



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

PLANNING COMMISSION MEETING AGENDA
Thursday, November 04, 2021
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, November 4, 2021 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 October 18, 2021, 4:00 pm special meeting.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council regarding the final plat of Hawkinson Commercial Development.

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:

ADJOURNMENT:

NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 2, 2021 AT 4:00 PM.

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

ATTEST:



CITY OF
GRAND RAPIDS
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PLANNING COMMISSION MEETING MINUTES

Monday, October 18, 2021

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 Monday, October 18, 2021 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 September 2, 2021, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes from the September 2, 2021 regular meeting. The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes, Gothard. Opposed: None, passed unanimously.

PUBLIC HEARINGS:

2. Conduct a public hearing to consider the preliminary plat of Hawkinson Commercial Development.

Commissioner Kachinske joined the meeting at 4:08 p.m.

Zoning Administrator Trast provided the background information.

A preliminary plat entitled "Hawkinson Commercial Development" was submitted by Hawkinson Construction Company, Inc., and developer Mark Hawkinson, Round 2 Development, and filed with the City on September 7, 2021. The property included within the preliminary plat is 22.28 acres in area and generally located south of Home Depot & Applebee's, north of 29th Street SE (of which primary access to the lots will be gained), and also fronting on Hwy. 169 South.

The property, proposed for subdivision, is located within the GB (General Business) zoning district. A request for a Zoning Map Amendment, for any of the proposed lots, is not anticipated, or necessary, for the proposed uses at this time.

The plat petitioner has indicated that the six proposed lots will be developed as follows:

- Lot 1, Block 1: (1.14 acres) Future development undetermined at this time.

- Lot 2, Block 1: (3.02 acres) Convenience Store & Gas Station.
- Lot 3, Block 1: (1.46 acres) Car Wash
- Outlot A (9.75 acres) Future development undetermined at this time.
- Outlot C – east side of 2nd Ave. SE (2.23 acres) Future development undetermined at this time.
- Outlot B – east side of 2nd Ave. SE (2.10 acres) Stormwater retention pond, currently established, proposed to be enlarged.
- 29th Street SE right-of-way (north half) will be dedicated within the subject plat. The street was established through a perpetual easement granted to the city in 2006.
- 2nd Avenue SE right-of-way will be dedicated within the subject plat. The avenue was established through a perpetual easement granted to the city in 2006.

The staff review committee, consisting of the Director of Public Works/City Engineer, Fire Chief, Grand Rapids PUC, Director of Parks and Recreation, and Community Development Department, has reviewed the preliminary plat for technical standards and found that it substantially complies with the City's subdivision requirements. However, there are a few comments identified by the review committee that should be addressed. Those items are as follows:

- PUC Electric Department- Commented that an existing electric line on the very SW corner of the platted property crosses into non-easement proposed piece of the property.
- Community Development Department- Commented that there is Lot Line Easement duplication from Lot 3, into the infrastructure/access easement.
- Public Works/Engineering Department-
 - o Some of the lots have a 10' drainage and utility easement around the perimeter, and others do not or only have it on some lot lines. Why not on all?
 - o The SE corner where the kiosk is located. I see the plat is adjusted for this. Is there an easement for the remaining piece? Who owns this?
- Staff determined this piece would be part of the 2nd Ave. SE R-O-W and not a very small remnant lot.
- The Subdivision Agreement, to be considered at the final plat approval, shall incorporate a parkland dedication fee, in lieu of dedication of land and in accordance with Section 30-266, as requested by the Parks and Recreation Department.

Chair MacGregor stated the public hearing scheduled was to consider the preliminary plat of Hawkinson Commercial Development. Recorder Groom noted all required notices, according to law, had been met and there was correspondence received by Mr. Gary Lillesve.

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

There was no public comment

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

The Commissioners reviewed the considerations for the record.

