



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

**PLANNING COMMISSION SPECIAL MEETING**  
**AGENDA**  
**Thursday, April 18, 2024**  
**6:30 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, April 18, 2024 at 6:30 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

PUBLIC HEARINGS:

1. Conduct a Public Hearing to consider the preliminary plat of Hawkinson Commercial Development Second Addition.

GENERAL BUSINESS:

2. Consider Initiating the Rezone of Property Located at 91-033-1406
3. Consider a recommendation to the City Council regarding the rezoning of 5 acres of land (Parcel 91-033-1406) from AP (Airport District) to I-1 (Industrial Park)

ADJOURNMENT:

ATTEST: Kimberly Gibeau, City Clerk



# Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 4/18/2024
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider the preliminary plat of Hawkinson Commercial Development Second Addition.	
<b>Background:</b>	<p>A proposed preliminary plat entitled Hawkinson Development Second Addition was submitted by Mr. Mark Hawkinson of Round 2 Development, LLC. (Property Owner) and Mr. Stephen Welliver, Wellson Group Inc. on March 26, 2024.</p> <p>The property included in the preliminary plat includes:</p> <p>Lot 1 (2.05 acres) Currently working on a sales agreement for development                      Lot 2 (1.14 acres) Vacant                      OUTLOT A (6.55 acres) Vacant</p> <p>The subject property was part of a greater minor subdivision petition in 2021 entitled “Hawkinson Commercial Development” which consisted of 22.28 acres in area, including proposed right-of-way, and generally located south of Home Depot &amp; Applebee’s, and north of 29th Street SE.</p> <p>The current GB (General Business) zoning designation is appropriate for intended uses, thus no additional changes are needed.</p> <p>Because this property was previously platted (2021), the parkland dedication fee required by the Subdivision Ordinance has already paid to the City.</p>	
<b>Considerations:</b>	When reviewing the minor subdivision, the Planning Commission needs to make findings as to whether the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.	
<b>Recommendation:</b>	<p>Staff recommends that the Planning Commissioners review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the minor subdivision, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations.</p> <p>If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If the</p>	

	<p>findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled at a future meeting date allowing sufficient time for revisions to be made and reviewed.</p> <p>Any preliminary comments or changes will be incorporated into the final plat.</p>
<b>Required Action:</b>	<p>Pass a motion forwarding a recommendation to the City Council for approval of the minor subdivision.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to <b>approve</b> the minor subdivision of Hawkinson Commercial Development Second Addition.</p> <ul style="list-style-type: none"><li>• <i>Any additional revisions the Planning Commission sees as necessary</i></li></ul>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Proposed Minor Subdivision and Associated Documents</li><li>• Site Map</li></ul>



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Item 1.

# **Preliminary Plat:**

## **Public Hearing**

# **Hawkinson Commercial Development Second Addition**

**April 18, 2024**



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# Preliminary Plat

- **Petitioner: Round 2 Development, LLC**
- **Preliminary Plat: Hawkinson Commercial Development Second Addition.**
- **Past Use of Property: Hawkinson Commercial Development, platted in 2021.**
- **Current use of property: General Business**
- **Proposed Subdivision: A division of Outlot A described as PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST, ITASCA COUNTY MINNESOTA**



