



PLANNING COMMISSION MEETING AGENDA

Thursday, May 07, 2026

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 7, 2026 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 minutes from the April 2nd, 2026 regular meeting.

PUBLIC HEARINGS:

2. Conduct a public hearing and consider a recommendation to the City Council on an amendment to the Conditional Use Permit granted to Walmart.

GENERAL BUSINESS:

3. Consider a recommendation to the City Council on the vacation of a segment of public infrastructure easement within the Crowder 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 4, 2026 AT 4:00 PM.

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

ATTEST: Aurimy Groom, Administrative Assistant



CITY OF
GRAND RAPIDS
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PLANNING COMMISSION MEETING MINUTES

Thursday, April 02, 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 Isaac Meyer

ABSENT

- Commissioner Amanda Lamma

STAFF

- Will Richter
- Rob Mattei
- Aurimy Groom

APPROVAL OF MINUTES:

1. Consider approval of minutes from the February 5, 2026 regular meeting.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Marquardt to approve the minutes from the February 5, 2026 regular meeting. The following voted in favor thereof: Johnson, Bignall, Marquardt, Kreitzer, Meyer. Opposed: None, motion passed unanimously.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council on the Vacation of a municipal street right-of-way near Blandin Beach.

Zoning Administrator Richter provided background information. Community Development staff have initiated a street right-of-way vacation at Blandin Beach. This vacation would allow for improvements which include a new building that would sit in the current right-of-way. The review committee have no objections to the proposed vacation.

The Commissioners reviewed the considerations for the record:

1. Is the right-of-way needed for traffic purposes?
Why/Why not? No, there is no need for a road in that location.
2. Is the right-of-way needed for pedestrian purposes?
Why/Why not? No, there is already a sidewalk for pedestrians.
3. Is the right-of-way needed for utility purposes?
Why/Why not? No, it is not need to maintain utilities.
4. Would vacating the right-of-way place additional land on the tax rolls?
Why/Why not? No, it is city property.
5. Would vacating the right-of-way facilitate economic development in the City? Why/Why not? Yes, improvements to the public space adjacent to the Hwy 2 project could attract future development.

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 vacation of public right-of-way described as:

6th Street NW right-of-way Adjacent to Blocks 8 and 9, Grand Rapids Second Division, Itasca County, Minnesota.

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

3. Consider a recommendation to the City Council on a text amendment to the Municipal Code increasing the maximum height in R-4 zoning.

Staff provided a power point on the proposed amendment. Recent housing projects have required variances from the maximum height requirement in R-4 districts which led to the evaluation of the current code. After review it was determined to better reflect current building and land use trends the maximum height should be increased from 45' to 60' in an R-4 zoning district.

The Commissioners reviewed the considerations for the record:

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it is already a high density zoning district.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, it will allow for more projects and better land use.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
Why/Why not? Yes, it will.

4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it will provide more housing which aligns with the Comprehensive Plan.
5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it does as stated in question four.

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 Table 2A District Development Regulations; Principal Structures - increasing the Maximum Height for R-4 zoning to 60'. The following voted in favor thereof: Johnson, Bignall, Marquardt, Kreitzer, Meyer. Opposed: None, motion passed unanimously.

4. Consider the election of Planning Commission Officers

Commissioner Marquardt nominated Commissioner Bignall as Chair
Commissioner Johnson nominated Commissioner Lamppa as Vice Chair

There were no other nominations.

Motion by Commissioner Marquardt, second by Commissioner Johnson to elect Commissioner Bignall as Chair and Commissioner Lamppa as Vice Chair. The following voted in favor thereof: Johnson, Bignall, Marquardt, Kreitzer, Meyer. 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 input from the public.

REPORTS/ANNOUNCEMENTS/UPDATES:

5. Zoning Administrator update on multifamily unit analysis.

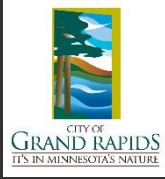
Zoning Administrator Richter provided an update on the development of an alternate calculation for units in the GB, LB and R-4 zones. Chair Bignall and Commissioner Meyer volunteered to work with staff reviewing the how the unit count is calculated in the Municipal Code and determine if there is a more reasonable method.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:28 p.m.

Respectfully Submitted:

Aurimy Groom, Administrative Assistant



Planning Commission Staff Report

CUP amendment	Community Development Department	Date: 5/7/2026
Statement of Issue:	<p>Conduct a public hearing to consider a recommendation to the City Council regarding a request for a sixth amendment to the approved Conditional Use Permit granted to Walmart Stores Inc., for the construction of a new Walmart Supercenter located on Lot 1, Block 1, Plat of Walmart Grand Rapids in December 2006.</p>	
Background:	<p>On December 4, 2006, the City Council adopted City Resolution #06-130 approving a conditional use permit (CUP) for the construction of a Walmart Supercenter, with certain conditions, as provided for under Division 14 of the City Zoning Code (Large Scale Commercial Development Standards).</p> <p><u>Amendment Request History:</u></p> <p>In February of 2007, Walmart Stores requested the City’s consideration of an amendment to the approved CUP that incorporated a tire/lube/express (TLE) auto service element to the use. The requested addition enlarged the store from its originally approved footprint of 182,662 sq. ft. to a footprint of 187,443 sq. ft. This amendment request was approved through the adoption City Resolution #07-08.</p> <p>In February of 2008, Walmart requested the City’s consideration of an amendment to the CUP. As part of a “rebranding” strategy undergone by Walmart Stores, Walmart proposed a reduction in building signage, and changes in color on both the exterior building façade and the monument sign. This second amendment request was approved through the adoption City Resolution #08-22.</p> <p>In October of 2017, Walmart requested the City’s consideration of a third amendment to the Conditional Use Permit. The requested amendment would allow for an 18’ X 72’ covered parking canopy structure (for their On-line Ordering Pick-up Program) to be added to the southeast corner of the property, and the addition of an orange accent color & “Pickup” related signage, to a portion of the southwest corner of the Walmart building. The third amendment request was approved through the adoption City Resolution #17-106.</p> <p>In September of 2019 Walmart requested the City’s consideration of a fourth amendment to its Conditional Use Permit. The 2019 amendment allowed for the updating of the building’s current exterior paint colors (project in progress), from the existing earth tone color scheme to the current Walmart brand standard of neutral grey with blue accent, and additionally, the updating of existing building signage. The fourth</p>	

amendment request was approved through the adoption City Resolution #19-99.

In March of 2020, Walmart requested the City's consideration of a fifth amendment to its Conditional Use Permit. The 2020 amendment allowed for the exterior dark gray accents on the liquor store component, to be replaced with dark blue, as well as updating the liquor store signage. The fifth amendment request was approved through adoption of City Resolution #20-27.

Current Amendment Request:

- LK Architecture, on behalf of Walmart Real Estate Business Trust, has requested the Planning Commission's recommendation for approval, of a sixth amendment to a Conditional Use Permit originally approved in December 2006, allowing for the construction of a Walmart Supercenter, as provided for under Division 14 of the City Code (Large Scale Commercial Development Standards). The requested amendment would allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating of building signage. Please see attachments for images and details.

Past History of CUP process for large scale retail:

The City amended its Zoning Ordinance in 2005 establishing the General Sales and Service (building footprint over 70,000 sq. ft.) use, as a conditional use, in GB (General Business) zoning districts, and further established building and site design standards intent upon influencing the development of these uses in a manner that creates a smaller scale, feel and relationship to the small town atmosphere of Grand Rapids.

With the establishment of the CUP process set forth within Division 14, 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.

When reviewing a Conditional Use Permit application and considering their recommendation to the City Council, the Planning Commission should make specific findings based upon their standard list of considerations, which are found in Section 30-531e of the City Code. The Planning Condition must also consider the degree to which the proposed project meets the criteria and objectives established within the Large Scale Commercial Design Standards, Division 14, of the City Zoning Code, and if certain conditions or restrictions should be recommended to the City Council to ensure that the project meets those objectives and criteria.