1. Has there been a change in the development policies of the community?
No, this is in keeping with the comprehensive plan.
2. Was there a mistake in the original zoning ordinance?
No, there was no mistake.
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 surrounding area is retail.
5. Will the proposed subdivision cause undue traffic congestion?
No, traffic may increase but there will be a private drive to alleviate any congestion.
6. Will the proposed subdivision affect public utilities?
No, the utilities have been addressed by public utilities.
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare? No, it will not.
8. Will the proposed subdivision impede orderly development of other property in the area?
No, it may enhance orderly development.
9. Will the proposed subdivision cause a decrease in value of adjacent property?
No, the new development may 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.

12. Is the proposed subdivision consistent with the Comprehensive Plan?

Yes, it is.

Motion by Commissioner Gothard, second by Commissioner Goggin 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 preliminary plat of Hawkinson Commercial Development; (Contingent upon the applicant making the following corrections/clarifications):

- Those changes suggested by the Review Committee

The following voted in favor thereof: Gothard, Hubbes, Goggin, MacGregor, Kachinske, Johnson. Opposed: None, passed unanimously.

GENERAL BUSINESS:

3. Consider a recommendation to the City Council regarding the rezoning of 8.68 acres of land from R-1 (One-Family Residential) to R-4 (Multiple-family Residential- high density).

The St. Joseph's Catholic Church filed an application for a Zoning Map Amendment with the City on September 7, 2021. The application requests the City's consideration of the rezoning of the following described properties from their current R-1 (One-Family Residential) designation to that of R-4 (Multiple-family Residential- high density).

The petition submitted by the Church involves 8.68 acres of land (four outlots, platted in 2010), and is generally located west of the St. Joseph's Catholic Church and School site: 315 SW 21st Street (see map #1). Additionally, map #1 illustrates the subject properties in relation to the existing zoning in the area: RR (Rural Residential) adjacent to the west and south, R-1 (One-Family Residential) to the north and east.

The Zoning Map Amendment, if approved and described by the petitioner in their application, and in addition to the extension of 21st Street SW and public infrastructure, west to Horseshoe Lake Road scheduled for 2022, would make the subject Outlots accessible for the development of various types of multi-family housing options.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it will enhance the neighborhood.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, it will allow for more housing development.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
Why/Why not? Yes, it is orderly development.
4. Would the change be in the best interest of the general public?
Why/Why not? Yes, more housing is needed.

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

Why/Why not? Yes, it is.

Motion by Commissioner Johnson, second by Commissioner Goggin 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 St. Joseph's Catholic Church, described within the Staff Report and as shown in the maps presented here today, from the current R-1 (One-Family Residential) zoning designation to that of R-4 (Multiple-family Residential- high density);

The following voted in favor thereof: Gothard, Hubbes, Goggin, MacGregor, Kachinske, Johnson. Opposed: None, passed unanimously.

4. Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the *Automotive/Recreational Vehicle (Repair/Service)* use, as a use permitted with restrictions, within the CBD (Central Business District) zoning district.

On October 6, 2021, Keith Still, d.b.a. Jack's Auto Service, submitted a petition requesting a text amendment to the Zoning Ordinance that would allow Automotive/Recreational Vehicle (repair/service), as a permitted use, within the CBD (Central Business District) zoning district.

As stated within his application, Mr. Still desires to add a 2,248 sq. ft., addition to his auto repair/service business located at 403 NW 3rd Avenue. The addition would accommodate two additional service bays, equipment and inventory storage space, office space, and employee breakroom. The project may ultimately add three employee's to the business.

The current auto repair/service business was originally established in the early 1960's at this location, having auto repair services, fueling stations, and car wash services over the years. The subject business/property is located within the CBD (Central Business District), and the existing use is not permitted within the CBD per Section 30-512 Table-1 Permitted Uses.

This use, along with two other long standing auto repair/service businesses in the CBD, is considered a grandfathered Class 1 nonconforming use (Those where the use of the building or land does not conform to the district use regulations of division 4 of this article) which is outlined in Section 30-458 Nonconforming uses of the Municipal Code. As such, the Class 1 nonconforming use may not be structurally altered or enlarged unless the resultant altered or enlarged building or use shall conform in terms of usage to the provisions of this article.

