



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

## **PLANNING COMMISSION MEETING AGENDA**

**Thursday, May 05, 2022**

**4:00 PM**

**CALL TO ORDER:** Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, May 5, 2022 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

**CALL OF ROLL:**

**APPROVAL OF MINUTES:**

1. Consider approval of the minutes of the February 15, 2022, 4:00 pm special meeting.

**GENERAL BUSINESS:**

2. Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Reynolds' Addition to Grand Rapids.

**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.*

**MISCELLANEOUS:**

**REPORTS/ANNOUNCEMENTS/UPDATES:**

**ADJOURNMENT:**

**NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 2, 2022 AT 4:00 PM.**

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

**ATTEST:**



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

## PLANNING COMMISSION MEETING MINUTES

Tuesday, February 15, 2022

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 Tuesday, February 15, 2022 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

**CALL OF ROLL:**

**PRESENT**

Commissioner Betsy Johnson  
 Commissioner Patrick Goggin  
 Commissioner Ted Hubbes  
 Chairperson Molly MacGregor

**ABSENT**

Commissioner Lester Kachinske  
 Commissioner Mark Gothard

**APPROVAL OF MINUTES:**

1. Consider approval of the minutes of the November 4, 2021, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes of the November 4, 2021 regular meeting. The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes. Opposed: None, passed unanimously.

**PUBLIC HEARINGS:**

2. Conduct a public hearing to consider the preliminary plat of My Place Hotel Maturi Addition.

A proposed minor subdivision entitled My Place Hotel Maturi Addition was submitted by Mr. Craig Larsen, Legacy Design Group, and Mr. Craig Maturi, manager Maturi Properties LLC. (property owner) and filed with the City on January 7, 2022. The property included within the preliminary plat is 8.67 acres in area and its location can generally be described as: the remaining undeveloped portion former K-Mart property. A complete legal description of the subject property is included with the proposed minor subdivision documents.

The plat petitioner has indicated that of the four proposed lots within this minor subdivision:

- Lot 1 will be occupied by the existing Anytime Fitness/Rapid Nutrition & Coffee building.

- Lots 2 and 4 will be marketed for sale/future development.
- Lot 3 will be developed with a My Place Hotel.

The current GB (General Business) zoning designation is appropriate for intended uses, thus no additional changes are needed. The Comprehensive Plan's general vision for land use in the area of this proposed minor subdivision is that of Highway Commercial, which is consistent with the current zoning and proposed uses of the property.

Motion by Commissioner Johnson, second by Commissioner Hubbes to open the public hearing. The following voted in favor thereof: Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.

Deb Passari, Grand Rapids is concerned about the additional traffic on SW 2nd Avenue and there are not any sidewalks for pedestrians.

David Chessness, Grand Rapids has concerns about the parking and cross access easements.

Wendy Uzalac, Grand Rapids has concerns about parking and cross access easements.

Cliff Tabke, Grand Rapids has concerns about parking and a drive lane for deliveries.

Motion by Commissioner Goggin, second by Commissioner Johnson to close the public hearing. The following voted in favor thereof: Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.

The Commissioners reviewed the following considerations for the record:

1. Has there been a change in the development policies of the community?  
No, there has not.
2. Was there a mistake in the original zoning ordinance?  
No, there has not been a mistake in the zoning ordinance.
3. Is the Zoning Ordinance up to date?  
Yes, it is up to date.
4. Is the proposed subdivision compatible with adjacent land uses?  
Yes, the zoning is not changing and it is zoned General Business (GB).
5. Will the proposed subdivision cause undue traffic congestion?  
This is yet to be determined.
6. Will the proposed subdivision affect public utilities?  
No, the required utility easements have been addressed.
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?  
No, however there is concern for public safety due to the lack of sidewalk on SW 2nd Avenue.
8. Will the proposed subdivision impede orderly development of other property in the area?

No, it will actually allow for more orderly development.

9. Will the proposed subdivision cause a decrease in value of adjacent property?  
No, it should increase the value of adjacent property.
10. Will the proposed subdivision increase tax revenues?  
Yes, the new development will increase tax revenues.
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?  
No, it will not impose an excessive burden however there is concern for lack of trails and sidewalks for pedestrians.
12. Is the proposed subdivision consistent with the Comprehensive Plan?  
Yes, it is consistent with the Comprehensive Plan.

Motion by Commissioner Johnson, second by Commissioner Hubbes 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 minor subdivision of My Place Hotel Maturi Addition; (Contingent upon the applicant making the following corrections/clarifications):

Execution of the associated subdivision agreement

Addresses the relocation of water line (Lot 4)

Addresses the future storm water infrastructure needs

Addresses placement of survey monuments

Recommend the City Engineer address the lack of sidewalks and trails for public safety

The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes. Opposed: None, 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.*

Wendy Uzalac, Grand Rapids asked if there would be another opportunity for the public to give input on the proposed plat.