Special attention should be given to that portion of Division 14 which

	<p>addresses <i>building materials and colors</i>, to be sure the spirit and intent of the ordinance is maintained with the proposed changes: (<i>attachment - Division 14</i>)</p> <ul style="list-style-type: none"> • Section 30-903(1)b. <i>Materials and colors</i> <p>Staff has reviewed the application and the associated changes to the approved development plans and provides the following comment and potential condition:</p> <ul style="list-style-type: none"> • That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, 19-99, and 20-27 remain in effect.
<p>Considerations:</p>	<p>When reviewing a request for a Conditional Use Permit, the Planning Commission must make findings based on the attached list of considerations. Section 30-531(e):</p> <ul style="list-style-type: none"> • Will not be detrimental to the public health, safety, morals, or general welfare; • Will not cause undue traffic congestion or hazards and will not result in a parking shortage; • Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area; • Will not impede the orderly development of other property in the area; • Will not impose an excessive burden on parks and other public facilities and utilities; • Is consistent with the Comprehensive Plan. <p>The Planning Commission must also consider the proposals compliance with the criteria and objectives established within the Large Scale Commercial Design Standards, Division 14, of the City Code.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to recommend approval or denial, the application, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Conditional Use Permit.</p>
<p>Required Action:</p>	<p>Approve a motion to either recommend: approval, approval with additional conditions, or deny the applied for Conditional Use Permit.</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 recommend that the City Council</p>

	<p>(grant)(deny) the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-130, to Wal-Mart Stores Inc., for the property legally described as: <i>Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota:</i></p> <ul style="list-style-type: none">• To allow changing exterior paint colors on the building to the new Walmart brand standard of dark gray with blue accent and updating of building signage. <p>and that the following conditions shall apply:</p> <ul style="list-style-type: none">• That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, 19-99, and 20-27 remain in effect. <p><i>(If the Planning Commission wishes to place additional conditions upon their approval, the following should be added to the motion:)</i></p> <ul style="list-style-type: none">• _____
<p>Attachments:</p>	<ul style="list-style-type: none">• Copy of the LK Architecture, (on behalf of Walmart Real Estate Business Trust) application and associated documentation.• List of the Planning Commissions CUP Considerations• City Resolution #'s: 06-130, 07-08, 08-22, 17-106,19-99, and 20-27• Section 30-531 (CUP's) and Division 14 of City Zoning Code• Site Map



Conditional Use Permit 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

Community Development Office Use Only
Date Received
Certified Complete
Fee Paid

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:
Name of Applicant: Janeka Jones
Address: 100 N. Broadway, Suite 800
City: Wichita, State: KS, Zip: 67202
Business Telephone/e-mail address: 316-617-6255
Name of Owner: Walmart Real Estate Business Trust
Address: 702 SW 8th Street
City: Bentonville, State: AR, Zip: 72716
Business Telephone/e-mail address: 800-876-5309

Parcel Information:
Tax Parcel #: 91-718-0110
Existing Use: Retail
Property Size: Building: 187,609 sf
Existing Zoning: General Business
Proposed Use: Retail
Property Address / Legal Description: 100 SE 29th St Grand Rapids, MN 55744
(attach additional sheet if necessary)

Permit Type:
The following type of Conditional Use Permit is, hereby, requested:
[] Mobile Home Parks
[] Mining of Sand and Gravel (> 2year)
[] Heavy Mining
[] Interim Use of Buildings
[] Group and Foster Homes (7-8 residents in R-1 and R-2)
[] Bed and Breakfast Accommodations (up to 5 guest rooms/10 persons in R2)
[] Essential Service Structure (within any residential zone or CBD)
[] General Sales and Service (greater than 70,000 sq. ft. building footprint)
[] Telecommunication Towers and Facilities
[] Primary, Secondary, and Post High schools in R districts
[] Junk and Salvage Operations
[] Land Reclamation
[X] CUP Amendment

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.

Janeka Jones
Signature(s) of Applicant(s)

03/25/2026
Date

Signature(s) of Owner(s)-(If other than applicant)

3/23/26
Date

Required Submittals: 1 Set (electronic copies required):

- Application Fee - \$505.00
- Site Plan (as per 30-531b1)
- Drainage Plan (as per 30-531b2)
- Landscape Plan (as per 30-531b3)
- Building Plans (as per 30-531b4)
- Written description of proposed use (as per 30-531b5)

Additional Required Submittals, if applicable:

If the proposed use is classified as General Sales and Service (greater than 70,000 sq. ft. building footprint), and is, thus, regulated by Division 14, Article IV, Chapter 30 of the Grand Rapids City Code, the following additional submittals are required:

- Application Fee – Total Actual Cost Incurred by the City (\$3,500.00 deposit required via escrow agreement)
- Traffic Study (as per 30-902c4)
- Written explanation of how the proposed development adheres to the individual elements of the Site Design Standards in 30-902, and the Building Design Standards in 30-903.
- The Landscaping Plan required under 30-531b3 shall include sufficient detail to demonstrate the proposed developments compliance with 30-902e.
- The Site Plan required under 30-531b4 shall include sufficient detail to demonstrate the proposed developments compliance with sections: 30-902a, 30-902b, 30-902c, 30-902d, 30-902f, 30-902g, 30-902h, and 30-902i.
- The Building Plans required under 30-531b4 shall include sufficient detail to demonstrate the proposed developments compliance with sections 30-903a through 30-903h.
- Adaptability for Reuse Plan (as per 30-904a1)
- Environmental Assessment Worksheet, if applicable, (as per 30-904b) and RGU Notice of Decision – Negative Declaration, or, if the RGU Notice of Decision on the EAW is a Positive Declaration, a copy of the Environmental Impact Statement and RGU Notice of Adequacy.

Findings for Approval:

In accordance with Section 30-531e of the Grand Rapids City Code, the City Council shall not approve a Conditional Use Permit unless it shall find that the establishment, maintenance and operation of the use:

- Will not be detrimental to the public health, safety, morals and general welfare;
- Will not cause undue traffic congestion, or hazards and will not result in a parking shortage;
- Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;
- Will not impede the orderly development of other property in the area;
- Will not impose an excessive burden on parks and other public facilities and utilities;
- Is consistent with the Comprehensive Plan.

In addition to the general requirements for all Conditional Use Permit listed above, the City Council will also consider the requirements specific to each designated conditional use as contained within the Grand Rapids City Code.

The attached Section 30-531 of the Grand Rapids City Code provides additional detail with respect to Conditional Use Permit process.

Additional Instructions:

Prior to submitting your Conditional Use Permit Application, 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.

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 CUP. 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.



March 19, 2026

Will Richter
 City of Grand Rapids – Planning Department
 420 North Pokegama Avenue
 Grand Rapids, MN 55744

RE: Conditional Use Permit (CUP) – Scope of Work Summary
 Grand Rapids, MN Walmart 01609-1011
 100 SE 29TH Street
 Grand Rapids, MN 55744
 LK Project No.: 26121

Dear Mr. Richter

This letter is intended to summarize the scope of work associated with the proposed project for the purpose of applying for a Conditional Use Permit (CUP).

The proposed work includes limited exterior paint and signage updates. The exterior elevations will receive new paint to update the colors scheme as shown in the drawings. The stone veneer will remain unpainted. The majority brand color per Walmart's updated standards will be Dark Gray (P49E) with True Blue (P218E) being the accent color.

Existing signage on the front, rear, and side elevations will be replaced with Walmart's updated Branding design standards. Orange paint branding at existing pickup sign will be changed to Dark Gray, and the sign will be updated to include directional arrow toward existing pickup area. Home & Pharmacy sign will be updated to indicate new Walmart branding standards of Home & Fashion for a clearer indication of merchandise within store. New Pharmacy signage will be included to indicate Pharmacy entry location. Lawn & Garden signs will be updated to Outdoor verbiage. Auto Center sign will be relocated closer to the auto care entry for more visibility, and a directional arrow will be included. Vision Center sign will be updated to Vision verbiage.

Please let us know if any additional information is required to support the CUP review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Edward J. Wilson', written over a horizontal line.

Edward J. Wilson
 Architect of Record

A handwritten signature in blue ink, appearing to read 'Nikki Botkin', written over a horizontal line.

Nikki Botkin
 Permit Specialist/Contact



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Item 2.

Public Hearing

CUP Amendment Request: Walmart

May 7, 2026



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CUP Amendment Request

- **Petitioner:** LK Architecture on behalf of Walmart
- **Filing Date:** April , 2026
- **Requested CUP Amendment:** would allow for the updating of the building's current exterior paint colors to the current Walmart brand standard of dark gray with blue accent and updating of building signage.
- **Subject Property:** Walmart store located at 100 SE 29th St, Grand Rapids, MN
Lot 1, Block 1, Walmart plat of Grand Rapids, Itasca County, Minnesota
- **Present Use of Property:** 198,177 Sq. Ft. Walmart store.



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CUP Amendment Request

Item 2.

Subject Property:

100 SE 29th ST





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CUP Amendment Request

History of Division 14 - *Large Scale Commercial Development Standards:*

- **February 2004 - City adopts updated Comprehensive Plan, identifies the need to update Zoning Ordinance. As part of this process, the City Council had discussions specific to the impacts of large-scale commercial development in the City.**
- **As a response to that, an established Zoning Ordinance Revision Steering Committee developed standards for large scale retail general sales and service (buildings greater than 70,000 sq. ft.)**
- **The standards, which were later adopted as part of the Zoning Ordinance, established this category of use as a conditional use in GB/SGB zoning districts, with specific architectural and site design standards geared toward ensuring that large scale commercial development is compatible with the unique built and natural environment of Grand Rapids.**
- **The CUP Process allows for case specific public review/input into large scale retail projects.**



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CUP Amendment Request

History of Division 14 - *Large Scale Commercial Development Standards (cont.):*

Generally, the proposed Large Scale Commercial Development Standards includes the following elements geared towards the integration of these types of developments within the context of the community:

- **Examination of the relationship of the proposed development with adjacent streets, businesses and neighborhoods and community features.**
 - **Parking and vehicle and pedestrian circulation.**
 - **Landscaping and Screening.**
 - **Building Design Standards.** *
 - **Environmental review for buildings in excess of 125,000 sq.ft.**
-
- **May 18, 2005 - Ordinance adopted.**
 - **CUP's To Date: Wal-Mart (new store + amendments), Target (enlargement of existing store), L & M (reuse of former Wal-Mart building + amendment).**



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CUP Amendment Request

Relevant Sections of Division 14:

Section 30-903(1)b. Materials and colors

Materials and colors. Buildings shall incorporate high quality materials that provide long term durability and design appeal. Concrete cinder block and metal siding are prohibited on building facades that face public streets. Facade colors shall be low reflectance and subtle. High intensity colors are prohibited but complementary colors that accent primary colors are acceptable.