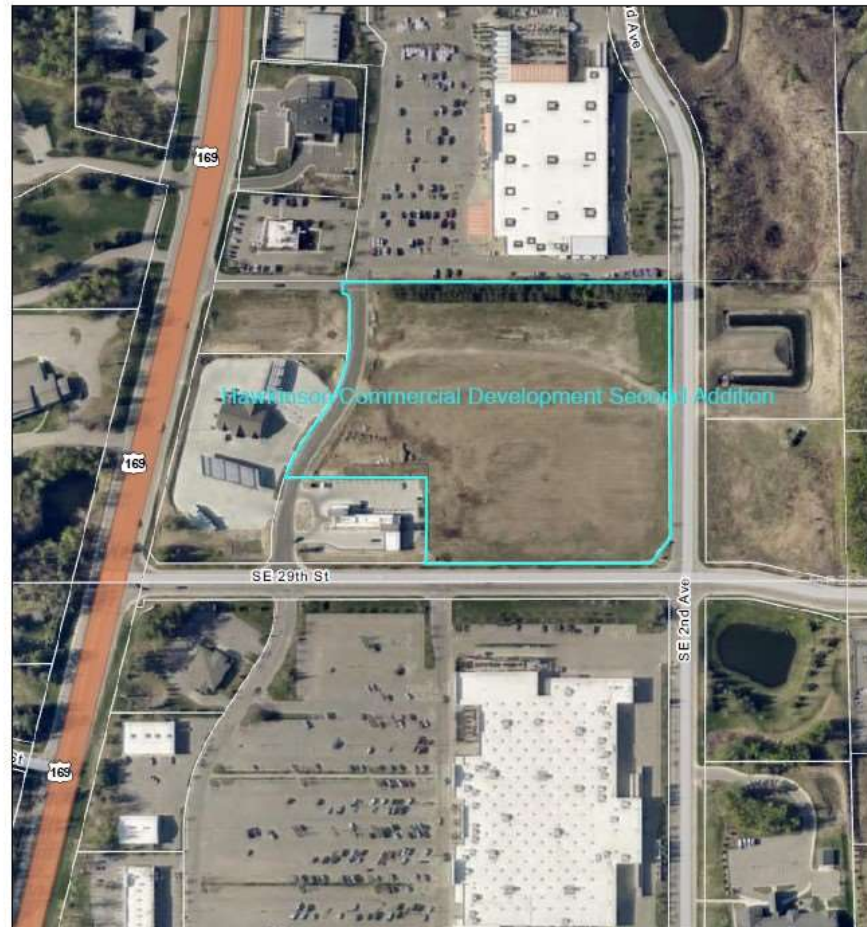
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# Preliminary Plat

## **Hawkinson Commercial Development:**

22.28 acres in area, including proposed right-of-way, and generally located south of Home Depot & Applebee's, and north of 29th Street SE.

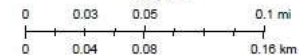
Hawkinson Commercial Development Second Addition



4/3/2024, 2:57:26 PM

□ Tax Parcel

1:4,514





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# Preliminary Plat

## Hawkinson Commercial Development Second Addition

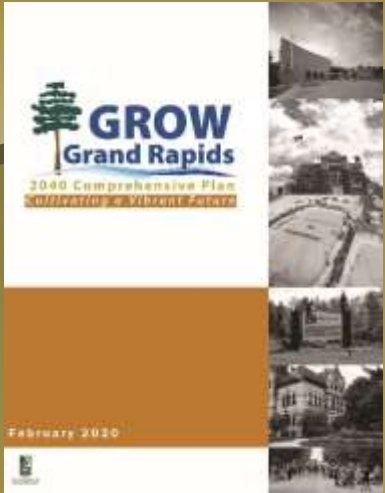
### Review Committee:

- GR PUC
- GR Public Works Dept./Engineering Dept.
- Fire Dept.
- Parks & Rec. Dept.
- Comm. Development Dept.

• *All suggestions made by the Review Committee have been incorporated into the preliminary plat being considered.*

