



PLANNING COMMISSION MEETING AGENDA

Thursday, October 05, 2023
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, October 5, 2023 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 September 7, 2023 regular meeting.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Michael McLynn.

GENERAL BUSINESS:

3. Consider a recommendation to the City Council regarding the rezoning of 0.2 acres of land (Parcel 91-550-0340) from SR-2 (One and Two Family Residential) to SPU (Shoreland Public Use).

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:

4. Welcome Introduction - Dan Swenson, Assistant Community Development Director
5. Commissioner Mark Gothard resignation and thanks for many years of service

ADJOURNMENT:

NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 2, 2023 AT 4:00 PM.

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

ATTEST: Aurimy Groom, Administrative Assistant



CITY OF
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IT'S IN MINNESOTA'S NATURE

PLANNING COMMISSION MEETING MINUTES
Thursday, September 07, 2023
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, September 7, 2023 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

PRESENT

Commissioner Patrick Goggin
Commissioner Ted Hubbes
Commissioner Bill Schnell
Commissioner Rick Blake

ABSENT

Commissioner Betsy Johnson
Commissioner Mark Gothard
Commissioner Paul Bignall

APPROVAL OF MINUTES:

1. Approve minutes for July 6, 2023.

Motion by Commissioner Blake, second by Commissioner Hubbes to approve the minutes from the July 6, 2023 meeting. The following voted in favor thereof: Blake, Goggin, Schnell, Hubbes. Opposed: None, motion passed unanimously.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Ryan Companies.

Community Development Director Mattei provided background information on the requested variance.

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

Jared Olson from Ryan Companies stated L&M is very excited to start this project.

Sharon Melbo, 2732 SE 7th Avenue called Mr. Mattei and expressed concerns regarding the overall development of the property not specifically related to the variance request.

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

The Commissioners reviewed the considerations:

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

This is an area variance.

2. Does the proposal put property to use in a reasonable manner?

Why/Why not- Yes, this is an industrial area and the property is zoned for an industrial use.

3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?

Why/Why not-No, this is not created by the owner.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-Yes, it is zoned industrial and fits with the nature of the area.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not-No, it will improve the area and building up will allow for a smaller footprint and allow for more greenspace. It is already zoned industrial so it won't change the character either.

6. Is the variance consistent with the comprehensive plan?

Why/Why not-Yes, it creates jobs and provides for industrial expansion and retention.

Motion by Commissioner Blake, second by Commissioner Schnell that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby grant the following variances to Ryan Companies and the Grand Rapids EDA for the property legally described within the presentation.

- to allow a one-time waiver of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the maximum building height of 40 feet within Industrial Park (I-1) zoning districts. This variance permits the construction of a distribution center that exceeds the maximum by 8 feet, as depicted in the application.

The following voted in favor thereof: Hubbes, Schnell, Goggin, Blake. Opposed: None, motion passed unanimously.

3. Conduct a Public Hearing to consider a variance petition submitted by Jason Janesich

Community Development Director Mattei provided a power point presentation on the requested variance.

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

There was no public comment.

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

The Commissioners reviewed the considerations for the record.

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

This is an area variance.

2. Does the proposal put property to use in a reasonable manner?

Why/Why not- Yes, given the terrain is the reasonable.

3. Is the owner’s plight due to circumstances which are unique to the property and which are not self-created by the owner?

Why/Why not-Yes, the terrain is very difficult.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-Yes, it is still in harmony with the ordinance.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not-No, it will have minimal impact.

6. Is the variance consistent with the comprehensive plan?

Why/Why not- Yes, it will improve livability and usability.

Motion by Commissioner Hubbes, second by Commissioner Schnell that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby grant the following variance to Jason Janesich for the property legally described within the presentation.