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CUP Amendment Request

Current Façade:





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CUP Amendment Request

Orange >>> Dark Gray:

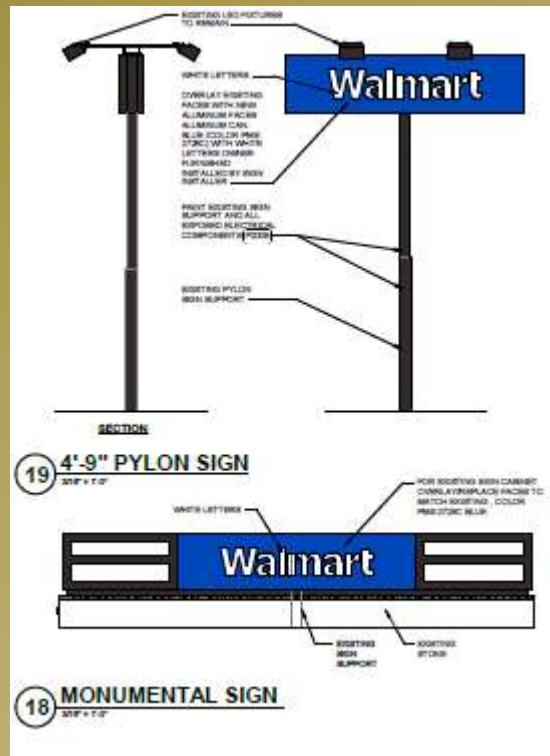




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CUP Amendment Request

Proposed Exterior Signage Changes:





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CUP Amendment Request

Recommended (Potential) Condition for Approval:

Staff has reviewed the application and the associated changes to the approved development plans and provided the following comment and potential condition:

- 1. That all previously imposed conditions under City Resolution No. 06-130 remain in effect.**



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CUP Amendment Request

Planning Commission Considerations:

PLANNING COMMISSION

CONSIDERATIONS

CONDITIONAL USE PERMIT

1. Will not be detrimental to the public health, safety, morals, or general welfare?
Why/Why not?

2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage?
Why/Why not?

3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area?
Why/Why not?

4. Will not impede the orderly development of other property in the area?
Why/Why not?

5. Will not impose an excessive burden on parks and other public facilities and utilities?
Why/Why not?

6. Is consistent with the Comprehensive Plan?
Why/Why not?



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Item 2.

Questions?

Councilmember Erkkila introduced the following resolution and moved for its adoption:

RESOLUTION NO. 06-130

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT, APPLIED FOR BY WAL-MART STORES INC., FOR THE CONSTRUCTION OF A PROPOSED WAL-MART SUPERCENTER, A GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) USE, TO BE LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TRUNK HWY. 169 AND 29TH ST. SE.

WHEREAS, a petition was received for a Conditional Use Permit (CUP) for the purpose of allowing the establishment of a General Sales and Service (greater than 70,000 sq. ft. building footprint) use, on property legally described within an application submitted by Wal-Mart Stores Inc. on November 15, 2006 and generally located on vacant land located at the southeast quadrant of the intersection of Trunk Hwy. 169 and 29th St. SE.; and

WHEREAS, the Planning Commission reviewed the request for a CUP and conducted a public hearing on this request on November 28, 2006, and all were heard who wished to speak on the matter; and

WHEREAS, the Planning Commission made certain findings that the request for a CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Code if certain conditions were applied; and

WHEREAS, the Planning Commission recommended approval of the CUP with the following conditions:

- (1) A requirement for City Council approval of the requested text amendments to the Zoning Ordinance revising parking requirements for the Retail Sales and Service (not listed) use.
- 1a) A requirement that the pedestrian walkway within the landscaped island extending the depth of the parking lot in front of the general merchandise vestibule from its proposed width of 5 feet to a width of 7 feet.
- (1b) A requirement that the crosswalk at the west end of the pedestrian walkway within the landscaped island extending the depth of the parking lot in front of the general merchandise vestibule be appropriately delineated with signage.
- (2) A requirement that the preserved trees and the proposed landscaping between these areas along Hwy 169 be permanently preserved by including those areas within a conservation easement
- (3) A requirement that the proposed pylon and monument signs incorporate architectural elements such as the cultured ledgerstone, as used on the building façade, in their construction

WHEREAS, the City Council, upon review of the minutes, findings and conditions of the Planning Commission, accepts and specifically adopts the findings and recommendation of the Planning Commission; that the establishment, maintenance and operation of the use contemplated by the proposed CUP:

1. Will not be detrimental to the public health, safety, morals or general welfare;
2. Will and will not cause undue traffic congestion or hazards and will not result in a parking shortage;
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;
4. Will not impede the orderly development of other property in the area;
5. Will not impose an excessive burden on parks and other public facilities and utilities;
6. Is consistent with the Comprehensive Plan

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that a Proposed Conditional Use Permit be granted to Wal-Mart Stores Inc. to allow the construction of a proposed Wal-Mart SuperCenter Store, on property legally described with the CUP application, as depicted within that application, subject to the conditions listed above.

Adopted by the Council this 4th day of December 2006.

Susan Zeige
Susan Zeige, Mayor

ATTEST:

Karen Alto
Karen Alto, Interim City Clerk

Councilmember Schlauderaff seconded the foregoing resolution and the following voted in favor thereof Driscoll, Erkkila, Schlauderaff, Zeige, and the following voted against same; Drake, whereby the resolution was declared duly passed and adopted.

Councilmember Adams introduced the following resolution and moved for its adoption.

RESOLUTION NO. 07-08

A RESOLUTION GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT, PREVIOUSLY APPROVED UNDER CITY COUNCIL RESOLUTION 06-130 FOR A PROPOSED WAL-MART SUPERCENTER, A GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) USE, TO BE LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TRUNK HWY 169 AND 29TH ST. SE.

WHEREAS, a petition was received from Wal-Mart Stores Inc. on January 18th, 2007 for an amendment to a Conditional Use Permit (CUP) previously approved by the City Council under Resolution 06-130, and

WHEREAS, the requested amendment is necessary because the petitioner, Wal-Mart Stores Inc., wishes to change the building and site plans for the proposed Wal-Mart Supercenter already approved under said resolution, and

WHEREAS, the change to the building and site plans would increase the building size from the originally approved footprint of 182,662 s.f to a proposed footprint of 187,443 in order to incorporate a tire/lube/auto service express component to the proposed retail, and

WHEREAS, the Planning Commission reviewed the request to amend the CUP and conducted a public hearing on this request on February 1st, 2007, and all were heard who wished to speak on the matter; and

WHEREAS, the Planning Commission made certain findings that the amended CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Code if those same conditions, as applied to the original CUP under Resolution 06-130, remained in effect; and

WHEREAS, the Planning Commission recommended approval of the amended CUP with the following, previously approved conditions applying:

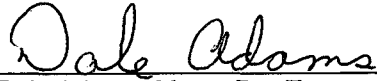
- (1) A requirement for City Council approval of the requested text amendments to the Zoning Ordinance revising parking requirements for the Retail Sales and Service (not listed) use
- 1a) A requirement that the pedestrian walkway within the landscaped island extending the depth of the parking lot in front of the general merchandise vestibule from its proposed width of 5 feet to a width of 7 feet.
- (1b) A requirement that the crosswalk at the west end of the pedestrian walkway within the landscaped island extending the depth of the parking lot in front of the general merchandise vestibule be appropriately delineated with signage.
- (2) A requirement that the preserved trees and the proposed landscaping between these areas along Hwy 169 be permanently preserved by including those areas within a conservation easement
- (3) A requirement that the proposed pylon and monument signs incorporate architectural elements such as the cultured ledgestone, as used on the building façade, in their construction

WHEREAS, the City Council, upon review of the minutes, findings and conditions of the Planning Commission, accepts and specifically adopts the findings and recommendation of the Planning Commission, that the establishment, maintenance and operation of the use contemplated by the proposed amended CUP:

- 1 Will not be detrimental to the public health, safety, morals or general welfare,
- 2 Will and will not cause undue traffic congestion or hazards and will not result in a parking shortage,
- 3 Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area,
- 4 Will not impede the orderly development of other property in the area,
- 5 Will not impose an excessive burden on parks and other public facilities and utilities,
- 6 Is consistent with the Comprehensive Plan

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that an amended Conditional Use Permit be granted to Wal-Mart Stores Inc. to allow the construction of a proposed Wal-Mart SuperCenter Store, on property legally described within the CUP application, as depicted within that application, subject to the conditions listed above.

Adopted by the Council this 12th day of February 2007



Dale Adams, Mayor Pro-Tem

ATTEST



Karen Alto, Interim City Clerk

Councilmember Schlauderaff seconded the foregoing resolution and the following voted in favor thereof Adams, Erkkila, Schlauderaff, Adams, Millis, and the following voted against same: None, whereby the resolution was declared duly passed and adopted

Councilmember Adams introduced the following resolution and moved for its adoption:

Item 2.