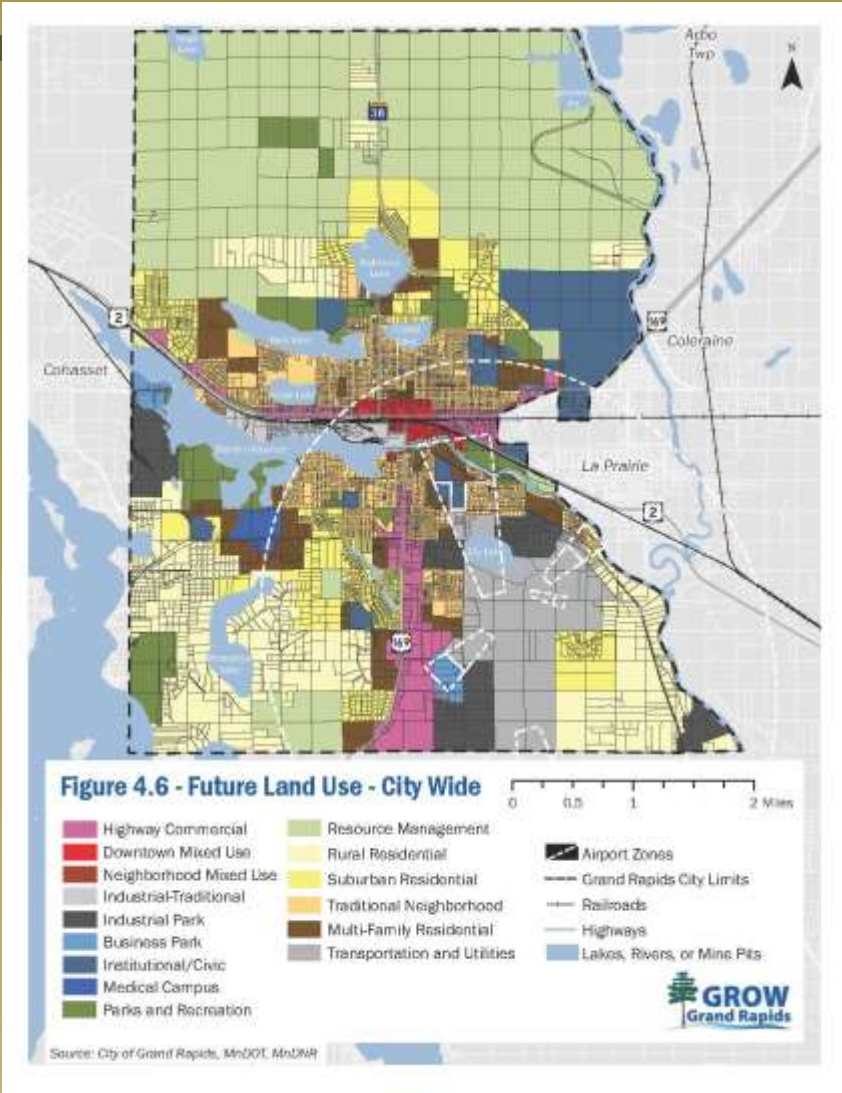


# Preliminary Plat



## Comprehensive Plan:

- The 2020 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of Highway Commercial, which is consistent with the current zoning designation, as well as the existing uses along the eastern side of Hwy #169 in this area.







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# Preliminary Plat

## PLANNING COMMISSION

### CONSIDERATIONS

#### SUBDIVISIONS

1. Has there been a change in the development policies of the community?
2. Was there a mistake in the original zoning ordinance?
3. Is the Zoning Ordinance up to date?
4. Is the proposed subdivision compatible with adjacent land uses?
5. Will the proposed subdivision cause undue traffic congestion?
6. Will the proposed subdivision affect public utilities?
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
8. Will the proposed subdivision impede orderly development of other property in the area?
9. Will the proposed subdivision cause a decrease in value of adjacent property?
10. Will the proposed subdivision increase tax revenues?
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
12. Is the proposed subdivision consistent with the Comprehensive Plan?

## Planning Commission Considerations:



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Item 1.