#### REPORTS/ANNOUNCEMENTS/UPDATES:

Mr. Trast announced there are two vacancies on the Planning Commission if anyone is interested in serving on the board.

#### ADJOURNMENT:

Motion by Commissioner Goggin, second by Commissioner Hubbes to adjourn the meeting at 5:05 p.m. The following voted in favor thereof: Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.

NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 3, 2022 AT 4:00 PM.

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

ATTEST:

\_\_\_\_\_  
Aurimy Groom, Recorder



# Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 5/5/22
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Reynolds' Addition to Grand Rapids.	
<b>Background:</b>	<p>Matt Grose, Superintendent of ISD #318, on behalf of the School District Board submitted a valid petition, on April 15, 2022 requesting the vacation of the following described <u>public right-of-ways</u>:</p> <p style="text-align: center;"><i>6th Avenue East Lying Between Lot 6, Block 1 and Lot 1, Block 2, Reynolds' Addition to Grand Rapids</i></p> <p style="text-align: center;"><i>And;</i></p> <p style="text-align: center;"><i>N/S alley in Block 1 and the N/S alley in Block 2, Reynolds' Addition to Grand Rapids, Itasca County, Minnesota.</i></p> <p>The three publically, unimproved segments of platted right-of-way (2-alley, and 1-street) petitioned for vacation, terminate at the northern edge of the plat of Reynolds' Addition to Grand Rapids (platted in 1948). The remaining northern 2/3's of the city block, is an unplatted 3.8 acre parcel of land, occupied by the majority of the (former) Edna I Murphy elementary school and play ground, constructed in approximately 1953.</p> <p>The subject segments of right-of-way petitioned for vacation are currently used for/occupied by:</p> <ul style="list-style-type: none"> <li>• Western most alley: 140 ft. of sidewalk</li> <li>• 6<sup>th</sup> Ave. E. R-O-W: entrance to east side of the former school for parking/deliveries, and 2,200 sq. ft. of building is located in the R-O-W.</li> <li>• Eastern most alley: extends through/under the ice hockey rink and into ball field/playground area.</li> </ul> <p>The School District is the owner of the of the former Murphy Elementary School property. The vacation request, if approved, would remove the unimproved right-of-ways from the property, providing a clean title to the site, for potential future sale.</p> <p>As described in the attached email correspondence, the Engineering/Public Works Department have no objections to the petitioned vacation, however Matt Wegwerth, City Engineer/Public Works Director, noted the ownership of the sidewalk along the east side of 5<sup>th</sup> Avenue appears to be fully on ISD 318 property, which would require the walk to be the responsibility of the District. With the vacation, this would eliminate all public ownership of this walk.</p>	

	<p>Historically, the sidewalk along the east side of 5<sup>th</sup> Avenue (between 9<sup>th</sup> Street NE and 8<sup>th</sup> Street NE) has been maintained by the school district. During the schools operational years, snow removal was taken care of by the districts grounds maintenance department, as the school busses unloaded and picked up on the west side of the school, for the majority of its time open. The northern 2/3's of the sidewalk, on this side of the school, remain on the School District's property.</p> <p>There were no concerns or objections regarding the petitioned right-of-way vacations from the remaining members of the staff review committee which consists of the Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.</p> <p>Minnesota Statutes 412.851 governs the procedures for vacating right-of-way (or a portion of) in a statutory city. Generally speaking, under this statute the City Council has the authority to vacate public right-of-way on its own motion or through a petition of the majority of the land owners. The petition presented by the School District represents 100% participation of adjacent land owners, and therefore is valid.</p>
<p><b>Considerations:</b></p>	<p>When considering the vacation of public right-of-way, the Planning Commission must make findings of fact based on the attached list of considerations.</p>
<p><b>Recommendation:</b></p>	<p>Staff recommends that the Planning Commissioners visit the site, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan.</p> <p>Prior to making a recommendation to the City Council to approve/not approve the vacations, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or not approve the right-of-way vacation.</p>
<p><b>Required Action:</b></p>	<p>Pass a motion forwarding a recommendation to the City Council for approval or non-approval of the proposed public right-of-way.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ 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 <b>(approve) (not approve)</b> the vacation of public rights-of-way described as:</p> <p style="padding-left: 40px;"><i>6th Avenue East Lying Between Lot 6, Block 1 and Lot 1, Block 2, Reynolds' Addition to Grand Rapids</i></p> <p style="padding-left: 80px;"><i>And;</i></p> <p style="padding-left: 40px;"><i>N/S alley in Block 1 and the N/S alley in Block 2, Reynolds' Addition to Grand Rapids, Itasca County, Minnesota;</i></p>

	<p><u>Contingent on the following stipulation(s):</u></p> <ul style="list-style-type: none"><li>• _____.</li></ul>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Site/Area Maps and Plat</li><li>• Public Vacation Application/Petition</li><li>• Staff Review Committee Comments</li><li>• List of the Planning Commissions Vacation Considerations</li></ul>



## Eric Trast

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**From:** Matt Wegwerth, PE  
**Sent:** Friday, April 22, 2022 10:52 AM  
**To:** Eric Trast  
**Cc:** Rob Mattei  
**Subject:** RE: ISD #318 Right-of-way Vacation Request

Eric,

I have no objections to the vacation request. My only comment is the ownership of the sidewalk along the east side of 5<sup>th</sup> Avenue. It appears to be fully on ISD 318 property, which would require the walk to be the responsibility of the District. With the vacation, this would eliminate all public ownership of this walk. No concerns, just want this to be noted.