- to allow a one-time waiver of the requirements of Section 30-512 Table 17C-2 of the Municipal Code, which lists Minimum Setbacks and Maximum Lot Coverage Standards in Shoreland Districts, specifically where the Code establishes the minimum rear yard setback of 30 feet for parcels in Shoreland Rural Residential Zoning Districts to permit the construction of a detached garage that encroaches into the minimum rear yard setback by 10 feet, as depicted in the application.

The following voted in favor thereof: Hubbes, Schnell, Goggin, Blake. 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.

REPORTS/ANNOUNCEMENTS/UPDATES:

The City has hired Dan Swenson as the new Assistant Community Development Director. He will start the end of September.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:32 P.M.

NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 5, 2023 AT H:MM PM.

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

ATTEST: Kimberly Gibeau, City Clerk



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 10/5/23
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Michael McLynn.	
Background:	The background for this item will be presented in the attached PowerPoint document.	
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.	
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, 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 variance(s).</p>	
Required Action:	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p style="padding-left: 40px;">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 (grant)(deny) the following variances to Michael McLynn for the property legally described within the presentation.</p> <ul style="list-style-type: none"> • to allow a one-time waiver of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum setbacks for structures in General Business Zoning. This variance permits a one-time reduction to the minimum Front Yard Setback from the required 30 feet to 20’ for the proposed addition to the business located 407 NW 6th Ave. ; <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"> • 	

Attachments:

- Site Map
- Copy of the variance petition and associated documentation
- List of the Planning Commissions Variance Considerations



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Public Hearing

Michael McLynn Variance Request

Area of Variance Request: Lots 1-9 and Lots 21-24, Block 20 Grand Rapids Second Division

407 NW 6th Avenue

October 5, 2023



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Variance Request

- **Petitioners:** Michael McLynn
- **Filing Date:** August 30, 2023
- **Requested Variances:** The requested variance would permit the construction of a 74'x74' addition to the north side of the existing commercial building. As proposed, this addition would encroach into the required 30' setback on the front yard (north side) 10'.
- **Relevant portions of Zoning Ordinance:**
 - **Section 30-512 Table 2A of the Municipal Code, which lists yard and bulk requirements for non-shoreland zoning districts, specifically where the Code establishes the minimum front yard setback of 30 feet for parcels in General Business Zoning Districts.**
- **Legally Described Property:**
 - *Lots 1-9 and Lots 21-24, Block 20 Grand Rapids Second Division*



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Variance Request

Item 2.

Variance Location:

McLynn Variance Request



40 20 0 40 80 120 160
Feet



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Variance Request

Variance Details:

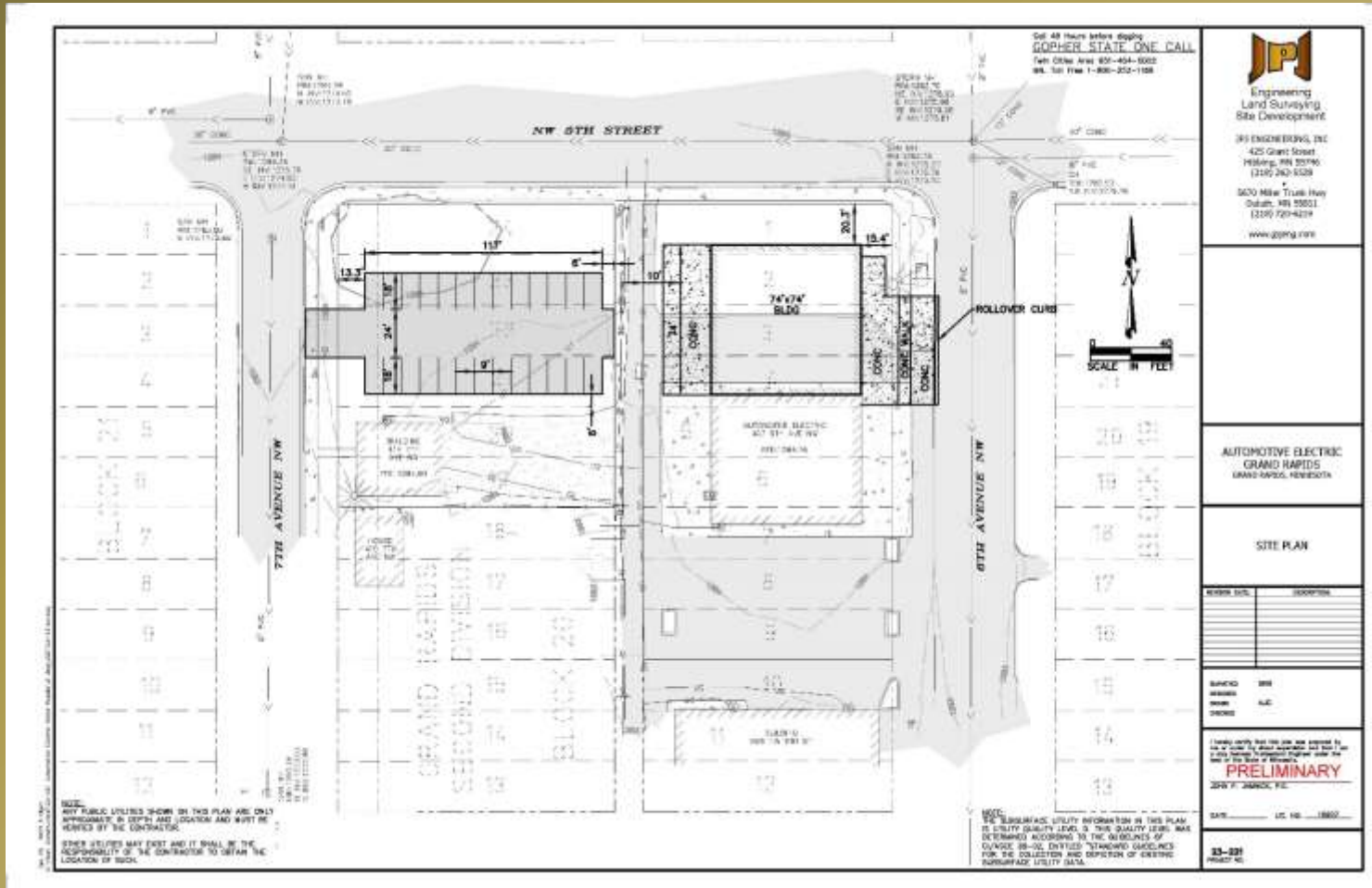
- **Mr. McLynn, the owner of Automotive Electric, is proposing to build a 74' x 74' addition to the north side of the existing building to expand the business.**
- **As justification for the request variance, Mr. McLynn cites a need to expand his business to meet the needs of the market and that the addition to his business will not be detrimental to the neighborhood. Mr. McLynn further states that his recent removal of the old structures in that area have already improved the neighborhood appearance.**



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Variance Request

Item 2.





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Variance Request

Summary of requested variance:

The proposed project would require the Planning Commission's approval of one variance:

- 1) **Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum front yard setback of 30 feet for parcels in General Business Zoning Districts.**

This variance would permit the proposed commercial addition at a reduced rear yard setback of 20', which is 10' less than required.



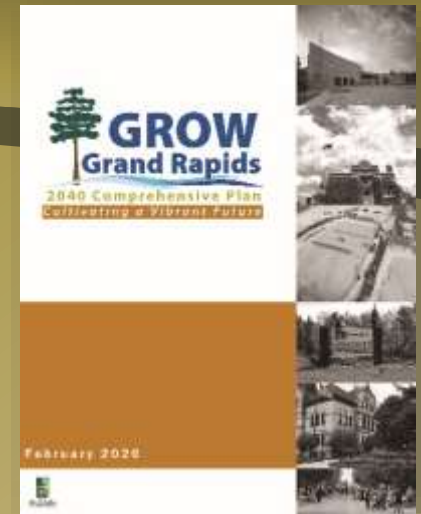
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Variance Request