The Commissioners read their considerations for the record.

1. Will the change affect the character of neighborhoods?

Why/Why not? No, it will improve the existing property.

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

Why/Why not? Yes, it could create additional jobs.

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

Why/Why not? Yes, it will foster orderly development.

4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it will allow for development and growth.
5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it is.

Motion by Commissioner Kachinske, 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 a favorable recommendation to the City Council regarding the draft text amendment adding repair/service under the "Automotive/Recreational Vehicle" subheading, as a use permitted with restrictions within the CBD (Central Business District) zoning district: Section 30-512 Table-1 (Permitted Uses), and that the CBD zoning district is added to the established restriction within subpart (c) of Section 30-564 Uses with Restrictions

The following voted in favor thereof: Johnson, Kachinske, MacGregor, Goggin, Hubbes, Gothard. 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.

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

There being no further business the meeting adjourned at 5:09 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 4, 2021 AT 4:00 PM.

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

ATTEST:

Aurimy Groom, Recorder

Eric Trast

From: Rob Mattei
Sent: Monday, October 18, 2021 8:45 AM
To: Eric Trast
Subject: Fwd: Hawkinson Development

Rob Mattei
 Director of Community Development
 City of Grand Rapids
 Office: (218) 326-7622
 Mobile: (218) 244-2924

Begin forwarded message:

From: Gary Lillesve <gary.lillesve@gmail.com>
Date: October 17, 2021 at 11:27:30 PM CDT
To: communitydev@cityofgrandrapidsmn.com, police@cityofgrandrapidsmn.com
Subject: Hawkinson Development

We have lived in our present location in the Don-Al Addition for the last forty years, and have seen the development of the south part of Grand Rapids grow in leaps and bounds. The traffic even now is very heavy, especially with the US 2 and Enbridge pipeline construction, but it will still be heavy when those two projects are completed.

Presently Pokegama avenue has a posted speed limit of 40 mph until just south of the entrance to our addition, but most of the traffic seems to not pay any attention to the posted limit. Even with the traffic signal at 29th Street, it is very difficult to enter Pokegama Avenue from our addition, and it will only get worse with the proposed Hawkinson development. I often walk to Super-One, Home Depot, and Walmart, and I never use the pedestrian crossing at the traffic light, as I have seen many vehicles running the red light on a daily basis. Is difficult to cross the street because the traffic in general is speeding over the posted 40 mph limit. The traffic lights turning green to the stopped southbound traffic are like the lights at the beginning of a standing 1/4 mile time trial, often with two vehicles racing each other. More likely than not, the two vehicles are pickups with young males driving them and have little if any exhaust noise abatement on their vehicles.

I would like to have the city consider asking the state to extend the forty mph speed limit further south, and especially, start enforcing the speed limit. I don't think it would take too much police presence to get people to start slowing down. That would allow easier access for our addition onto Pokegama Avenue.

I am sure with this proposed new development, the traffic in our area will only get worse, exacerbating a bad situation. Please consider doing something before there are any injuries or deaths due to the expected changes.

My wife and I are definitely planning to attend the upcoming public hearing tomorrow.