Thanks

**Matt Wegwerth, PE**  
 Public Works Director / City Engineer  
 City of Grand Rapids  
 420 North Pokegama Avenue  
 Grand Rapids, MN 55744-2662  
**Office:** 218-326-7625  
**Mobile:** 218-244-1987  
**Fax:** 218-326-7621

**From:** Eric Trast <ETrast@ci.grand-rapids.mn.us>  
**Sent:** Thursday, April 21, 2022 2:37 PM  
**To:** Matt Wegwerth, PE <mwegwerth@ci.grand-rapids.mn.us>; Julie Kennedy <jakennedy@grpuc.org>; Travis Cole <tcole@ci.grand-rapids.mn.us>; Steve Schaar <sschaar@ci.grand-rapids.mn.us>  
**Cc:** Rob Mattei <rmattei@ci.grand-rapids.mn.us>; Steven Mattson <srattson@grpuc.org>; Jeremy Goodell <jjgoodell@grpuc.org>  
**Subject:** ISD #318 Right-of-way Vacation Request

To All-

Please see the attached memo requesting your review and comment on a petitioned public right-of-way vacation request, from ISD #318, on the former Murphy School property.

Feel free to reach out with any questions.

Thanks,

Eric

**Eric Trast**  
 Zoning Administrator  
 City of Grand Rapids  
 420 North Pokegama Avenue  
 Grand Rapids, MN 55744-2662

**Eric Trast**

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**From:** Jeremy Goodell  
**Sent:** Thursday, April 21, 2022 3:01 PM  
**To:** Eric Trast; Matt Wegwerth, PE; Julie Kennedy; Travis Cole; Steve Schaar  
**Cc:** Rob Mattei; Steven Mattson  
**Subject:** RE: ISD #318 Right-of-way Vacation Request

There are no issues with GRPU Electric.

Thanks,

Jeremy Goodell, Electric Department Manager  
 Grand Rapids Public Utilities Commission  
 500 SE 4<sup>th</sup> St., Grand Rapids, MN 55744  
 W: 218.326.7182, F: 218.326.7499, [jjgoodell@grpuc.org](mailto:jjgoodell@grpuc.org)  
[www.grpuc.org](http://www.grpuc.org) "GRPUC – Service is Our Nature"

**From:** Eric Trast [mailto:ETrast@ci.grand-rapids.mn.us]  
**Sent:** Thursday, April 21, 2022 2:37 PM  
**To:** Matt Wegwerth, PE <mwegwerth@ci.grand-rapids.mn.us>; Julie Kennedy <jakennedy@grpuc.org>; Travis Cole <tcoble@ci.grand-rapids.mn.us>; Steve Schaar <sschaar@ci.grand-rapids.mn.us>  
**Cc:** Rob Mattei <rmattei@ci.grand-rapids.mn.us>; Steve Mattson <srattson@grpuc.org>; Jeremy Goodell <jjgoodell@grpuc.org>  
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Thanks,

Eric

**Eric Trast**  
 Zoning Administrator  
 City of Grand Rapids  
 420 North Pokegama Avenue  
 Grand Rapids, MN 55744-2662  
**Office:** 218-326-7650  
**Fax:** 218-326-7621

**Eric Trast**

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**From:** Steven Mattson  
**Sent:** Thursday, April 21, 2022 3:31 PM  
**To:** Eric Trast; Matt Wegwerth, PE; Julie Kennedy; Travis Cole; Steve Schaar  
**Cc:** Rob Mattei; Jeremy Goodell  
**Subject:** RE: ISD #318 Right-of-way Vacation Request

No issues with GRPU Water and Sanitary.

Steve R Mattson | Water and Wastewater Manager  
 Grand Rapids Public Utilities Commission  
 500 SE 4th St | Grand Rapids, MN 55744  
 W: 218.326.7195 | M: 218.244.5092  
[www.grpuc.org](http://www.grpuc.org) | "GRPUC - Service Is Our Nature"

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Thanks,

Eric

**Eric Trast**  
 Zoning Administrator  
 City of Grand Rapids  
 420 North Pokegama Avenue  
 Grand Rapids, MN 55744-2662  
**Office:** 218-326-7650  
**Fax:** 218-326-7621

**Eric Trast**

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**From:** Steve Schaar  
**Sent:** Thursday, April 21, 2022 2:41 PM  
**To:** Eric Trast; Matt Wegwerth, PE; Julie Kennedy; Travis Cole  
**Cc:** Rob Mattei; Steven Mattson; Jeremy Goodell  
**Subject:** RE: ISD #318 Right-of-way Vacation Request

No issues with the Police Department.