Comprehensive Plan: Goals & Objectives related to Land Use

Goal 1: Actively manage growth that provides supportive relationships between all land uses and assesses the potential location within the existing core or future growth areas. At its core, land use planning aims to develop synergy between supportive land uses and minimize harmful impacts between incompatible, or conflicting, land uses. The classic example of a land use conflict is a heavy industrial use that negatively impacts surrounding properties. Single-use zoning, setback requirements, and similar standards help avoid and mitigate potential nuisances and harmful spillover effects. On the other hand, mixing compatible uses helps foster active neighborhoods by connecting residents to jobs, activities, and one another. Grand Rapids seeks to provide a balanced land use mix and flexible planning to encourage a harmonious pattern of development. The City will evaluate the future land use, density, and intensity of proposed development, particularly as these relate to the existing neighborhood context and the Future Land Use Map.

- a. Ensure that development and redevelopment is orderly, following the guidance established within the Future Land Use Map. The Future Land Use map portrays the development and redevelopment patterns that are consistent with the Community Vision, Values and Principles. Implementing the pattern in a staged and efficient process will sustain the City's community, economic, and natural infrastructure.
- b. Reduce and eliminate land use conflicts within long-range planning and identify opportunities to create synergy among uses. Recognize conflicts and synergies in setting and administering land use regulation. Conflicts may include incompatible land uses where one property is impacted from the use of an adjacent lot. Look beyond the similarity of uses (i.e. small commercial and large commercial) to maximize synergies (i.e. small commercial and multifamily residential).
- c. Promote the best use of the land, from the community's long-term perspective, for conservation, new development, or redevelopment. The City will consider the long-term consequences of development decisions as well as the value of development proposals under today's market conditions. To promote conservation of existing natural areas, the City will consider the value of land in terms of the ecosystem services it provides – including its productive value, recreational value, cultural value, and other environmental benefits.
- d. Assess opportunities and locations for growth both within new growth areas on the edges of the community and within the existing developed areas. The Comprehensive Plan guides growth to suitable locations within the City. New development and redevelopment should be sited in locations with adequate public services and utilities. Significant new developments, such as major subdivisions, should generally be located proximal to existing development. The City will evaluate the capability of land to support proposed development, ensuring adequate provision of roads, water, sewer, parking, stormwater management, and other supportive infrastructure.



Goal 2: Promote commercial development that serves local and regional markets. A diversity of commercial land uses offers multiple benefits to residents and visitors and enhances economic sustainability.

- a. Recognize distinct classes of commercial development that serve different markets and are compatible within different land use and transportation contexts. Different commercial uses serve distinct markets and perform best when clustered with uses that serve similar markets or require similar infrastructure. For example, a large commercial use such as a retail store typically serves a broad market area, generates substantial traffic, and requires a large amount of surface parking. Therefore, siting is most appropriate along high-volume thoroughfares.
- b. Consider opportunities for commercial development at various scales. For example, neighborhood commercial uses provide for localized commercial development that meets the needs of a neighborhood population. Neighborhood commercial supports community vitality and sense of place. It is important to provide zoning flexibility, as well as adequate land and infrastructure, for business to thrive at various scales.
- c. Explore opportunities for the introduction of mixed-use into Grand Rapids land use planning, including all types of mixed-land uses. The inclusion of mixed uses improves access to a range of needs and varied lifestyles. Mixed-use also supports community goals for active living, encourages compact development, and stimulates more variety in community development styles.
- d. Consider opportunities to support local artisans, entrepreneurs, and home-based businesses through zoning tools and creative community partnerships. Grand Rapids seeks to cultivate a creative culture and encourage entrepreneurship. Planning and zoning should support these objectives – examples



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Variance Request

Item 2.

Planning Commission Variance Considerations:

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the ordinance?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



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Item 2.