Thank you,

Gary J. Lillesve
2904 SW 1st Avenue
Grand Rapids, MN
218-481-5614



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 11/4/2021
Statement of Issue:	Consider a recommendation to the City Council regarding the final plat of Hawkinson Commercial Development.	
Background:	<p>The preliminary plat entitled “Hawkinson Commercial Development” was submitted in September by Hawkinson Construction Company, Inc., and developer Mark Hawkinson, Round 2 Development. The property included within the preliminary plat is 22.28 acres in area, including proposed right-of-way, and generally located south of Home Depot & Applebee’s, and north of 29th Street SE.</p> <p>At a rescheduled meeting on October 18, 2021, the Planning Commission took up consideration of the preliminary plat of Hawkinson Commercial Development, conducted a public hearing, and made a recommendation to the City Council for its approval, contingent upon the addressing of several recommendations made by the staff review committee.</p> <p>The City Council, at their regular meeting on October 25, 2021, accepted the recommendation of the Planning Commission, and approved the preliminary plat as recommended by the Planning Commission.</p> <p>The final plat documentation, in complete form, was recently filed with the City, with the required recommendations of the review committee having been addressed. The plat petitioner is now requesting approval of the final plat of Hawkinson Commercial Development.</p>	
Considerations:	The final plat documents are in order and appear to be consistent with the preliminary plat previously approved by the Planning Commission and the City Council.	
Recommendation:	That the Planning Commission reviews the final plat of Hawkinson Commercial Development, and forward a favorable recommendation to the City Council.	
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval of the final plat.</p> <p><u>Example Motion:</u> Motion by _____, second by _____ that the Planning Commission does hereby forward to the City Council a recommendation to approve the final plat of Hawkinson Commercial Development, contingent upon:</p> <ul style="list-style-type: none"> • The execution of the associated Subdivision Agreement. • In accordance with Minnesota Statute §§505.02, Subdivision 1, the 	

	Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat.
Attachments:	<ul style="list-style-type: none">• Final Plat

HAWKINSON COMMERCIAL DEVELOPMENT

PARTS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST, ITASCA COUNTY MINNESOTA.

KNOW ALL PERSONS BY THESE PRESENTS: That Round 2 Development LLC, a Minnesota Limited Liability Company, being the owner of the following described property located in the City of Grand Rapids, County of Itasca, State of Minnesota, to wit:

The South One-half of the Southwest Quarter of the Northwest Quarter (S1/2 SW1/4 NW1/4) lying East of Highway, in Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, Itasca County, Minnesota.

Abstract Property.

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, according to the Government Survey thereof, Itasca County, Minnesota.

Torrens Property - Certificate of Title No. 24204.

Has caused the same to be surveyed and platted as HAWKINSON COMMERCIAL DEVELOPMENT and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Round 2 Development LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers on this ____ day of _____, 20____.

Signed: Round 2 Development

Mark Hawkinson, President

STATE OF MINNESOTA
COUNTY OF _____

This Instrument was acknowledged before me on this ____ day of _____, 20____, A.D. by Mark Hawkinson. As president of Round 2 Development, LLC.

_____, Notary Public
_____, County, Minnesota
My Commission Expires _____

I, Daniel J. Bemboom, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Daniel J. Bemboom, Professional Land Surveyor
Minnesota License No. 46562

STATE OF MINNESOTA
COUNTY OF _____

This Instrument was acknowledged before me on this ____ day of _____, 20____, A.D. by Daniel J Bemboom, Minnesota License Number 46562.

_____, Notary Public
_____, County, Minnesota
My Commission Expires _____

CITY OF GRAND RAPIDS

We do hereby certify that on this ____ day of _____, 20____ the City of Grand Rapids approved this plat.