**Steve Schaar**

Chief of Police  
 Grand Rapids Police Department  
 420 North Pokegama Avenue  
 Grand Rapids, MN 55744-2662  
**Office:** 218-326-3464  
**Mobile:** 218-244-5039  
**Fax:** 218-326-7610

**From:** Eric Trast <ETrast@ci.grand-rapids.mn.us>  
**Sent:** Thursday, April 21, 2022 2:37 PM  
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Thanks,

Eric

**Eric Trast**

Zoning Administrator  
 City of Grand Rapids  
 420 North Pokegama Avenue  
 Grand Rapids, MN 55744-2662  
**Office:** 218-326-7650  
**Fax:** 218-326-7621

**Eric Trast**

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**From:** Travis Cole  
**Sent:** Thursday, April 21, 2022 4:10 PM  
**To:** Eric Trast; Matt Wegwerth, PE; Julie Kennedy; Steve Schaar  
**Cc:** Rob Mattei; Steven Mattson; Jeremy Goodell  
**Subject:** RE: ISD #318 Right-of-way Vacation Request

Fire Department has no issues with proposed Right-of-way vacation request.

**Travis Cole**

Fire Chief  
 City of Grand Rapids  
 104 SE 11th St.  
 Grand Rapids, MN 55744-2662  
**Office:** 218-326-7639  
**Mobile:** 218-360-9702  
**Fax:**

**From:** Eric Trast <ETrast@ci.grand-rapids.mn.us>  
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Thanks,

Eric

**Eric Trast**

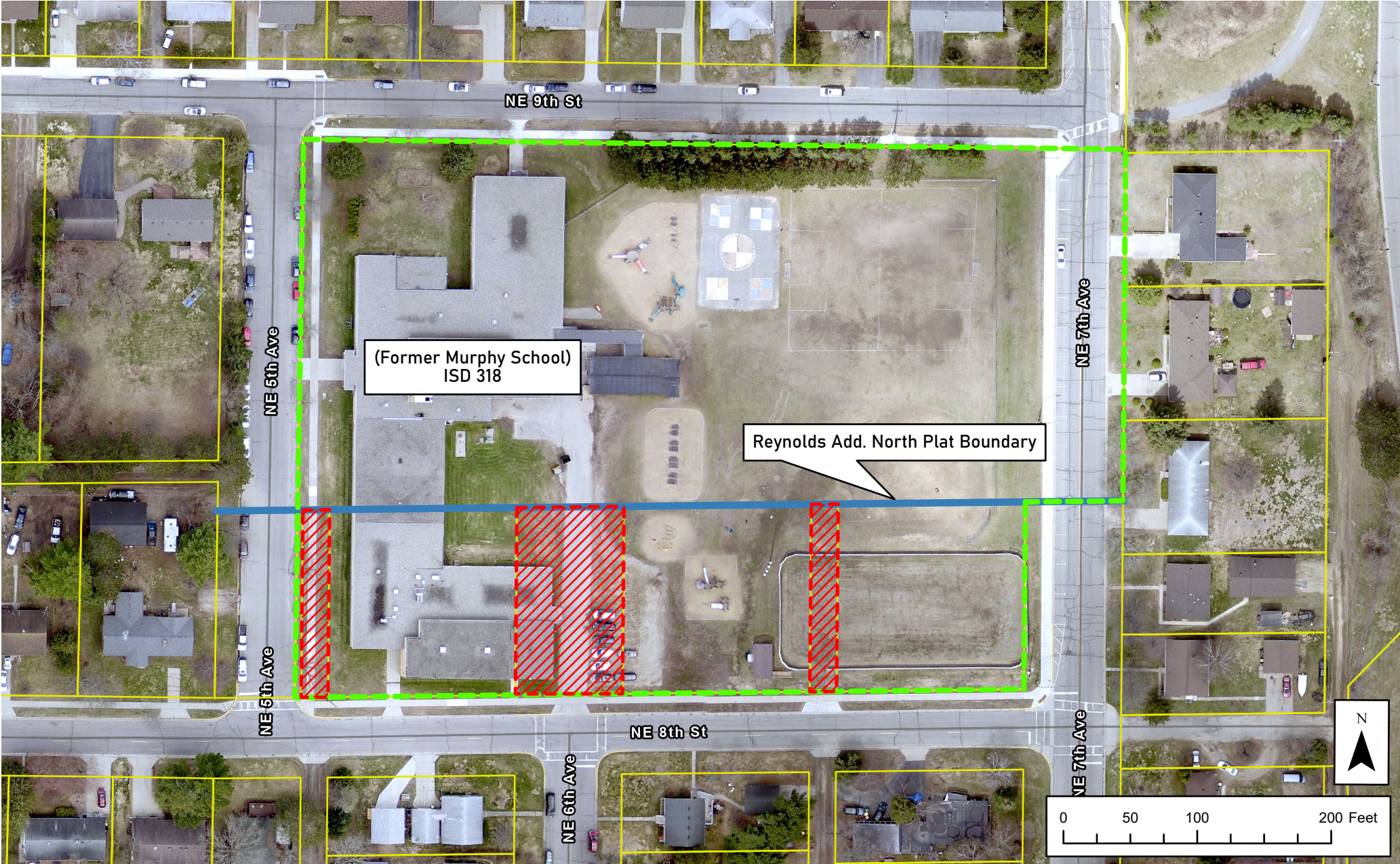
Zoning Administrator  
 City of Grand Rapids  
 420 North Pokegama Avenue  
 Grand Rapids, MN 55744-2662  
**Office:** 218-326-7650  
**Fax:** 218-326-7621