RESOLUTION NO. 08-22

A RESOLUTION GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT, PREVIOUSLY APPROVED UNDER CITY COUNCIL RESOLUTION 06-130 AND AMENDED UNDER CITY COUNCIL RESOLUTION 07-08 FOR A WAL-MART SUPERCENTER, A GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) USE, LOCATED ON LOT 1, BLOCK 1, WAL-MART GRAND RAPIDS ADDITION

WHEREAS, a petition was received from Wal-Mart Stores Inc. on January 23rd, 2008 requesting an amendment to a Conditional Use Permit (CUP) previously approved by the City Council under Resolution 06-130, and amended under City Council Resolution 07-08; and

WHEREAS, the amendment requested by Wal-Mart Stores, Inc. seeks approval of changes in both the exterior building façade color scheme as well as the type, color, and amount of exterior building signage and monument signage; and

WHEREAS, the change to the color on both the exterior building façade and the monument sign as well a net reduction in building signage are requested in order to fulfill a corporate wide "rebranding" strategy recently undergone by Wal-Mart Stores; and

WHEREAS, the Planning Commission reviewed the request to amend the CUP and conducted a public hearing on this request on February 7th, 2008, and all were heard who wished to speak on the matter; and

WHEREAS, the Planning Commission made certain findings that the requested amendments to the CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Code if those same conditions, as applied to the original CUP under Resolution 06-130 and amended under Resolution 07-08, remained in effect; and


WHEREAS, based upon their findings, the Planning Commission recommended approval of the amended CUP with a condition that all previously imposed conditions under City Council Resolution 06-130 & 07-08, remain in effect:

WHEREAS, the City Council, upon review of the minutes, findings and conditions of the Planning Commission, accepts and specifically adopts the findings and recommendation of the Planning Commission; that the establishment, maintenance and operation of the use contemplated by the proposed amended CUP:

1. Will not be detrimental to the public health, safety, morals or general welfare;
2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage;
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;
4. Will not impede the orderly development of other property in the area;
5. Will not impose an excessive burden on parks and other public facilities and utilities;
6. Is consistent with the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that an amended Conditional Use Permit is granted to Wal-Mart Stores, Inc. to allow the proposed Wal-Mart SuperCenter, on property legally described as Lot 1, Block 1, Wal-Mart Grand Rapids Addition, and as depicted within the application, subject to the conditions within City Council Resolutions 06-130 and 07-08.

Adopted by the Council this 11th day of February 2008.


Jim Millis, Mayor

ATTEST:


Karen Alto, Interim City Clerk

Councilmember Erkkila seconded the foregoing resolution and the following voted in favor thereof Adams, Erkkila, McInerney, Millis; and the following voted against same, None; whereby the resolution was declared duly passed and adopted.

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OFFICE OF THE REGISTRAR OF TITLES
ITASCA COUNTY, MINNESOTA

Item 2.

PAGES:	2
REC FEES:	\$46.00
CERTIFICATE #:	21985
BOOK #:	62
PAGE #:	14

CERTIFIED AND FILED ON
11/15/2017 3:19:48 PM
NICOLLE ZUEHLKE
REGISTRAR OF TITLES

BY _____ AC _____ Dep _____



Councilor Zeige introduced the following resolution and moved for its adoption:

RESOLUTION NO. 17-106

A RESOLUTION GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT, PREVIOUSLY APPROVED UNDER CITY RESOLUTION 06-130 FOR A WAL-MART SUPERCENTER, A GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) USE, LOCATED ON LOT 1, BLOCK 1, PLAT OF WAL-MART GRAND RAPIDS

WHEREAS, a petition was received from WD Partners, on behalf of Wal-Mart Real Estate Business Trust on October 5, 2017 requesting an amendment to a Conditional Use Permit (CUP) previously approved by the City Council under Resolution #06-130, and amended under City Resolutions #07-08 and #08-22; and

WHEREAS, the amendment requested by Wal-Mart Real Estate Business Trust would allow for an 18' X 72' covered parking canopy structure (for an On-line Ordering Pick-up Program) to be added to the southeast corner of the property, and the addition of an orange accent color & "Pickup" related signage, to a portion of the southwest corner of the Wal-Mart building all on property legally described as:

Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota;

WHEREAS, the Planning Commission reviewed the request to amend the CUP and conducted a public hearing on this request on November 2, 2017, and all were heard who wished to speak on the matter; and

WHEREAS, the Planning Commission made certain findings that the requested amendment to the CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Zoning Ordinance contingent on the following conditions;

1. That in the event the City, or designated contractor, is not able to access the water line, for maintenance/replacement purposes, in the area around and/or under the proposed parking canopy, the canopy would be promptly removed and reinstalled at the property owners expense to permit access.
2. That all previously imposed conditions under City Resolution No.'s 06-130, 07-08 & 08-22 remain in effect.

WHEREAS, the City Council, upon review of the minutes, findings and conditions of the Planning Commission, accepts and specifically adopts the findings and recommendation of the Planning Commission; that the establishment, maintenance and operation of the use contemplated by the proposed amended CUP:

1. Will not be detrimental to the public health, safety, morals or general welfare;
2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage;
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area;
4. Will not impede the orderly development of other property in the area;
5. Will not impose an excessive burden on parks and other public facilities and utilities;
6. Is consistent with the Comprehensive Plan.

AIR - City GR

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NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that an amended Conditional Use Permit is granted to Wal-Mart Real Estate Business Trust to allow the proposed Wal-Mart SuperCenter, on property legally described as; *Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota*, as depicted within the CUP application, subject to the conditions listed above.

Adopted this 13th day of November, 2017


Dale C. Adams, Mayor

Attest:


Kimberly Gibeau, City Clerk

Councilor Blake seconded the foregoing resolution and the following voted in favor thereof: Blake, Zeige, Adams; and the following voted against same: None, whereby the resolution was declared duly passed and adopted.

This document was drafted by:
Eric Trast, Community Development Specialist
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744

62-14
21985

Item 2.

PAGES: 2
REC FEES: \$46.00
CERTIFICATE #: 21985
BOOK #: 62
PAGE #: 14

CERTIFIED AND FILED ON
10/31/2019 11:16:19 AM
NICOLLE ZUEHLKE
REGISTRAR OF TITLES

BY NZ Dep



Councilor Connelly introduced the following resolution and moved for its adoption:

RESOLUTION NO. 19-99

A RESOLUTION GRANTING A FOURTH AMENDMENT TO A CONDITIONAL USE PERMIT, PREVIOUSLY APPROVED UNDER CITY RESOLUTION 06-130 FOR A WAL-MART SUPERCENTER, A GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) USE, LOCATED ON LOT 1, BLOCK 1, PLAT OF WAL-MART GRAND RAPIDS

WHEREAS, a petition was received from LK Architecture, on behalf of Wal-Mart Real Estate Business Trust on September 17, 2019 requesting an amendment to a Conditional Use Permit (CUP) previously approved by the City Council under Resolution #06-130, and amended under City Resolutions #07-08, #08-22 and #17-106; and

WHEREAS, the amendment requested by Wal-Mart Real Estate Business Trust would allow for the updating of the building's current exterior paint colors, from the existing earth tone color scheme, to the current Wal-Mart brand standard of neutral grey with blue accent, and additionally, the updating of existing building signage on the Wal-Mart building all on property legally described as:

Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota;

WHEREAS, the Planning Commission reviewed the request to amend the CUP and conducted a public hearing on this request on October 17, 2019, and all were heard who wished to speak on the matter; and

WHEREAS, the Planning Commission made certain findings that the requested amendment to the CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Zoning Ordinance contingent on the following condition;

1. That all previously imposed conditions under City Resolution No.'s 06-130, 07-08, 08-22 and 17-106 remain in effect.

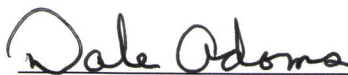
WHEREAS, the City Council, upon review of the minutes, findings and conditions of the Planning Commission, accepts and specifically adopts the findings and recommendation of the Planning Commission; that the establishment, maintenance and operation of the use contemplated by the proposed amended CUP:

1. The amendment will not be detrimental to the public health, safety, morals or general welfare, as it is only changing the building color;
2. The amendment will not cause undue traffic congestion or hazards and will not result in a parking shortage;
3. The amendment will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area, as it will improve the appearance of the building, and add value to the area with the investment in the property;
4. The amendment will not impede the orderly development of other property in the area, but through Wal-Mart investing in their property/building, others may invest in their properties;
5. The amendment will not impose an excessive burden on parks and other public facilities and utilities;
6. Is consistent with the Comprehensive Plan, by promoting orderly development.

AK City of Grand Rapids

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that an amended Conditional Use Permit is granted to Wal-Mart Real Estate Business Trust to allow the proposed Wal-Mart SuperCenter, on property legally described as; *Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota*, as described above and listed within the CUP application, and additionally, subject to the condition listed above.

Adopted by the Council this 28th day of October 2019.


Dale Adams, Mayor

ATTEST:


Kimberly Gibeau, City Clerk

Councilor Christy seconded the foregoing resolution and the following voted in favor thereof Toven, Christy, Connelly, Blake; and the following voted against same: None; whereby the resolution was declared duly passed and adopted.

This document was drafted by:
Eric Trast, Community Development Specialist
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744



62-14
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JUN 01 2020
CITY OF GRAND RAPIDS

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ITASCA COUNTY, MINNESOTA

Item 2.