Questions/Comments?



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

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Michael McLynn

Name of Applicant*¹
407 NW 6th Ave

Name of Owner (If other than applicant)

Address
Grand Rapids MN 55744

Address

City State Zip
218-326-6549

City State Zip

Business Telephone/e-mail address

Business Telephone/e-mail address

*¹ If applicant is not the owner, please describe the applicant's interest in the subject property.

Parcel Information:

Tax Parcel # 91-420-2020

Property Size: 123x225=27,675 SF

Existing Zoning: General Business

Existing Use: Automotive Repair

Property Address/Location: 407 6th Ave NW
Lots 1-9, and Lots 19-24, Block 20, GRAND RAPIDS SECOND DIVISION

Legal Description: according to the recorded plat thereof, Itasca County, MN, and the
vacated east 20 feet of Seventh Avenue NW, lying adjacent to said
Lots.
(attach additional sheet if necessary)

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.

8-30-2023

Signature(s) of Applicant(s)

Date

Signature of Owner (If other than the Applicant)

Date

Date Received 8/30/23 Certified Complete RAW Office Use Only Fee Paid

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals:

- Application Fee - \$252.50 *2
- Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**2The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

Request is for a 20' front yard setback in lieu of the existing 30' setback. Owner recently purchased the adjacent North property which fronts NW 5th Street. As a result, the "front" of the property is now on NW 5th Street rather than 6th Ave. The proposed addition to the North falls within the 30' setback.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

The 30' front building setback is the only regulation that pertains to this variance request.

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

City Code 30-512 General Business lists "Automotive Repair" as an "R" Restricted use. Therefore:

3)a No repairs outside the building. The owner does not perform repairs outside the building.

3)b Damaged/ Disassembled vehicles stored overnight to be within enclosure. The owner does not store disassembled or damaged vehicles outside.

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

The property will be used in the same, but expanded manner. It is reasonable to continue use as an auto repair shop.

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

The applicant purchased the adjacent North property, and had the existing house/garage demolished, in anticipation of constructing an addition to his current building. The setback off NW 5th Street was 15'. However, once the property was combined, the shortest property line became NW 5th Street, so it is considered the "front". As a result, the 15' street side yard is now a 30' front yard setback. The proposed addition falls 5'+/- within the 30' setback. The owner is requesting a variance so his addition can house a safe and efficient business. Each service bay requires room for a vehicle, as well as tools and equipment, and access space. A shop that is too small could be unsafe. A minimum building size is critical to justify building the addition.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

The business is allowed by the ordinance and improving the business would be in harmony with the ordinance's intent. This is a well-established business in this location. The addition is necessary to meet the needs of an increased market. The addition will not be detrimental to the property. The addition will not be detrimental to improvements in the neighborhood. The addition will not alter the essential character of the locality. In fact, the previous demolition of the house and garage has already improved the character of the locality. The addition will not extend as far to the North property line as the previously demolded buildings.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

The existing use (auto service) is allowed by the zoning ordinance. Business in an expanded building will continue to be a consistent use.

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

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

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 10/5/23
Statement of Issue:	Consider a recommendation to the City Council regarding the rezoning of 0.2 acres of land (Parcel 91-550-0340) from R-1 (One Family Residential) to R-4 (Multiple-family Residential- high density).	
Background:	The attached PowerPoint presentation will provide the background for this item.	
Considerations:	When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.	
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation, and surrounding uses in the area.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the request, 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 Zoning Map Amendment.</p>	
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested Zoning Map Amendment.</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)(deny) the Zoning Map Amendment, as petitioned by the Grand Rapids Public Utilities Commission and Ryan and Kaelyn Hoshal, described within the presentation and as shown in the maps presented here today, from the current SR-2 (Shoreland One and Two Family Residential) zoning designation to that of SPU (Shoreland Public Use);</p>	
Attachments:	<ul style="list-style-type: none"> • Site/Location Maps • Copy of the rezoning petition and associated documentation. • List of the Planning Commissions Rezoning Considerations. 	