Signed: City of Grand Rapids

Dale Christy, Mayor

Kimberly Gibeau, City Clerk

ITASCA COUNTY AUDITOR

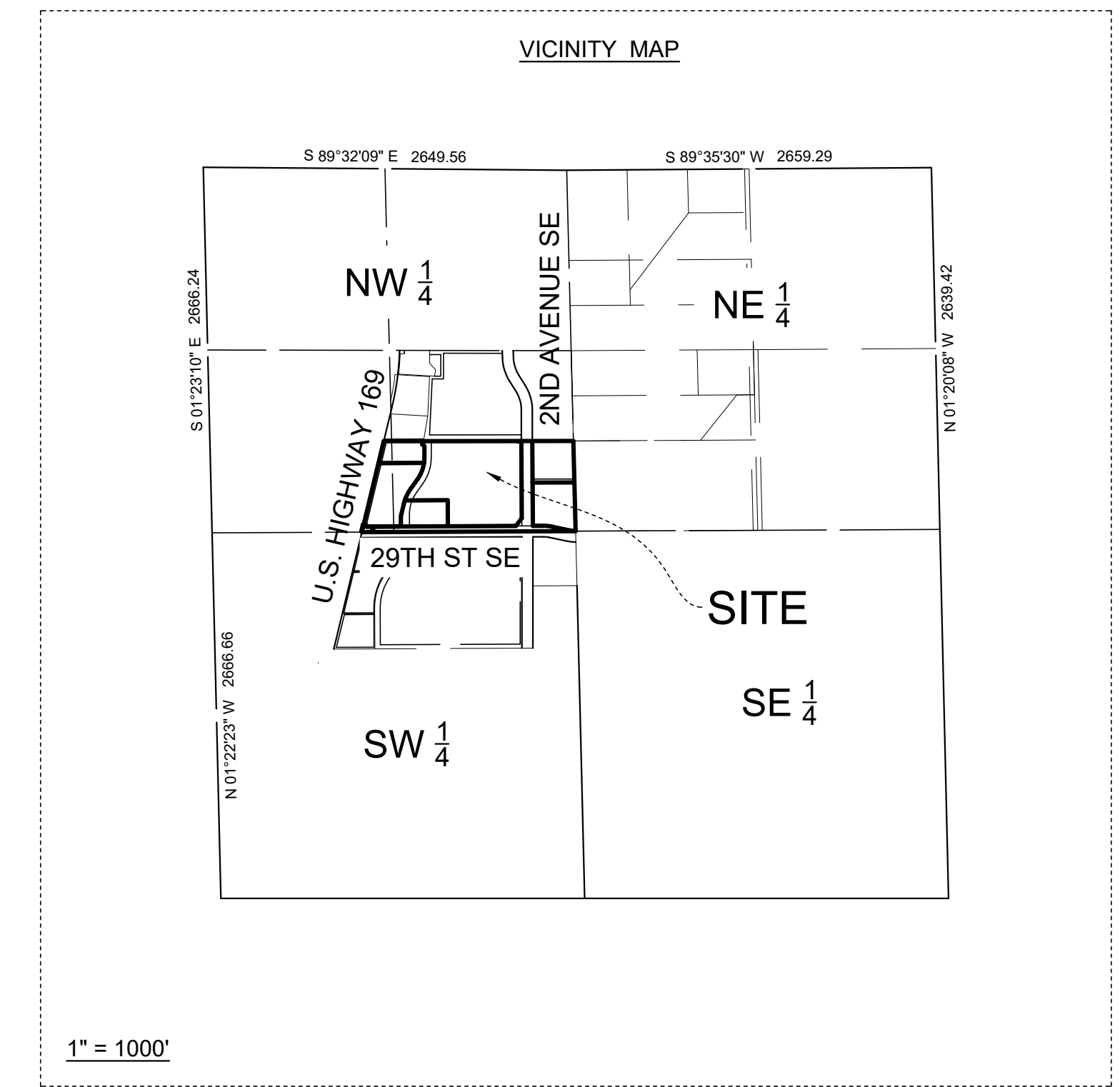
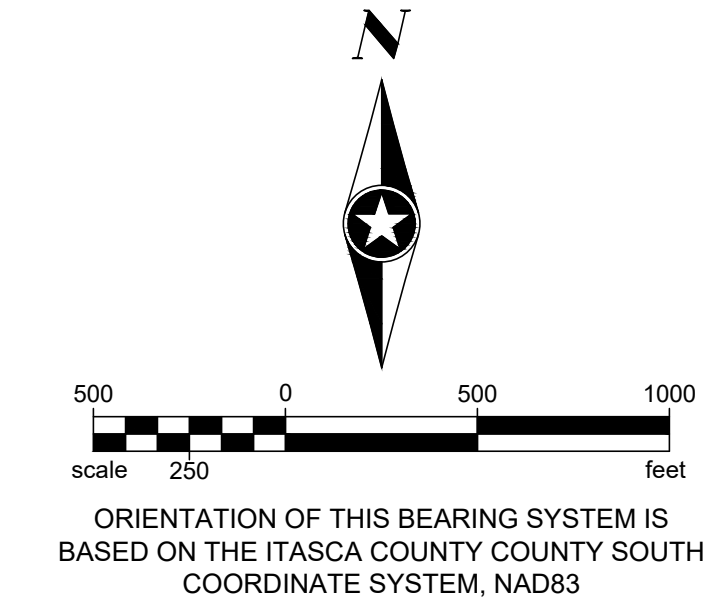
I do hereby certify that there are no delinquent taxes on the above described property as of this ____ day of _____, 20____.