PAGES: 2
REC FEES: \$46.00
CERTIFICATE #: 21985
BOOK #: 62
PAGE #: 14

CERTIFIED AND FILED ON
5/22/2020 12:59:40 PM

NICOLLE ZUEHLKE
REGISTRAR OF TITLES

BY NZ Dep



Council member Blake introduced the following resolution and moved for its adoption:

RESOLUTION NO. 20-27

A RESOLUTION GRANTING A FIFTH AMENDMENT TO A CONDITIONAL USE PERMIT, PREVIOUSLY APPROVED UNDER CITY RESOLUTION 06-130 FOR A WAL-MART SUPERCENTER, A GENERAL SALES AND SERVICE (GREATER THAN 70,000 SQ. FT. BUILDING FOOTPRINT) USE, LOCATED ON LOT 1, BLOCK 1, PLAT OF WAL-MART GRAND RAPIDS

WHEREAS, a petition was received from LK Architecture, on behalf of Wal-Mart Real Estate Business Trust on March 13, 2020 requesting an amendment to a Conditional Use Permit (CUP) previously approved by the City Council under Resolution #06-130, and amended under City Resolutions #07-08, #08-22, #17-106 and #19-99; and

WHEREAS, the amendment requested by Wal-Mart Real Estate Business Trust would allow for the exterior dark gray accents on the liquor store component, to be replaced with dark blue, as well as updating the liquor store signage on the Wal-Mart building all on property legally described as:

Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota;

WHEREAS, the Planning Commission reviewed the request to amend the CUP and conducted a public hearing on this request on April 14, 2020, and all were heard who wished to speak on the matter; and

WHEREAS, the Planning Commission made certain findings that the requested amendment to the CUP would meet the requirements of Section 30-531(e) and the Large Scale Commercial Design Standards, Division 14, of the City Zoning Ordinance contingent on the following condition;

1. That all previously imposed conditions under City Resolution No.'s 06-130, 07-08, 08-22, 17-106, and 19-99 remain in effect.

WHEREAS, the City Council, upon review of the minutes, findings and conditions of the Planning Commission, accepts and specifically adopts the findings and recommendation of the Planning Commission; that the establishment, maintenance and operation of the use contemplated by the proposed amended CUP:

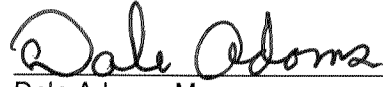
1. The amendment will not be detrimental to the public health, safety, morals or general welfare, as it is only changing the building color;
2. The amendment will not cause undue traffic congestion or hazards and will not result in a parking shortage;
3. The amendment will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area, as the amendment is only related to building color;
4. The amendment will not impede the orderly development of other property in the area, but through Wal-Mart investing in their property/building, others may invest in their properties;
5. The amendment will not impose an excessive burden on parks and other public facilities and utilities;
6. Is consistent with the Comprehensive Plan.

AIR

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NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRAND RAPIDS, MINNESOTA that an amended Conditional Use Permit is granted to Wal-Mart Real Estate Business Trust to allow the proposed Wal-Mart SuperCenter, on property legally described as; *Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota*, as described above and listed within the CUP application, and additionally, subject to the condition listed above.

Adopted by the Council this 27th day of April 2020.


Dale Adams, Mayor

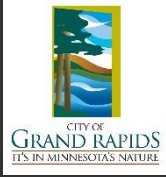
ATTEST:


Kim Gibeau, City Clerk

Council member Connelly seconded the foregoing resolution and the following voted in favor thereof: Blake, Christy, Connelly, Toven, Adams; and the following voted against same; None, whereby the resolution was declared duly passed and adopted.

This document was drafted by:
Eric Trast, Community Development Specialist
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744





Planning Commission Staff Report

Vacation	Community Development Department	Date: 5/7/26
Statement of Issue:	Consider a recommendation to the City Council regarding the vacation of the portion of an easement within the Crowder Addition Plat to Grand Rapids.	
Background:	<p>Community Development staff have initiated the process to vacate a portion of a public right-of-way easement within the Crowder Addition plat to Grand Rapids. The vacation will help to establish clear title for potential future development in the area.</p> <p>The legal description of the easement is:</p> <p>That portion of the perpetual easement for street, alley and utility purposes established under Document No. 402815 recorded in the Office of the Itasca County, Minnesota Recorder, described as follows:</p> <p>That part of vacated 12th Street (13th Street as shown in the Plat of Crowder Addition) lying between the southerly extension of the east line of the vacated N/S alley in Block 7 and the southerly extension of the center line of vacated 3rd Avenue SE; AND</p> <p>The west half of vacated 3rd Avenue SE lying adjacent to Lots 4-6, Block 7, Crowder Addition to Grand Rapids, Itasca County, MN.</p> <p>Please see the attached location map with proposed vacation shaded in black.</p> <p>The requested vacation is for a discrete portion of a larger public right-of-way easement dating back to the 1980s. The portion of easement brought forward for vacation consideration was identified in collaboration with the staff review committee – with valuable input from the Public Utilities Commission water and electric department managers.</p> <p>The staff review committee have no concerns or objections regarding the identified portion of easement / right-of-way vacation. The staff review committee consists of the Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission department managers.</p> <p>Minnesota Statutes 412.851 governs the procedures for vacating right-of-way (or a portion of) in a statutory city. 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 landowners.</p>	

Considerations:	When considering the vacation of public right-of-way, the Planning Commission must make findings of fact based on the attached list of considerations.
Recommendation:	<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>
Required Action:	<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 (approve) (not approve) the vacation of public rights-of-way described as:</p> <p>That portion of the perpetual easement for street, alley and utility purposes established under Document No. 402815 recorded in the Office of the Itasca County, Minnesota Recorder, described as follows:</p> <p>That part of vacated 12th Street (13th Street as shown in the Plat of Crowder Addition) lying between the southerly extension of the east line of the vacated N/S alley in Block 7 and the southerly extension of the center line of vacated 3rd Avenue SE; AND</p> <p>The west half of vacated 3rd Avenue SE lying adjacent to Lots 4-6, Block 7, Crowder Addition to Grand Rapids, Itasca County, MN.</p> <p><i>Contingent on the following stipulation(s):</i></p> <ul style="list-style-type: none"> • _____.
Attachments:	<ul style="list-style-type: none"> • Site/Area Maps and Plat • Staff Review Committee Comments • List of the Planning Commissions Vacation Considerations • Staff presentation

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CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Vacation Request

A Segment of Public Infrastructure Easement within the

Crowder Addition to Grand Rapids

May 7, 2026



CITY OF
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Public Vacation Request

Key Points from the Staff Report:

- **Subject area is a public infrastructure easement**
- **City staff are trying to establish clear title for potential future development in the area**
- **Request has undergone staff and committee review**
- **Segment identified is not needed for a public purpose**



CITY OF
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IT'S IN MINNESOTA'S NATURE

Public Vacation Request

- **Mover:** Community Development staff
- **Initiation Date:** March 9, 2026
- **Requested Vacation:** segment of public infrastructure easement

Petitioner's Stated Reason for Request: If approved, the vacation would help establish clear title for potential future development in the area.

- **Legally Described Vacation Request:**

That portion of the perpetual easement for street, alley and utility purposes established under Document No. 402815 recorded in the Office of the Itasca County, Minnesota Recorder, described as follows:

That part of vacated 12th Street (13th Street as shown in the Plat of Crowder Addition) lying between the southerly extension of the east line of the vacated N/S alley in Block 7 and the southerly extension of the center line of vacated 3rd Avenue SE; AND

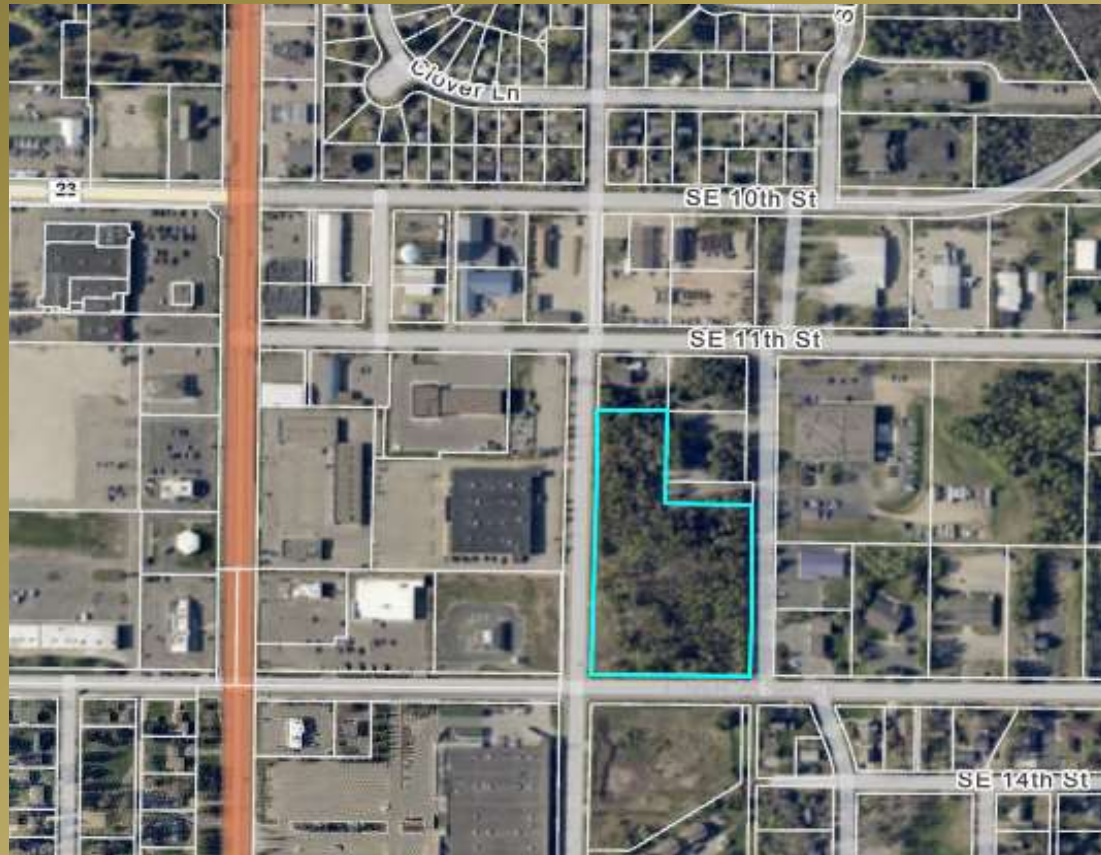
The west half of vacated 3rd Avenue SE lying adjacent to Lots 4-6, Block 7, Crowder Addition to Grand Rapids, Itasca County, MN.