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Zoning Map Amendment Request

Grand Rapids Public Utilities Commission

SR-2 (Shoreland One and Two Family)
to
SPU (Shoreland Public Use)

October 5, 2023



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Zoning Map Amendment

- **Petitioner: Grand Rapids Public Utilities Commission (buyer) and Ryan and Kaelyn Hoshal (owner)**
- **Requested Zoning Map Amendment: rezoning from current SR-2 (Shoreland One and Two Family Residential) to SPU (Shoreland Public Use)**
- **Subject Property: 0.2 acres – W 5' of Lot 8 and all of Lot 9, Block 3 Houghton's Addition to Grand Rapids**
- **Present Use: Single Family Home**
- **Intended Use: The additional SPU zoning will expand the site for the Grand Rapids Water Treatment Plant to accommodate its renovation and future expansion.**



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Zoning Map Amendment

Item 3.

Surrounding Zoning:

SR-2 (Shoreland One and Two Family Residential) adjacent to the east.

R-2 (One and Two Family Residential) to the south.

Shoreland Public Use (Shoreland Public Use) to the west and north.

Grand Rapids PUC Rezone Surrounding Zoning



40 20 0 40 80 120 160
Feet



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Zoning Map Amendment

Section 30-512 Table-1 Permitted Uses

A sample listing of the uses permitted by right in the requested SPU (Shoreland Public Use) zoning district are as follows:

- **daycare/nurseries- 14 or fewer persons, accessory buildings, schools, water and sewage treatment, power substations, fleet storage, health and fitness, and public athletic facilities.**

A sampling of other uses permitted in SPU with additional restrictions includes:

- **emergency housing facilities, clinics, general warehouse, essential service structures.**



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Zoning Map Amendment

Section 30-512 Table 2A *Development Regulations*

Yard and Bulk Requirement comparison between requested zoning and existing:

	SR-2 (existing)	SPU (requested)
Min. Lot Size	gross area-11,000 s.f. area (unit)-5,000 s.f., width- 60 ft.	gross area- 1 acre width- 200 ft.
Min. Yard Setbacks	front-30 ft., int. side-6- 9 ft., street side-15 ft., rear- 30 ft.	front-30 ft., int. side-10 ft., street side-15 ft., rear- 10 ft.
Max. Lot Coverage	total surface -35%	total surface-85%
Building Size	max. height- 25 ft., min. dimension- 24 ft.	max. height- 60 ft., min. dimension- 24 ft.