# ISD #318 Vacation Request

(6th Ave. E and the N/S Alleys within Blocks 1 and 2, Reynolds' Addition)

Item 2.



 Area of Interest

 Grand Rapids Parcels

 Area of Requested Vacation

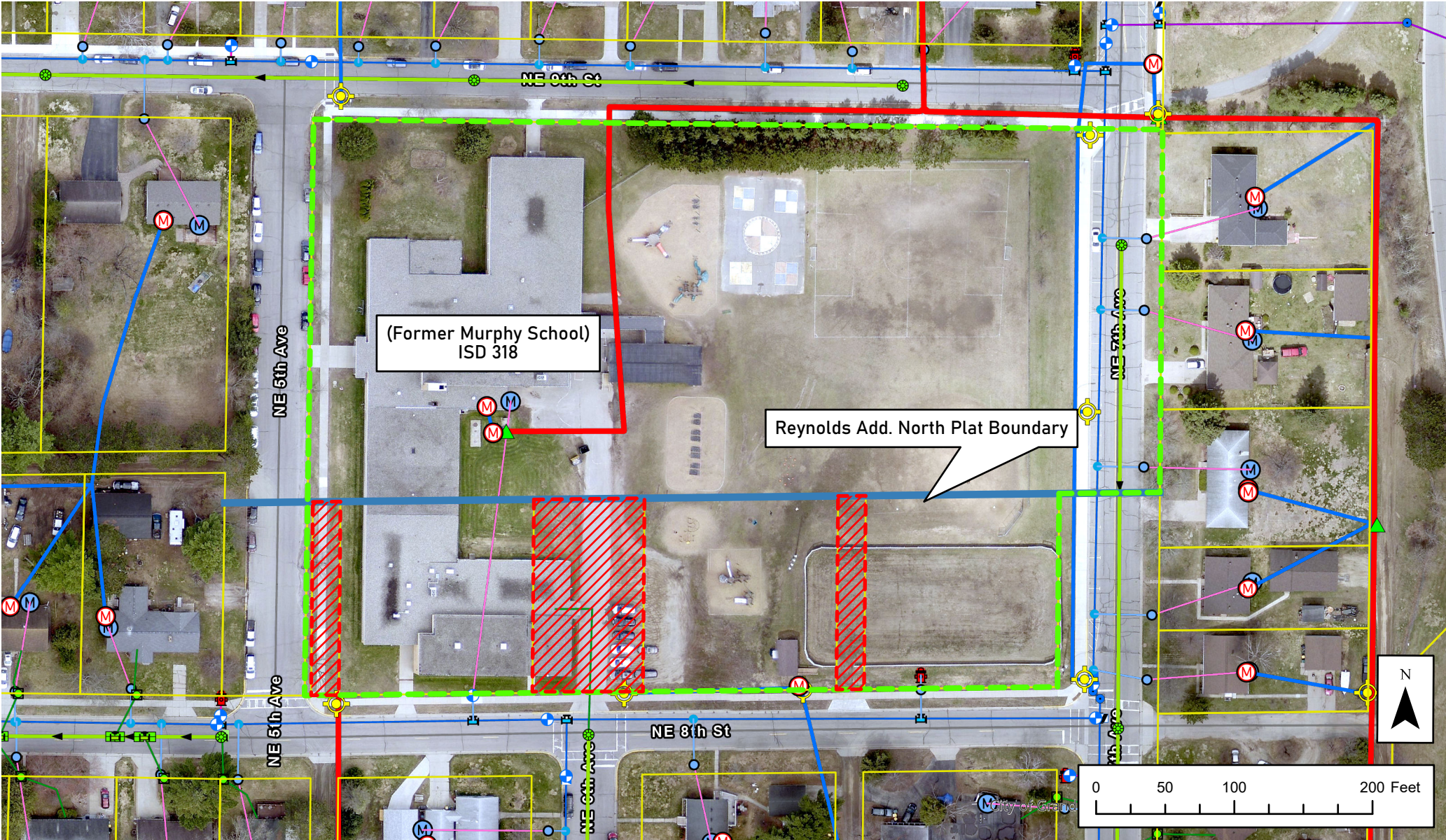
 Plat Boundary Line



# ISD #318 Vacation Request

(6th Ave. E and the N/S Alleys within Blocks 1 and 2, Reynolds' Addition)

Item 2.