# Questions?

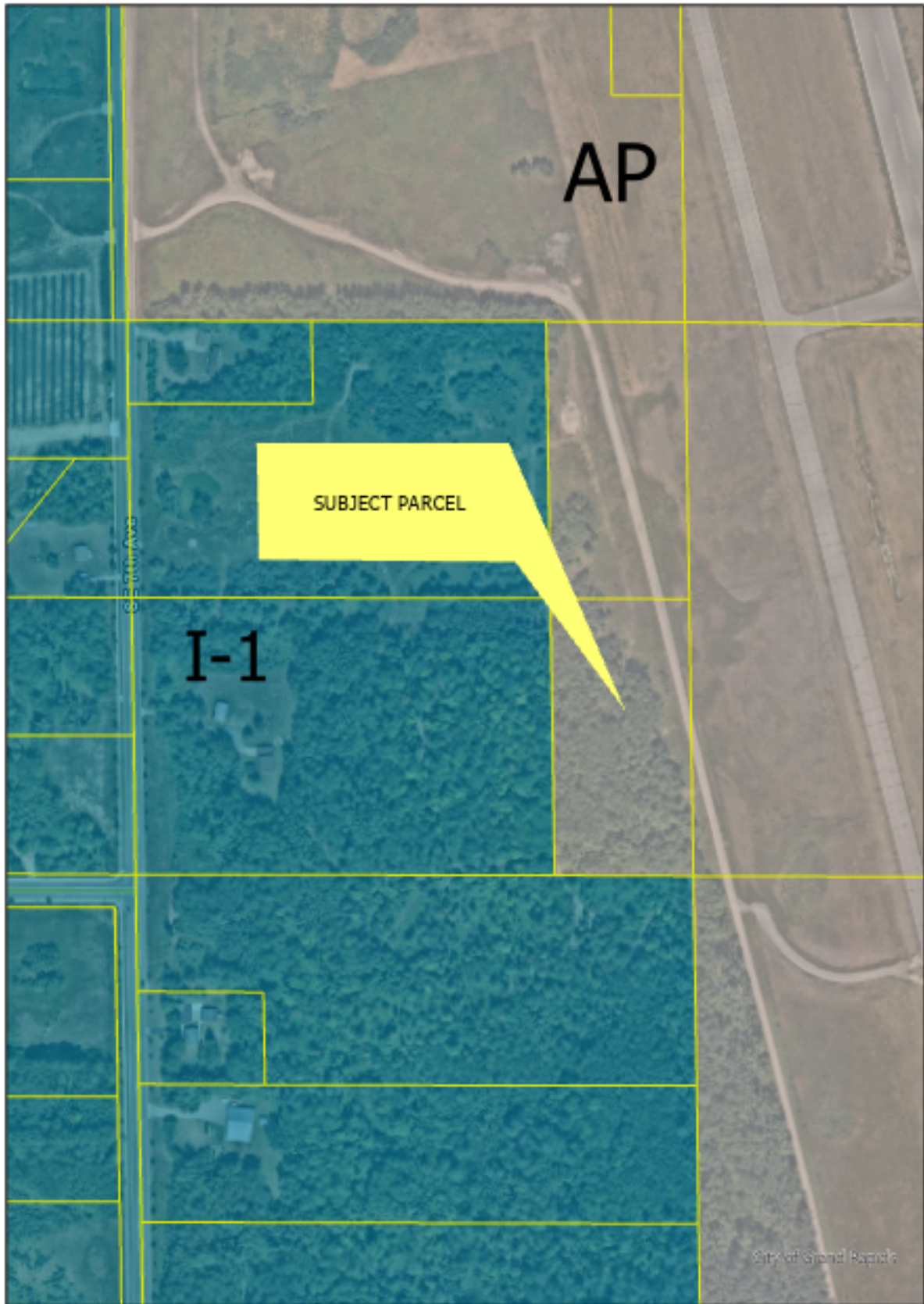


# Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 4/18/2024
<b>Statement of Issue:</b>	Consider initiating the Rezone of Property at 91-033-1406	
<b>Background:</b>	<p>Community Development staff is asking the Planning Commission to initiate the rezone of parcel 91-033-1406 (City and County) from AP (Airport District) to I-1 (Industrial Park District).</p> <p>This will better align with the proposed use of the property. The legal description is below:</p> <p><i><u>East 330 feet of the South one-half (S½) of the Southeast Quarter, Northeast Quarter (SE¼ NE¼) of Section Thirty-three (33), Township Fifty-five (55), Range Twenty-five (25) west of the Fourth Principal Meridian</u></i></p>	
<b>Considerations:</b>		
<b>Recommendation:</b>	Pass a motion to initiate the rezone of parcel 91-033-1406	
<b>Required Action:</b>	<p>Pass a motion initiating approval or non-approval of the proposed initiation to rezone property.</p> <p><u>Example Motion:</u></p> <p style="padding-left: 40px;">Motion by _____, second by _____ that, to <b>(approve) (not approve)</b> initiate the rezone of parcel 91-033-1406 (City and County) from AP (Airport District) to I-1 (Industrial Park District) as described below:</p> <p style="padding-left: 40px;"><i>East 330 feet of the South one-half (S½) of the Southeast Quarter, Northeast Quarter (SE¼ NE¼) of Section Thirty-three (33), Township Fifty-five (55), Range Twenty-five (25) west of the Fourth Principal Meridian</i></p>	
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• REZONE MAP</li> </ul>	