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Public Vacation Request

- General location in SE Grand Rapids





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Public Vacation Request

- Entire easement shaded in black





CITY OF
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IT'S IN MINNESOTA'S NATURE

Public Vacation Request

- **PUC WATER DEPT**
Notes:

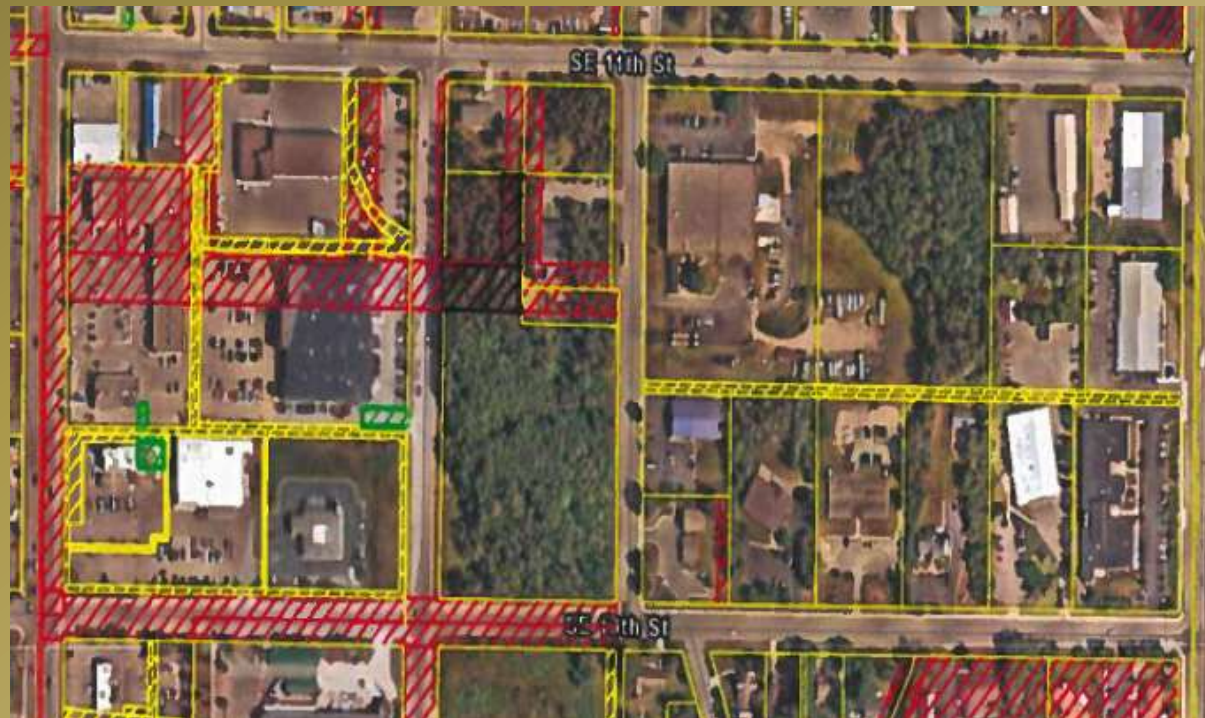




CITY OF
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ITS IN MINNESOTA'S NATURE

Public Vacation Request

- Revised Vacation – segment of easement in black:





CITY OF
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ITS IN MINNESOTA'S NATURE

Public Vacation Request

Staff Review Committee:

- **Staff review committee consists of: Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.**
- **No issues/concerns with vacating - the segment of public infrastructure easement is not needed for a public purpose.**



CITY OF
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IT'S IN MINNESOTA'S NATURE

Public Vacation Request

Planning Commission Considerations:

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?



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

Item 3.

Questions?

Book 7 Page 10

Index 10 page 26

CROWDER ADDITION TO GRAND RAPIDS

ITASCA COUNTY, MINNESOTA

SE 1/4 of the NW 1/4 of Section 28, T. 55 N., R. 25 W. of the 4th P. M.

Platted Area — 24.43 Acres Scale: 1 = 100 P. C. Warner, Engineer December, 1948

Dedication

Know All Men by These Presents:

That ROY J. CROWDER, and ARRA M. CROWDER, his wife, are the sole owners and proprietors of 24.43 acres of land, being the North 800.0 feet of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 55 North, Range 25 West of the 4th P. M., in Itasca County, Minnesota; more particularly described as follows, to-wit:

Beginning at the Northeast Corner of the Southeast 1/4 of the Northwest 1/4 of Section 28, T. 55 N., R. 25 W. of the 4th P. M.; Thence South, on the 1/4 line of Section 28, a distance of 800.0 feet; Thence West, at an angle of 90°02', from South to West, a distance of 1329.18 feet, to the center line of State Trunk Highway No. 169; Thence North, along said center line, at an angle of 89°47', from West to North, a distance of 800.0 feet; Thence East, on the 1/16 line, at an angle of 90°13', from North to East, a distance of 1331.70 feet, to the point of beginning.

And being desirous of platting the same into Lots, Blocks, Streets, Avenues and Alleys, have caused the tract 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 the plat of "CROWDER ADDITION TO GRAND RAPIDS", and sign, seal, and execute said plat and hereby dedicate to the public use forever the Streets, Avenues and Alleys therein delineated; expressly reserving, however, all iron ore, 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 lands to explore for, mine and remove the same.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 10th day of December A. D., 1948.

Roy J. Crowder (Seal)
Arra M. Crowder (Seal)

In the presence of

Sam Guenzler
Sam Bengtson

STATE OF MINNESOTA,
County of Itasca } ss.

On this 10th day of December A. D., 1948, personally appeared before me, Roy J. Crowder and Arra M. Crowder, 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.

(Notarial Seal) Sam Guenzler
Notary Public, Itasca County, Minn.
My commission expires _____

STATE OF MINNESOTA,
County of Itasca } ss.

I, P. C. Warner, do hereby certify that I am a Professional Engineer and 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 6th day of December A. D., 1948.

(Notarial Seal) Helen C. Belf
Notary Public, Itasca County, Minn.
My commission expires April 19, 1954

On this 7th day of December the annexed plat of "CROWDER ADDITION TO GRAND RAPIDS" was approved by the Board of County Commissioners of Itasca County, Minnesota, at a regular meeting held at the Court House at Grand Rapids, Minnesota.

P. C. Warner
Chairman, Board of County Commissioners
R. J. Whaling
Auditor, Itasca County, Minnesota

This is to certify that on this 6th day of December, 1948, I have made an examination of the attached plat of "CROWDER ADDITION TO GRAND RAPIDS", and find the same to be correct and acceptable for record.

Sam Bengtson
Surveyor, Itasca County, Minnesota

This is to certify that the taxes on the above described property for the year 1947 are paid this 6th day of December A. D., 1948.

