 2.5 = 43.56$ bedrooms.

Flexible Bedroom Allowance subject to meeting all other site development standards for the district.

30-512 Table 2A District Development Regulations

Add footnote (6) to LB, GB, and R-4 under column heading Area S/F Unit

(6) Formula for Dwelling, multiple-family, alternate unit calculation / flexible bedroom allowance is: $(\text{Gross Area} / \text{Area Sq. Ft. per Unit}) \times 2.5$

Example calculation for 1 acre in R-4: $(43,560/2500) \times 2.5 = 43.56$ bedrooms.

Flexible Bedroom Allowance subject to meeting all other site development standards for the district.

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

3. Consider a recommendation to the City Council regarding the rezoning of 5.3 acres of land from LB (Limited Business) to GB (General Business).

Staff provided background information. Unique Opportunities LLC filed an application for a Zoning Map Amendment requesting the rezoning of parcel 91-653-0210 from LB (Limited Business) to GB (General Business). If approved the amendment would facilitate the sale of the parcel and development of an apartment building.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it will facilitate the development of a compatible use.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, it will foster economic development by expanding contiguous GB zoning appropriate to the site size and location.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance? Why/Why not? Yes, it is in keeping with the spirit and intent of the zoning ordinance by expanding an existing zoning.
4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it is in the best interest of the general public because it supports development of new housing.
5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it is consistent with the Comp Plan by expanding an existing zoning to promote development of much needed housing.

Motion by Commissioner Kreitzer, second by Commissioner Meyer 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 petitioned by Unique Opportunities LLC, described within the Staff Report and as shown in the maps presented here today, from the current LB (Limited Business) zoning designation to that of GB (General Business);

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

4. Consider a recommendation to the City Council regarding the rezoning of 6.06 acres of land from R-3 (Multi-family medium density) and GB (General Business) to R-4 (Multi-family high density).

Troy Schultz filed an application for a Zoning Map Amendment with the City for the rezoning of parcels 91-560-0120, 91-560-0130, 91-560-0220, 91-560-0230, 91-560-0110, 91-560-0210 from R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density). If approved this would facilitate the redevelopment of this property.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?

Why/Why not? No, it will positively affect existing neighborhoods by facilitating the removal of an aged trailer park.

2. Would the change foster economic growth in the community?

Why/Why not? Yes, it will foster economic development by expanding contiguous R-4 zoning appropriate to the site size and location.

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not? Yes, it is in keeping with the spirit and intent of the zoning ordinance by expanding an existing zoning.

4. Would the change be in the best interest of the general public?

Why/Why not? Yes, it is in the best interest of the general public because it supports development of new housing.

5. Would the change be consistent with the Comprehensive Plan?

Why/Why not? Yes, it is consistent with the Comp Plan by expanding an existing zoning to promote development of much needed housing.

Motion by Commissioner Lamppa, second by Commissioner Kreitzer 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 petitioned by Troy D. Schultz, described within the Staff Report and as shown in the maps presented here today, from the current R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density).

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

No one from the public wished to speak.

REPORTS/ANNOUNCEMENTS/UPDATES:

The Walmart CUP was approved and they have submitted permits for signage updates and an interior remodel project.

There will be business for the July 2nd, 2026 regular meeting and by a show of hands the Commission will have a quorum.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:29 P.M.