Jeffrey T. Walker
Auditor / Treasurer
Itasca County, Minnesota

ITASCA COUNTY RECORDER AND REGISTRAR OF TITLES

I do hereby certify that the within instrument was filed in this office for record this ____ day of _____, 20____, at ____ o'clock ____ M as Document Number _____.

Nicolle Zuehlke
Recorder / Registrar
Itasca County, Minnesota



1" = 1000'

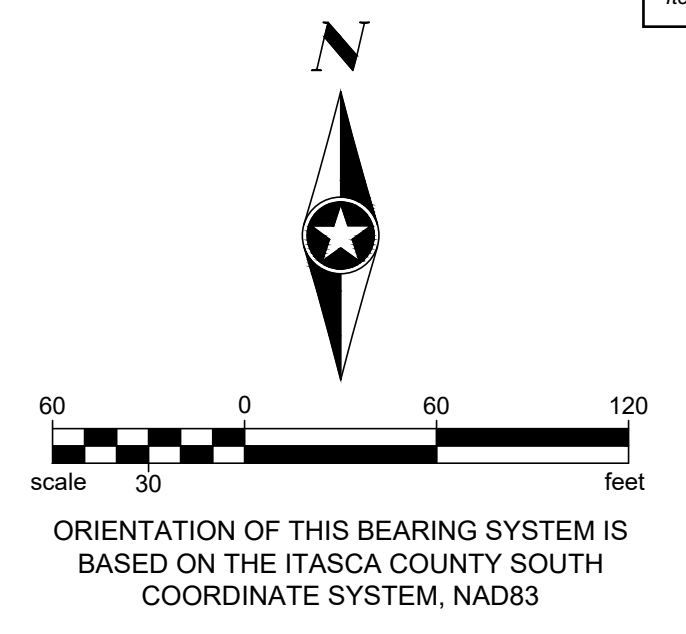
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PARCEL CURVE DATA					
CURVE	RADIUS	LENGTH	CH DISTANCE	CH DIRECTION	DELTA
C1	36.00'	29.43'	28.62	N 23°25'17" E	046°50'34"
C2	99.00'	23.68'	23.62	S 06°51'09" W	013°42'19"
C3	325.00'	27.41'	27.41	S 16°07'18" W	004°49'59"
C4	325.00'	95.23'	94.89	S 26°55'57" W	016°47'19"
C5	275.00'	130.03'	128.83	N 21°46'51" E	027°05'32"
C6	16.00'	25.13'	22.62	N 44°56'14" W	089°58'56"
C7	275.00'	63.79'	63.64	S 28°40'56" W	013°17'23"
C8	275.00'	105.77'	105.12	S 11°01'07" W	022°02'14"
C9	36.00'	29.86'	29.01	S 24°01'24" E	047°31'01"
C10	36.00'	18.30'	18.11	N 14°18'03" E	029°07'54"
C11	290.00'	61.35'	61.23	N 84°11'12" W	012°07'14"
C12	207.95'	40.53'	40.47	S 83°40'51" E	011°10'02"