- |   |  |   |  |   |  |  |
|---|--|---|--|---|--|--|
| <ul style="list-style-type: none"> <li><span style="color: green;">■</span> Area of Interest</li> <li><span style="color: red;">■</span> Area of Requested Vacation</li> <li>Grand Rapids Parcels</li> <li><span style="border: 1px solid yellow; display: inline-block; width: 10px; height: 10px;"></span> Grand Rapids Parcels</li> <li>Service Meters</li> <li><span style="border: 1px solid red; border-radius: 50%; padding: 2px;">M</span> Low Voltage Service</li> </ul> | <ul style="list-style-type: none"> <li>Streetlights</li> <li><span style="color: yellow;">⊙</span> Low Voltage Lighting</li> <li>Transformers</li> <li><span style="color: green;">▲</span> Medium Voltage Transformer</li> <li>Electric Line</li> <li><span style="color: blue;">—</span> Secondary Line</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Primary Line</li> <li>Sanitary Manholes</li> <li><span style="color: green;">●</span> Manhole</li> <li>Sanitary Fittings</li> <li><span style="color: green;">—</span> End Cap</li> <li><span style="color: green;">■</span> Joint</li> <li><span style="color: green;">■</span> ROW</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue;">⊕</span> Wye</li> <li>Sanitary Services</li> <li><span style="color: green;">—</span> Sanitary Services</li> <li>Sanitary Mains</li> <li><span style="color: green;">—</span> Lateral</li> <li>Water Valves</li> <li><span style="color: blue;">⊕</span> Gate</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue;">●</span> Service</li> <li>Water Service Lines</li> <li><span style="color: blue;">—</span> Domestic</li> <li><span style="color: pink;">—</span> Customer</li> <li>Fire Hydrants</li> <li><span style="color: red;">■</span> Fire Hydrants</li> </ul> | <ul style="list-style-type: none"> <li>Water Fittings</li> <li><span style="color: blue;">●</span> Bend</li> <li><span style="color: blue;">⊕</span> Cross</li> <li><span style="color: blue;">⊕</span> Plug</li> <li><span style="color: blue;">⊕</span> Reducer</li> <li><span style="color: blue;">⊕</span> Tee</li> <li><span style="color: blue;">●</span> Corporation</li> </ul> | <ul style="list-style-type: none"> <li>Water Customer Meter</li> <li><span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">M</span> Water Customer Meter</li> <li>Water Mains</li> <li><span style="color: blue;">—</span> Distribution</li> <li><span style="color: purple;">—</span> Transmission</li> <li><span style="color: pink;">—</span> Lead</li> </ul> |
|---|--|---|--|---|--|--|



