



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

PLANNING COMMISSION MEETING MINUTES

Thursday, July 06, 2023

4:00 PM

Commissioner Goggin called the meeting to order at 4:00 PM.

PRESENT: Commissioner Mark Gothard, Commissioner Patrick Goggin, Commissioner Ted Hubbes, Commissioner Bill Schnell, Commissioner Paul Bignall, Commissioner Rick Blake. ABSENT: Commissioner Betsy Johnson

STAFF: Rob Mattei, Chad Sterle

APPROVAL OF MINUTES:

1. Consider approval of minutes from the May 4, 2023 regular meeting.

Noted typographical error under General business item #2. 'petitioner is **now** requesting.'

Motion made by Commissioner Blake, Seconded by Commissioner Schnell to approve the minutes with noted correction. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Steven Przytarski.

Mr. Mattei provided information on variance requested by Mike Przytarski, to increase number of units allowed within residential multi-family unit from six to nine.

Motion made by Commissioner Bignall, Second by Commissioner Hubbes to open the public hearing. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

Mike Przytarski, petitioner, states that the property is currently for sale, but potential buyers concerns over cost outweighing return on only a six unit building is proving to be a barrier to selling.

Motion made by Commissioner Gothard, Second by Commissioner Bignall to close the public hearing. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

Considerations:

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

- Yes, because the current space simply doesn't meet the requirements.
2. Does the proposal put property to use in a reasonable manner?
Yes, referring back to the comprehensive plan in 2020 and the need for more family housing.
 3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Yes. The original request was already approved and expired.
 4. Is the variance in harmony with the purposes and intent of the ordinance?
Yes, the building is pre-existing and should be put to good use.
 5. Will the variance, if granted, alter the essential character of the locality?
No, this is residential multi family housing, and the location is residential and adjacent to commercial area.
 6. Is the variance consistent with the comprehensive plan?
Yes, as this is meeting goals of diversified housing with the city.

Motion made by Commissioner Bignall, Second by Commissioner Blake to approve the variance as requested. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

3. Conduct a Public Hearing to consider a variance petition submitted by William and Kimberly Block.

Mr. Mattei provided background information relative to the requested variance, to split lot and create a lot width of less than the minimum.

Motion made by Commissioner Blake, Second by Commissioner Hubbes to open the public hearing. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

Joe Schlader, 29279 Sunny Beach Road, concerned about development of property. How many homes/units can be in that lot? Owns property to the west and concerned that there will not be any access if the variance is granted and property is developed with multiple housing units.

Kim Block, variance petitioner, states that they do not have plans to develop the property.

Motion made by Commissioner Schnell, Second by Commissioner Bignall to close the public hearing. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

Considerations:

1. Is this an "Area" variance rather than a "Use" variance?
Yes, not request to use for other than what's currently zoned.
2. Does the proposal put property to use in a reasonable manner?
Yes. The property isn't changing, simply allowing the house on Horseshoe Lake to be sold.
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Yes. Property with was not created by the owner.
4. Is the variance in harmony with the purposes and intent of the ordinance?
Yes, the property is designed for density.

5. Will the variance, if granted, alter the essential character of the locality?
No, property remains residential.
6. Is the variance consistent with the comprehensive plan?
Yes, as there is potential for development in the future.

Motion made by Commissioner Schnell, Second by Commissioner Gothard to approve variance request as presented. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

GENERAL BUSINESS:

4. Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land (Parcel 91-030-1410) from R-1 (One Family Residential) to R-4 (Multiple-family Residential-high density).

Mr. Mattei reviewed property and zoning in area.

1. Will the change affect the character of neighborhoods?
No, this is already a residential area with other R-4 zoning.
2. Would the change foster economic growth in the community?
Yes, housing is needed.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
Yes, lot sizes and setbacks are similar and fit the area.
4. Would the change be in the best interest of the general public?
Yes, housing is a need.
5. Would the change be consistent with the Comprehensive Plan?
Yes.

Motion made by Commissioner Blake, Second by Commissioner Hubbes to forward to the City Council a recommendation to approve the Zoning Map Amendment, as petitioned by Christian Conner and Luke Schumacher, described within the the presentation and as shown in the maps presented here today, from current R-1 (One Family Residential) zoning designation to R-4 (Multiple-Family Residential-high density), including the R-1 easterly adjacent property. Voting Yea: Commissioner Gothard, Commissioner Goggin, Commissioner Hubbes, Commissioner Schnell, Commissioner Bignall, Commissioner Blake

MISCELLANEOUS:

Mr. Mattei noted that he will be providing an overview of the downtown plan at a future meeting. Also of note, currently interviewing candidates for Assistant Community Development Director.

There being no further business, the meeting adjourned at 4:59 PM.

Respectfully submitted:

Kimberly Gibeau

Kimberly Gibeau, City Clerk