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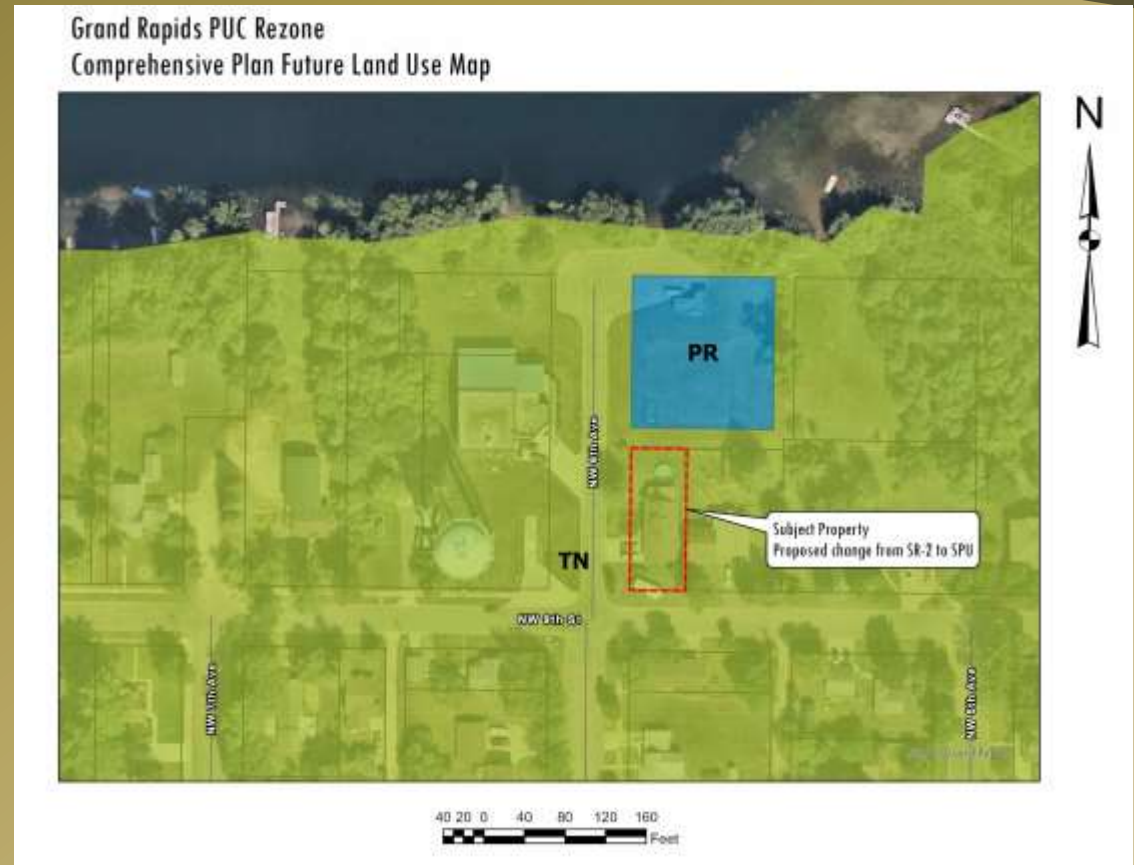
Zoning Map Amendment

Comprehensive Plan Future Land Use Map:

The Future Land Use map contained within the 2020 Comprehensive Plan shows the subject properties located within an area indicated as “Traditional Neighborhood. This designation was intended to provide for housing types.

Primary Land Uses: One and two family residential.

Secondary Land Uses: Neighborhood scale institutions such as churches, parks and limited home based businesses.



**It should be noted that the Future Land Use Map is intended to show the long-range desired future condition of an area, on a generalized basis, and is less geographically specific.*



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Zoning Map Amendment

Comprehensive Plan:

Excerpts from:

Chapter 4 – Land Use
Chapter 9 – Public
Infrastructure

Implementation Strategy	On-Going Action	Short Term Action	Long Term Action	Responsible Parties
Development and Land Use Regulation: Zoning	Continue to evaluate rezoning proposals for compatibility with surrounding existing and planned uses and connections to infrastructure systems.	Pursue zoning amendments for use and development standards as warranted. Examples include updates to building height requirements.	Continue to utilize evaluation criteria through the rezoning process. Update the criteria as needed.	Primary: Community Development Engineering Secondary: Planning Commission

Utilities and Infrastructure

Utilities and infrastructure are key elements of a city's fabric that aren't necessarily displayed on a future land use map. Parcels containing infrastructure elements, treatment facilities or an electric substation, may be called out, but the location and capacity of the physical infrastructure should be considered. Chapters 8 and 9 highlight the existing transportation and utility infrastructure within Grand Rapids. As development occurs, this existing infrastructure, and future planning, should be factored into the decision making process. Future land uses have been defined in a manner that responds to existing infrastructure, but the impacts to its capacity should continue to be monitored as development occurs.

Goal 1: Provide cost-effective and high-quality City services. The City's gray infrastructure of built utilities and facilities, enhanced by the City's natural and economic infrastructure, is critical to sustaining economic stability and community health. Providing high quality services in the most efficient and sustainable manner is a primary goal of the Comprehensive Plan. Decisions of where and how to expand infrastructure capacity and upgrade services must be aligned with development objectives.