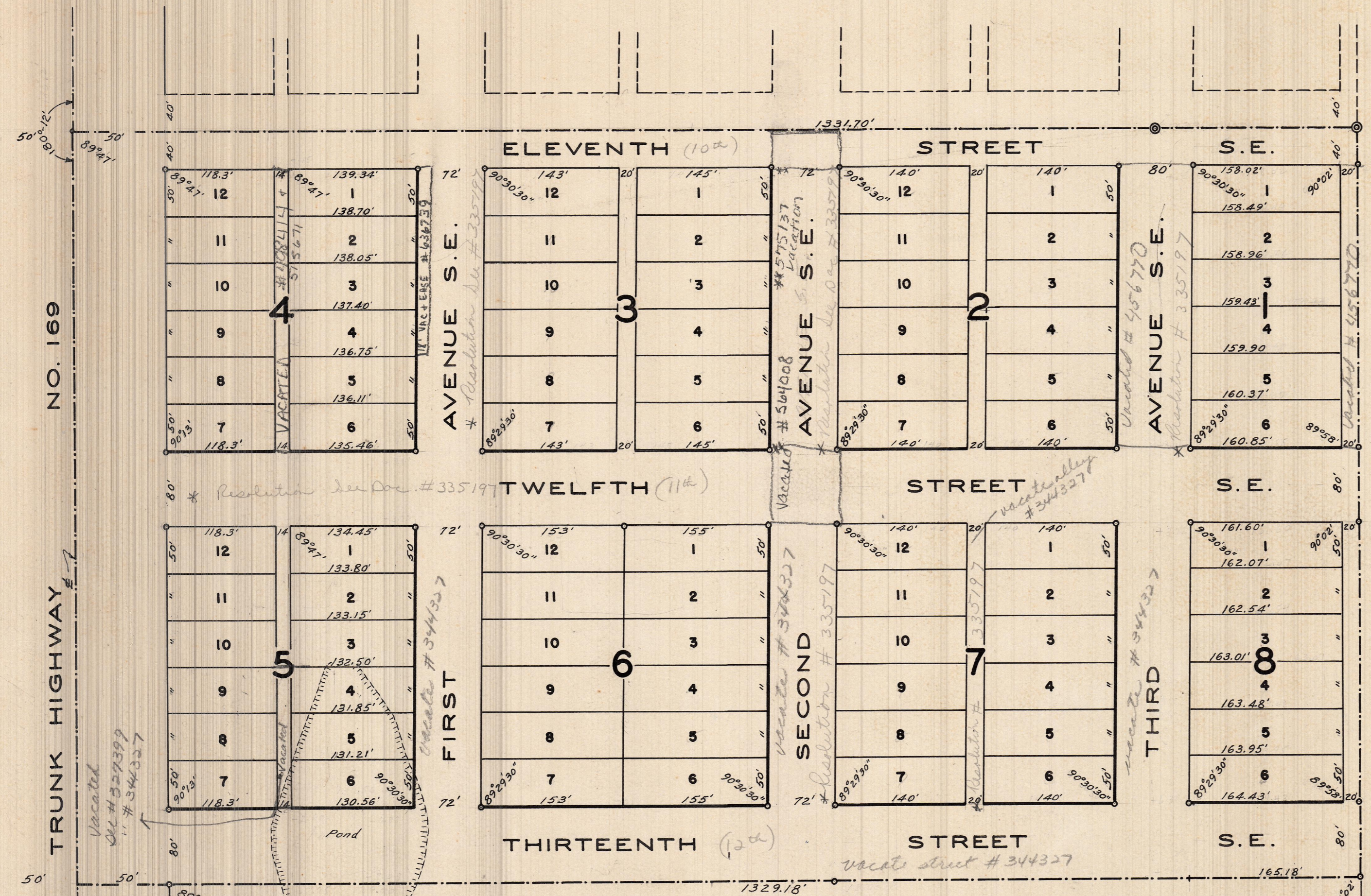
Shad Kano
Treasurer of Itasca County, Minn.

This is to certify that on this 6th day of December A. D., 1948, there are no unpaid back taxes on the above described property.

R. J. Whaling
Auditor of Itasca County, Minn.

This is to certify that the annexed plat of "CROWDER ADDITION TO GRAND RAPIDS" was filed for record in my office on the 11th day of December A. D., 1948.

Jerome Meyers
Register of Deeds, Itasca County, Minn.



NO. 169

TRUNK HIGHWAY #7

STATE

This Indenture, Made this 14th day of Feb, 1981,

between ROBERT TREMBATH and EMILIE M. TREMBATH, husband and wife, of the County of Itasca and State of Minnesota parties of the first part and THE CITY OF GRAND RAPIDS municipal a corporation under the laws of the State of Minnesota party of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of One Dollar and Other Good and Valuable Consideration to them in kind paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said party of the second part, its successors and assigns, Forever, all the tract or parcels of land lying and being in the County of Itasca and State of Minnesota, described as follows, to-wit:

A perpetual easement for street, alley and utility purposes over and across all that property described on Exhibit A attached hereto and made a part hereof.

OFFICE OF COUNTY RECORDER STATE OF MINNESOTA County of Itasca I hereby certify that the within instrument was filed in this office for record on

State of Minnesota Deed Tax \$4.15 Date of Recording County of Itasca

Document No. 402815 MAR 17 1989 4:15 P.M.

LARRY A. EINGER County Recorder By Charles [Signature] Deputy

THIS INSTRUMENT IS EXEMPT FROM STATE DEED TAX.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns, Forever. And the said ROBERT TREMBATH and EMILIE M. TREMBATH, their parties of the first part, for themselves, their executors and administrators, do covenant with the said party of the second part, its successors and assigns, that they have not made, done, executed, or suffered any act or thing whatsoever whereby the above described premises or any part thereof, now, or at any time hereafter, shall or may be impeded, charged or incumbered in any manner whatsoever.

and the title to the above granted premises against all persons lawfully claiming the same from, through, or under them, except items, if any, heretofore mentioned, the said party of the first part Warrant and Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their hands the day and year first above written.

Robert Trembath ROBERT TREMBATH Emilie M. Trembath EMILIE M. TREMBATH

EXHIBIT F

402815

State of Minnesota,

The foregoing instrument was acknowledged before me

on the 19th day of Feb., 19 81.



by ROBERT TREMBATH and EMILIE M. TREMBATH, husband and wife

(NAME OF PERSON ACKNOWLEDGED)

Ansell M. Miner

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

(TITLE OR RANK)

THIS INSTRUMENT WAS DRAFTED BY
BOYSEY, Windhorst, Hannaford,
Whitney & Halladay
3200 First National Bank Building
Minneapolis, Minnesota 55402

REVISED WARRANTY DEED
Individual or Corporation

TO

Office of County Recorder
State of Minnesota

County of _____

I hereby certify that the within Deed
was filed in this office for record on the
_____ day of _____, 19____.

at _____ o'clock _____ M.,

and was duly recorded in Book _____

of Deeds, page _____

Copied Microfilmed

and was duly recorded as Instrument

No. _____

County Recorder,

Deputy.

No Delinquent Taxes and Transfer

entered this _____ day of _____

19____

County Auditor,

Deputy.

Two statements for the real property

described in this instrument should be

sent to:

Name _____

Address _____

402815

EXHIBIT A

That part of the vacated alley, in Block 5 adjoining Lots 4, 5, 6, 7, 8, 9;

The vacated alley in Block 7; between Lots 1-6 & 7-12

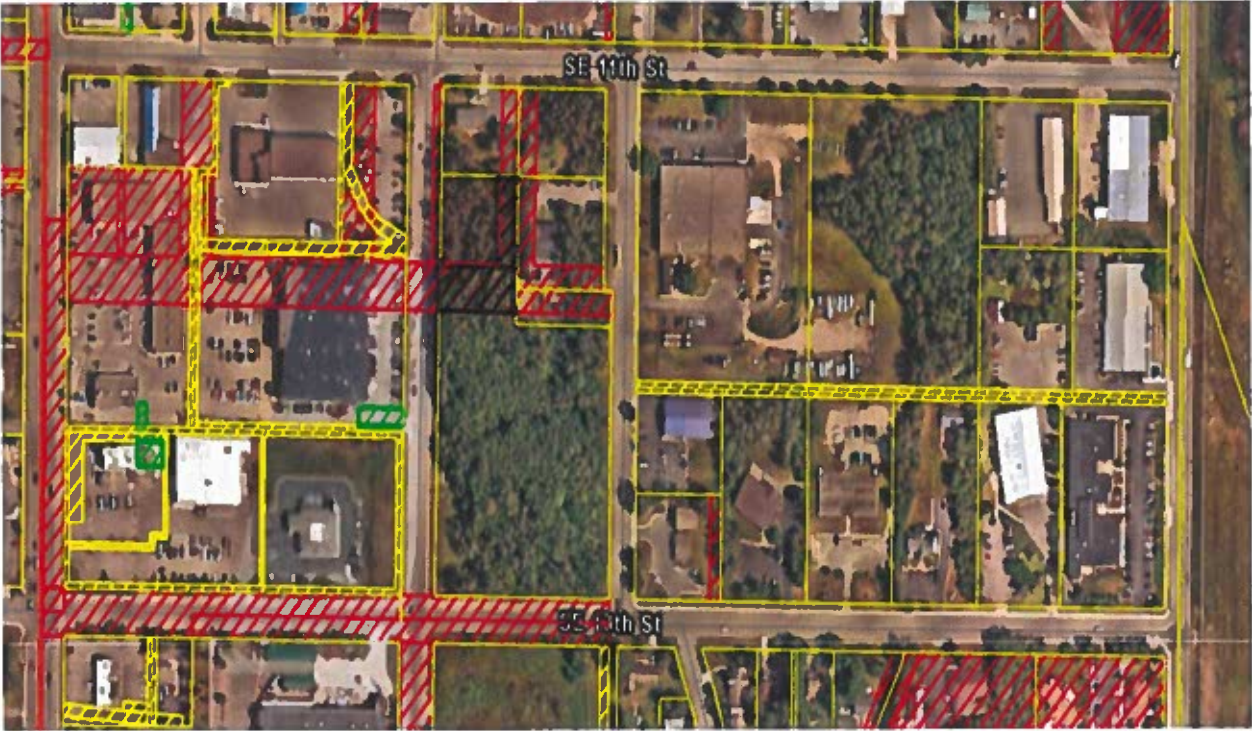
That part of vacated Twelfth Street lying between the easterly right-of-way line of U.S. Highway No. 169 and the East line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 55 North, Range 25 West; South & adjacent to Blocks 5, 6, 7, & 8

That part of vacated Third Avenue S.E. lying between the South line of Eleventh Street and the North line of vacated Twelfth Street; adjacent & between Lots 1-6, Blk 8 & Lots 1-6 Blk 7

That part of vacated Second Avenue S.E. lying between the South line of Eleventh Street and the North line of vacated Twelfth Street; adjacent & between Lots 7-12 Blk 7 & Lots 1-6, Blk 6

That part of vacated First Avenue S.E. lying between the South line of Eleventh Street and the North line of vacated Twelfth Street; adjacent & between Lots 7-12, Blk 6 & Lots 1-6, Blk 5

All in Crowder Addition to Grand Rapids, according to the plat thereof on file and of record in the office of the County Recorder in and for Itasca County, Minnesota.