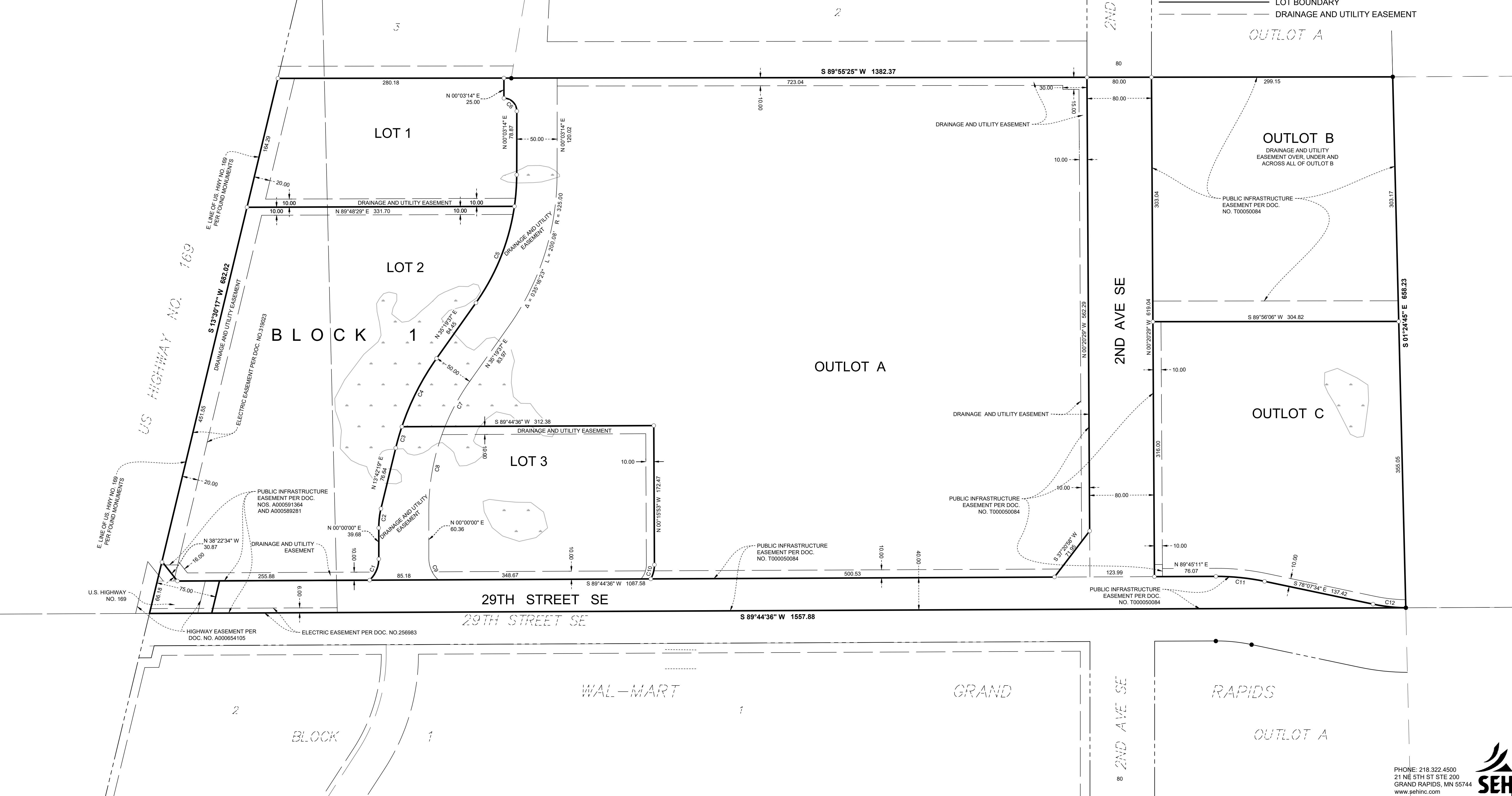
HAWKINSON COMMERCIAL DEVELOPMENT

PARTS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST, ITASCA COUNTY MINNESOTA.



LEGEND

- FOUND IRON MONUMENT
- SET 5/8" IRON REBAR MONUMENT CAPPED LS 46562
- PLAT BOUNDARY
- LOT BOUNDARY
- - - DRAINAGE AND UTILITY EASEMENT



Save: 10/28/2021 10:47 AM cjeffers Plot: 10/28/2021 10:48 AM X:\PIR\RT\DEV\1617409-survey\92-CAD\15-dwg\RT161740_FINAL_PLAT.dwg