- a. **Sustainably operate and maintain drinking water infrastructure and facilities.** Protection of water supply, delivery of quality potable water, and appropriate demand-side management of water usage will help sustain the community over time.



CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Zoning Map Amendment

Planning Commission Considerations:

PLANNING COMMISSION

Considerations

ZONING MAP AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

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

Why/Why not?

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

Why/Why not?

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

Why/Why not?

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

Why/Why not?



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

Questions?



Petition for Rezoning (Zoning Map Amendment)

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

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Grand Rapids Public Utilities Commission			Ryan and Kaelyn Hoshal		
Name of Applicant			Name of Owner (If other than applicant)		
500 SE 4th St			902 NW 6th Ave		
Address			Address		
Grand Rapids	MN	55744	Grand Rapids	MN	55744
City	State	Zip	City	State	Zip
218-326-7024			218-360-9941	218-360-9912	
Business Telephone/e-mail			Business Telephone/e-mail		

Parcel Information:

Tax Parcel # 91-550-0340 Property Size: 0.2 Acres, 7700 sq ft

Existing Zoning: SR-2 Requested Zoning: SPU

Existing Use: Shoreland one and two family residence

Proposed Use: SPU - Shoreland Public Use

Property Address/Location: 902 NW 6th Ave, Grand Rapids, MN 55744

LegalDescription: Township 55N Range 25W Section 17 - W 5' OF LOT 8 ALL OF LOT 9 BLK 3
 (attach additional sheet if necessary)

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.

Julie Kennedy 09/07/2023
 Signature(s) of Applicant(s) Date

Ryan C Hoshal 09/08/23
 Signature(s) of Owner(s)-(If other than applicant) Date

Kaelyn LA Hoshal 09/08/23
 Signature(s) of Owner(s)-(If other than applicant) Date

Office Use Only

Date Received _____ Certified Complete _____ Fee Paid _____

Planning Commission Recommendation Approved _____ Denied _____ Meeting Date _____

City Council Action Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals (5 copies of each & electronic versions of all pertinent information):

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

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

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

A. What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

The surrounding land uses are shoreland one and two family residences and shoreland public use. The subject site is adjacent to the Grand Rapids Public Utilities (GRPU) water treatment facility which is zoned shoreland public use.

B. Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?
Yes, it will match the property immediately to the west of the subject property.

C. Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?
Yes the property is served by streets and utilities.

D. Demonstrate the need for additional property in the proposed zoning district.
In order to meet the future growth needs of the community, GRPU is renovating the existing facility to be able to meet the projected future water needs. This additional site will provide the real estate needed to be able to provide viable options for expansion.

E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? Being that the existing property to the west is already zoned shoreland public use, it should have minimal impact.

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. The current operating GRPU water treatment plant is already zoned shoreland public use next to the subject property.

G. How does the proposed rezoning conform to the City's Comprehensive Plan? Chapter 4 of the comprehensive plan states that as development occurs, existing infrastructure and future planning should be factored into decision making process (for utilities). Additionally, the goals and objectives as stated in chapter 9 (public infrastructure and services) are to sustainably operate and maintain drinking water infrastructure and facilities. Rezoning the subject property falls right in line with the City's comprehensive plan.

H. Is the timing proper for the proposed rezoning? The subject property is currently listed for sale.

I. Any additional information that the Petitioner would like to supply. _____

Additional Instructions:

Prior to submitting your Petition to Rezone, 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. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

Findings for Approval:

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

- Will the change affect the character of the neighborhoods?
- Would the change foster economic growth in the community?
- Would the proposed change be in keeping with the spirit and intent of the ordinance?
- Would the change be in the best interest of the general public?
- Would the change be consistent with the Comprehensive Plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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.

PLANNING COMMISSION

Considerations

ZONING MAP AMENDMENT

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Why/Why not?