# REYNOLDS' ADDITION TO GRAND RAPIDS

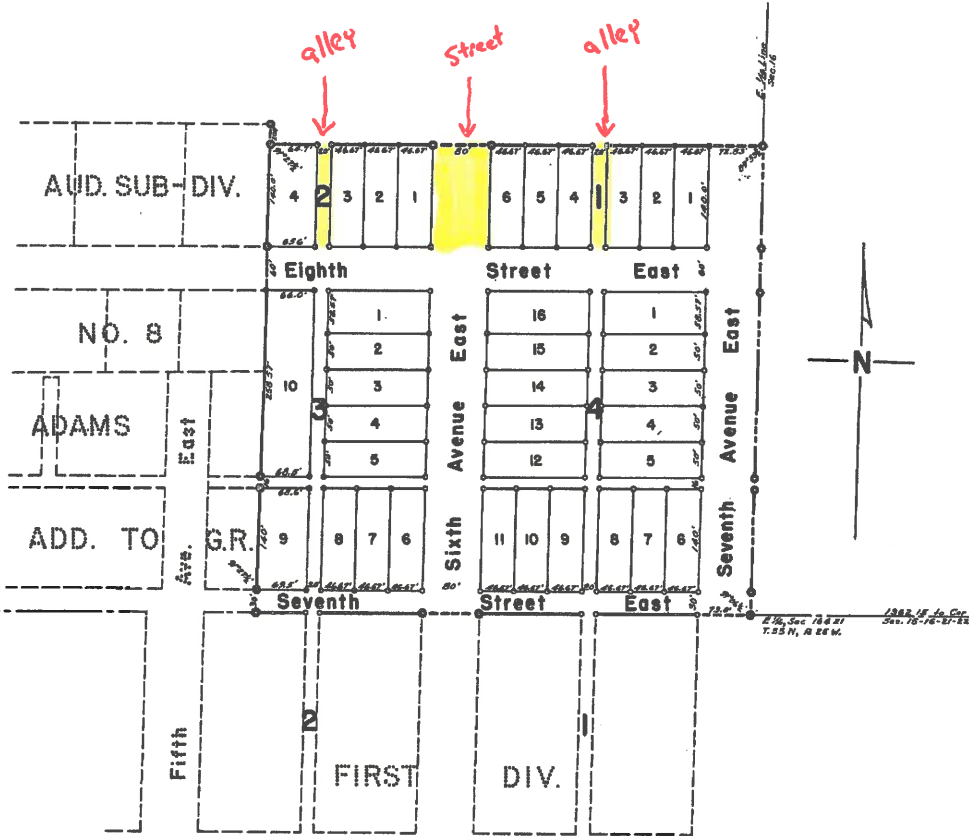
ITASCA COUNTY, MINNESOTA

TOWNSHIP 55 NORTH, RANGE 25 WEST, OF 4th P. M.

10 Acres in the SW 1/4, SE 1/4, of Section 16

Scale 1" = 100'

Sam Bensing, Jr., Surveyor



## Dedication

Know All Men by These Presents:

That Theodore T. Reynolds and Sodie A. Reynolds, his wife, are the sole owners of a tract of land in the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4), of Section Sixteen (16), Township Fifty-five North (T. 55 N.), Range Twenty-five West (R. 25 W.) of the 4th Principal Meridian, more particularly described as follows, to-wit:

Beginning at the East 1/16 corner on the line common to Sections 16 and 21, Township 55 North, Range 25 West of the 4th P. M., Itasca County, Minnesota; Thence West along the Section line a distance of 882.06 feet; Thence North at an angle of 91° 27' 1/2" from West to North a distance of 644.57 feet; Thence East at an angle of 89° 33' 1/4" from North to East a distance of 677.60 feet, to the East 1/16 line of said Section 16; Thence South along the East 1/16 line of said Section 16, a distance of 644.57 feet, to the point of beginning.

And being desirous of platting the same into Lots, Blocks, Streets, Avenues and Alleys, have caused the same to be surveyed, and the annexed plat thereof to be made in accordance with the statutes of this State in such cases made and provided.

NOW, THEREFORE, We do hereby ratify and confirm said survey and plat thereof as "REYNOLDS' ADDITION TO GRAND RAPIDS", and sign, and execute said plat, and hereby dedicate to the public use forever, the Streets, Avenues, and Alleys therein delineated, expressly reserving and excepting therefrom, however, all iron ores, metals, minerals, fossils, mineral oils, and mineral paints, on within or under said land and each and every part thereof, together with the right, license and authority to enter upon said land to explore for, mine and remove the same.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18<sup>th</sup> day of Sept. A. D., 1948.

*Theodore T. Reynolds*  
*Sodie A. Reynolds*

IN THE PRESENCE OF:

*Sam Bensing, Jr.*  
*Ben Hammett*

STATE OF MINNESOTA  
County of Itasca

On this 18<sup>th</sup> day of Sept. A. D., 1948, personally appeared before me, Theodore T. Reynolds and Sodie A. Reynolds, his wife, to me well known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

*Ben Hammett*

STATE OF MINNESOTA  
County of Itasca

BEN GRUSSENDORF, Notary Public, Itasca County, Minn.  
My Commission Expires July 4, 1951.

I, Sam Bensing, Jr., do hereby certify that I am a Registered Land Surveyor of Itasca County, Minnesota; that I have at the request of the proprietors thereof made a careful survey of the property described in the foregoing certificate of the proprietors and have platted the same into Lots, Blocks, Streets, Avenues, and Alleys; that the plat is a correct representation of the survey; that all distances are correctly shown; that monuments for the guidance of future surveys have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; that there are no wet or swampy lands except as designated; that no public highways or thoroughfares had been laid out, opened, traveled or existed before such platting was done except as are delineated upon said plat.

Subscribed and sworn to before me this 18<sup>th</sup> day of Sept. A. D., 1948

*Sam Bensing, Jr.*

*Ben Hammett*  
Notary Public, Itasca County, Minn.  
My Commission Expires July 4, 1951.

On this 14<sup>th</sup> day of October A. D., 1948, the annexed plat of "REYNOLDS' ADDITION TO GRAND RAPIDS" was approved by the Village Council of the Village of Grand Rapids, Itasca County, Minnesota at a regular meeting of said Council, held in the Village Hall, at Grand Rapids, Minnesota.

*Frank M. Voss*  
Village President  
*Samuel Johnson*  
Village Recorder

This is to certify that the taxes on the above described property for the year 1947 are paid this 20<sup>th</sup> day of September A. D., 1948.

*Samuel Johnson*  
Treasurer of Itasca County, Minnesota.

This is to certify that on this 20<sup>th</sup> day of September A. D., 1948, there are no unpaid back taxes on the above described property.

*William H. Lewis*  
Auditor, Itasca County, Minnesota.