# Planning Commission Rezone Map

Item 2.



0 250 500 1,000 Feet



# Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 4/18/2024
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the rezoning of 5 acres of land (Parcel 91-033-1406) from AP (Airport District) to I-1 (Industrial Park)	
<b>Background:</b>	The attached PowerPoint presentation will provide the background for this item.	
<b>Considerations:</b>	When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.	
<b>Recommendation:</b>	<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>	
<b>Required Action:</b>	<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 <b>(approve)(deny)</b> the Zoning Map Amendment, described within the presentation and as shown in the maps presented here today, from the current AP (Airport District) zoning designation to that of I-1 (Industrial Park).</p>	
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Rezone Map</li> <li>• List of the Planning Commissions Rezoning Considerations.</li> </ul>	



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# **Zoning Map Amendment Request**

**City of Grand Rapids / Itasca County**  
**Parcel 91-033-1406**

**AP (Airport District)**  
**to**  
**I-1 (Industrial Park)**

**April 18, 2024**



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# Zoning Map Amendment

- **Petitioner: Grand Rapids Planning Commission**
- **Requested Zoning Map Amendment: rezoning from current AP (Airport District) to that of I-1 (Industrial Park)**
- **Subject Property: 91-033-1406 (5 acres)**
- **Present Use: Airport District**
- **Intended Use: Industrial Park**