That portion of the perpetual easement for street, alley and utility purposes established under Document No. 402815 recorded in the Office of the Itasca County, Minnesota Recorder, described as follows:

That part of vacated 12th Street (13th Street as shown in the Plat of Crowder Addition) lying between the southerly extension of the east line of the vacated N/S alley in Block 7 and the southerly extension of the center line of vacated 3rd Avenue SE; AND

The west half of vacated 3rd Avenue SE lying adjacent to Lots 4-6, Block 7, Crowder Addition to Grand Rapids, Itasca County, MN.

Grand Rapids Police Department see no immediate public safety concern regarding the proposed vacation

Andy Morgan | Chief of Police

Grand Rapids Police Department

amorgan@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-3464 • Fax: 218-326-7610

420 North Pokegama Avenue • Grand Rapids • MN • 55744-2662

From: Will Richter <wrichter@grandrapidsmn.gov>

Sent: Monday, March 9, 2026 3:32 PM

To: Travis Cole <tcole@grandrapidsmn.gov>; Julie Kennedy <jakennedy@grpuc.org>; Andy Morgan <amorgan@grandrapidsmn.gov>; Matt Wegwerth, PE <mwegwerth@grandrapidsmn.gov>

Cc: Steve Mattson <srmattson@grpuc.org>; Chad M. Troumbly <cmtroumbly@grandrapidsmn.gov>

Subject: easement vacation

All;

Please review the attached memo.

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7650 • Fax: 218-326-7621

420 N Pokegama Ave. • Grand Rapids • MN • 55744-2662

No issues from a Park & Rec. perspective.

Dale Anderson | Director of Parks & Recreation

City of Grand Rapids

danderson@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-2500 • Fax:

420 North Pokegama Avenue • Grand Rapids • MN • 55744-2662



From: Will Richter <wrichter@grandrapidsmn.gov>

Sent: Tuesday, March 24, 2026 8:33 AM

To: Dale Anderson <danderson@grandrapidsmn.gov>

Subject: FW: easement vacation

Dale,

Can you send me a response on this one?

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7650 • Fax: 218-326-7621

420 N Pokegama Ave. • Grand Rapids • MN • 55744-2662

From: Will Richter

Sent: Monday, March 9, 2026 3:32 PM

To: Travis Cole <tcole@grandrapidsmn.gov>; Julie Kennedy <jakennedy@grpuc.org>; Andy Morgan <amorgan@grandrapidsmn.gov>; Matt Wegwerth, PE <mwegwerth@grandrapidsmn.gov>

Cc: Steve Mattson <srmattson@grpuc.org>; Chad M. Troumbly <cmtroumbly@grandrapidsmn.gov>

Subject: easement vacation

All;

Please review the attached memo.

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7650 • Fax: 218-326-7621

420 N Pokegama Ave. • Grand Rapids • MN • 55744-2662

No issues from the fire department.

Get [Outlook for iOS](#)

From: Will Richter <wrichter@grandrapidsmn.gov>

Sent: Monday, March 9, 2026 3:32:20 PM

To: Travis Cole <tcole@grandrapidsmn.gov>; Julie Kennedy <jakennedy@grpuc.org>; Andy Morgan <amorgan@grandrapidsmn.gov>; Matt Wegwerth, PE <mwegwerth@grandrapidsmn.gov>

Cc: Steve Mattson <srmattson@grpuc.org>; Chad M. Troumbly <cmtroumbly@grandrapidsmn.gov>

Subject: easement vacation

All;

Please review the attached memo.

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7650 • Fax: 218-326-7621

420 N Pokegama Ave. • Grand Rapids • MN • 55744-2662

No concerns regarding the vacation on parcel 91-653-0210

Matt Wegwerth | Public Works Director / City Engineer

City of Grand Rapids

mwegwerth@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7625 • Fax: 218-326-7621

420 North Pokegama Avenue • Grand Rapids • MN • 55744-2662

From: Will Richter <wrichter@grandrapidsmn.gov>

Sent: Tuesday, March 24, 2026 8:44 AM

To: Matt Wegwerth, PE <mwegwerth@grandrapidsmn.gov>

Subject: FW: easement vacation

Matt,

Please send me a reply on this potential easement vacation. Based on feedback from PUC staff, the vacation request will be limited to the portion of the easement located on parcel 91-653-0210.

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7650 • Fax: 218-326-7621

420 N Pokegama Ave. • Grand Rapids • MN • 55744-2662

From: Will Richter

Sent: Monday, March 9, 2026 3:32 PM

To: Travis Cole <tcole@grandrapidsmn.gov>; Julie Kennedy <jakennedy@grpuc.org>; Andy Morgan <amorgan@grandrapidsmn.gov>; Matt Wegwerth, PE <mwegwerth@grandrapidsmn.gov>

Cc: Steve Mattson <srmattson@grpuc.org>; Chad M. Troumbly <cmtroumbly@grandrapidsmn.gov>

Subject: easement vacation

All;

Please review the attached memo.

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7650 • Fax: 218-326-7621

420 N Pokegama Ave. • Grand Rapids • MN • 55744-2662

Will,

As long as we as we still have the utility easements in yellow, elect is good. They should be a layer on your maps.



Chad Troumbly | Electric Department Manager

Grand Rapids Public Utilities

500 SE 4th St. | Grand Rapids, MN 55744

W: 218-326-7182 | M: 218-256-9753 | F: 218-326-7499

grpuc.org | “GRPUC – Service is Our Nature”



From: Steve R. Mattson <srmattson@grpuc.org>

Sent: Monday, March 9, 2026 4:11 PM

To: Will Richter <wrichter@grandrapidsmn.gov>; Julie Kennedy <jakennedy@grpuc.org>; Matt Wegwerth <mwegwerth@grandrapidsmn.gov>

Cc: Chad M. Troumbly <cmtroumbly@grandrapidsmn.gov>

Subject: RE: easement vacation

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Will,

GRPU Water/Wastewater has concerns over the following areas of the proposed vacation requests. Please see attached image.

Steve Mattson | Water/Wastewater Department Manager

Grand Rapids Public Utilities

500 SE 4th St. | Grand Rapids, MN 55744

W: 218-326-7195 | M: 218-244-5092 | F: 218-326-7499

grpuc.org | “GRPUC – Service is Our Nature”



From: Will Richter <wrichter@grandrapidsmn.gov>

Sent: Monday, March 9, 2026 3:32 PM

To: Travis Cole <tcollection@grandrapidsmn.gov>; Julie Kennedy <jakennedy@grpuc.org>; Andy Morgan <amorgan@grandrapidsmn.gov>; Matt Wegwerth <mwegwerth@grandrapidsmn.gov>

Cc: Steve R. Mattson <srmattson@grpuc.org>; Chad M. Troumbly <cmtroubly@grandrapidsmn.gov>

Subject: easement vacation

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This message was sent securely using Zix[?]

All;

Please review the attached memo.

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

cityofgrandrapidsmn.com

Office: 218-326-7650 • Fax: 218-326-7621

420 N Pokegama Ave. • Grand Rapids • MN • 55744-2662

Will,

GRPU Water/Wastewater has concerns over the following areas of the proposed vacation requests. Please see attached image.

Steve Mattson | Water/Wastewater Department Manager

Grand Rapids Public Utilities

500 SE 4th St. | Grand Rapids, MN 55744

W: 218-326-7195 | M: 218-244-5092 | F: 218-326-7499

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From: Will Richter <wrichter@grandrapidsmn.gov>

Sent: Monday, March 9, 2026 3:32 PM

To: Travis Cole <tcole@grandrapidsmn.gov>; Julie Kennedy <jakennedy@grpuc.org>; Andy Morgan <amorgan@grandrapidsmn.gov>; Matt Wegwerth <mwegwerth@grandrapidsmn.gov>

Cc: Steve R. Mattson <srmattson@grpuc.org>; Chad M. Troumbly <cmtroumbly@grandrapidsmn.gov>

Subject: easement vacation

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This message was sent securely using Zix[?]

All;

Please review the attached memo.

Thank you,

Will Richter | Zoning Administrator

City of Grand Rapids

wrichter@grandrapidsmn.gov

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