170550

This is to certify that the annexed plat of "REYNOLDS' ADDITION TO GRAND RAPIDS" was filed for record in my office on this 26<sup>th</sup> day of October A. D., 1948.

*Wesley H. Meuschel*  
Register of Deeds, Itasca County, Minnesota.



## **PLANNING COMMISSION**

Considerations

### **RIGHT-OF-WAY VACATIONS**

1. Is the right-of-way needed for traffic purposes?  
Why/Why not?

2. Is the right-of-way needed for pedestrian purposes?  
Why/Why not?

3. Is the right-of-way needed for utility purposes?  
Why/Why not?

4. Would vacating the right-of-way place additional land on the tax rolls?  
Why/Why not?

5. Would vacating the right-of-way facilitate economic development in the City?  
Why/Why not?



**Public Vacation Application**  
Community Development Department  
420 North Pokegama Ave.  
Grand Rapids, MN 55744  
Tel. (218) 326-7601 Fax (218) 326-7621  
Web Site: www.cityofgrandrapidsmn.com

**General Information:**

Matt Grose

Independent School District #318

Name of Applicant

Name of Owner (If other than applicant)

820 NW First Avenue

820 NW First Avenue

Address

Address

Grand Rapids. MN 55744

Grand Rapids. MN 55744

City

State

Zip

218-327-5704 mgrose@isd318.org

City

State

Zip

218-327-5704 mgrose@isd318.org

Business Telephone/e-mail address

Business Telephone/e-mail address

Please check which of the following you are applying for:

Street Vacation

Alley Vacation

Easement Vacation

Provide a legal description of the property to be vacated (for example, the North-South alley adjacent to lots 8-12, block 5, Grand Rapids 5<sup>th</sup> Division). Attach an exhibit and/or electronic file if the legal description is lengthy.

The north-south alley contained within LOTS 1-6 BLK 1 LOTS 1-3 BLK 2 LESS W 60', REYNOLDS ADD. TO GRAND RAPIDS; AND the portion of NE 6th AVE contained within this same property.

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Matt Grose

4-4-2022

Signature(s) of Applicant(s)

Date

Melissa Bohm Board Chair

4-4-2022

Signature(s) of Owner(s) (if other than applicant)

Date

Date Received 4/15/22 Certified Complete 4/15/22 **Office Use Only** Fee Paid \$505<sup>00</sup>

Does the boundary of the requested vacation terminate at or abut a public water body:  Yes  No

Planning Commission Recommendation Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

City Council Action Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

Summary of Special Conditions of Approval: \_\_\_\_\_

**Required Submittals:**

- Application Fee - \$505.00 \*1
- Location Map
- Petition for Vacation
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)

*\*1 The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

**Justification of Proposed Vacation:** Please answer the following question (attach additional pages if needed). The Planning Commission and City Council will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

1. Explain why the proposed vacation would be in the public’s best interest. Please refer to the factors being considered by the Planning Commission and City Council that are listed on the final page of this application.

The current land designated as street or alley is not used by the public. In the case of the street, it is the entrance to a parking lot that has no egress to the north. In the case of the alley, it runs underneath an ice rink. Neither serves a public purpose and neither has served the purpose of street or alley for decades.

**Additional Instructions:**

Prior to submitting your Petition for Vacation, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals.

**Findings for Approval:**

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

- Is the street right-of-way needed for traffic purposes?
- Is the street right-of-way needed for pedestrian purposes?
- Is the street right-of-way needed for utility purposes?
- Would vacating the street right-of-way place additional land on the tax rolls?
- Would vacating the street right-of-way facilitate economic development in the City?

In cases where a street/alley or public right-of-way is adjacent to a public water (lake or river), the City will also give consideration to comments submitted by the Minnesota Department of Natural Resources.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Complete applications shall be submitted to the Community Development Department one month prior to the Planning Commission’s review of the vacation. More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

**Petition for Vacation**

NE 6th Ave and alley between  
NE 6th and NE 7th Ave

PETITION FOR VACATION OF (PART OF) \_\_\_\_\_ (STREET/ALLEY/EASEMENT) IN THE CITY OF GRAND RAPIDS.

To the City Council of Grand Rapids, Minnesota:

The undersigned, a majority of the owners of property as set forth opposite their respective names, abutting on \_\_\_\_\_ (Street/Alley/Easement), respectfully petition the City Council to vacate the aforesaid (part of) \_\_\_\_\_ (Street/Alley/Easement).

Names (If not owner, describe nature of the interest in this property)

Description of Property

Independent School District #318, owner of sole abutting property

Sole abutting property on the east and west


Received on the 15 day of April, 2022.

  
City Clerk

*This petition must be signed by at least **FIFTY PERCENT (50%)** of the property owners, or those with property interests abutting the property (street, alley or easement) to be vacated. Please provide the appropriate number of names and addresses and signatures, as needed to meet this requirement (attach additional sheet if necessary).*