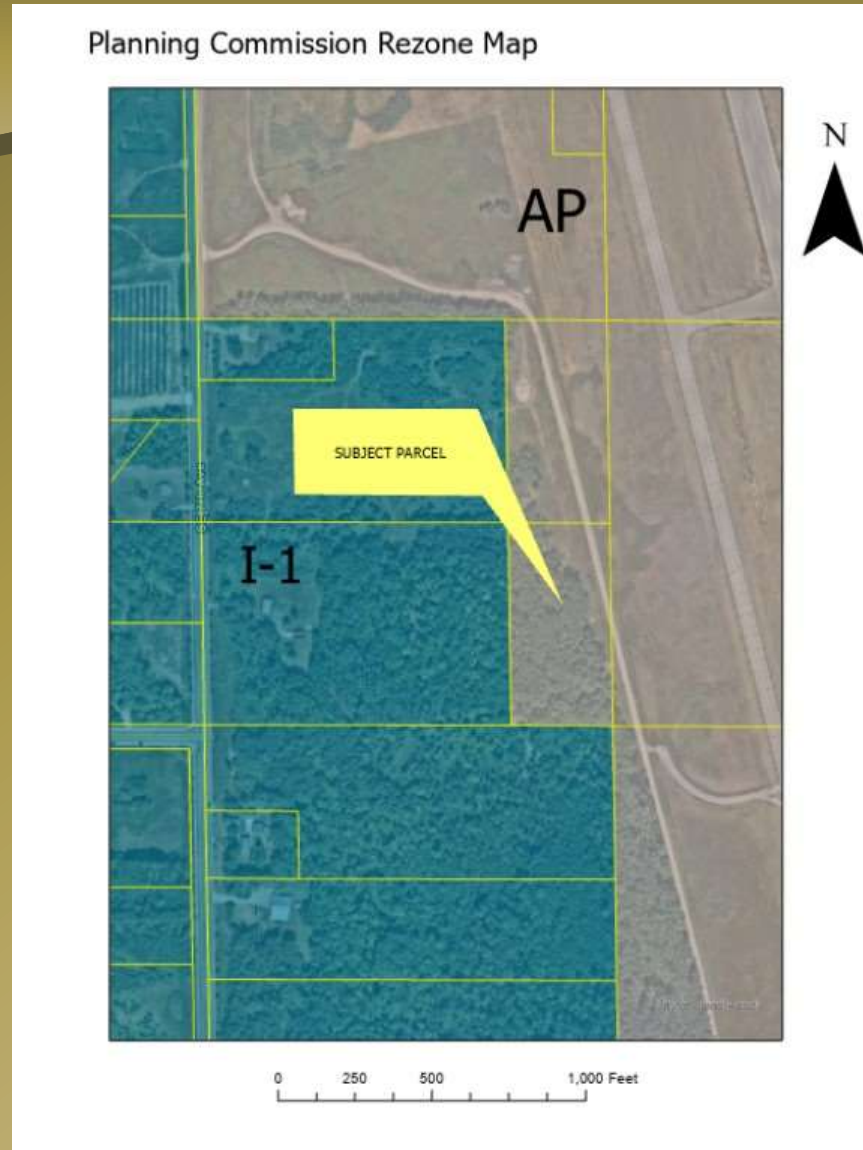


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# Zoning Map Amendment

Item 3.

## Surrounding Zoning:







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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 I-1 zoning district are as follows:**

- **Industrial – Monument Work/sales, manufacturing (light and heavy), recycling center, wholesale distribution facility, outdoor storage (merchandise and material)**

**A sampling of other uses permitted in R-4 with additional restrictions (CUP) include:**

- **Mining of Sand and Gravel**



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# Zoning Map Amendment

## Section 30-512 Table 2A Development Regulations

### Yard and Bulk Requirement comparison between requested zoning and existing:

	<b>I-1 (requested)</b>	<b>AP (existing)</b>
<b>Min. Lot Size</b>	<b>Gross area - 1 Acre Width- 150 ft.</b>	<b>Gross area - N/A Width - 50 ft.</b>
<b>Min. Yard Setbacks</b>	<b>Front - 50 ft. Int. side - 25 ft. Street side - 25 ft. Rear- 25 ft.</b>	<b>Front - 50 ft Int. side- 50 ft. Street side- 50 ft. Rear- 50 ft.</b>
<b>Max. Lot Coverage</b>	<b>Building - 50%</b>	<b>Building - N/A</b>
<b>Building Size</b>	<b>Max. Height - 45 ft. Min. Dimension - 24 ft.</b>	<b>Max. Height - N/A Min Dimension - N/A</b>



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# Zoning Map Amendment

## Comprehensive Plan:

**Chapter 4 – Land Use**  
**Chapter 6 – Economic Development**

**Goal 1: Create jobs and income.** The City's economic infrastructure sustains the City's households and the households of many people in surrounding communities. Building the City's economic base is not an end in itself, but rather is a primary component for achieving many of the community's goals. Creating economic opportunity for current and future residents is a primary Comprehensive Plan goal.

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
Industrial Development	Continue to utilize the future land use plan and industrial zoning to create shovel ready industrial sites within the community. Utilize the future land use plan to identify industrial development sites that have access to necessary infrastructure and limit impacts to surrounding non-residential land uses.	Continue to review and modify the allowed uses throughout industrial zoning districts.	Same as Short Term Action	Primary: Community Development Secondary: Planning Commission



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# 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?



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# Questions?