



PLANNING COMMISSION MEETING AGENDA

Thursday, August 06, 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, August 6, 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 June 4, 2026 regular meeting.

PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Troy Amunrud.

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 SEPTEMBER 3, 2026 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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PLANNING COMMISSION MEETING MINUTES

Thursday, June 04, 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 Kreitzer
Commissioner Amanda Lamppa
Commissioner Isaac Meyer
Commissioner Matt Maves

ABSENT:

Commissioner David Marquardt

STAFF:

Will Richter
Aurimy Groom
Rob Mattei

APPROVAL OF MINUTES:

1. Consider approval of the May 7, 2026 regular meeting minutes.

Motion made by Commissioner Lamppa, Seconded by Commissioner Kreitzer to approve the minutes from the May 7, 2026 regular meeting. The following voted in favor thereof: Johnson, Bignall, Kreitzer, Lamppa, Meyer, Maves. Opposed: None, motion passed unanimously.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council regarding a text amendment to the Municipal Code.

Mr. Richter provided a power point for the Commissioners. There is considerable demand for multifamily housing units in the City of Grand Rapids and limited sites near existing utilities. The current method for determining unit count tends to underutilize the potential of available sites. Staff along with Commissioners Bignall and Meyer have reviewed an alternate unit calculation which would allow more flexibility for developers while still maintaining all other site development standards.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it would not negatively affect neighborhoods because site development standards remain in place.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, it would foster economic growth by offering developers flexibility.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance? Why/Why not? Yes, it is in keeping with the spirit and intent of the ordinance because it builds on the existing ordinance.
4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it is in the best interests of the general public because it encourages needed development.
5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it is consistent with the Comp Plan by promoting development near commercial districts and public amenities.

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 30-421 and 30-512 Table 2A:

30-421 Definitions

Dwelling, multi-family, alternate unit calculation / flexible bedroom allowance means a formula for calculating a maximum number of bedrooms in a multi-family building that can be allocated to a flexible unit count instead of using the fixed Gross Area / Area Sq. Ft. Unit calculation.

Example calculation for 1 acre in R-4: $(43,560/2500) \times 2.5 = 43.56$ bedrooms.

Flexible Bedroom Allowance subject to meeting all other site development standards for the district.

30-512 Table 2A District Development Regulations

Add footnote (6) to LB, GB, and R-4 under column heading Area S/F Unit

(6) Formula for Dwelling, multiple-family, alternate unit calculation / flexible bedroom allowance is: $(\text{Gross Area} / \text{Area Sq. Ft. per Unit}) \times 2.5$

Example calculation for 1 acre in R-4: $(43,560/2500) \times 2.5 = 43.56$ bedrooms.

Flexible Bedroom Allowance subject to meeting all other site development standards for the district.

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

3. Consider a recommendation to the City Council regarding the rezoning of 5.3 acres of land from LB (Limited Business) to GB (General Business).

Staff provided background information. Unique Opportunities LLC filed an application for a Zoning Map Amendment requesting the rezoning of parcel 91-653-0210 from LB (Limited Business) to GB (General Business). If approved the amendment would facilitate the sale of the parcel and development of an apartment building.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it will facilitate the development of a compatible use.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, it will foster economic development by expanding contiguous GB zoning appropriate to the site size and location.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance? Why/Why not? Yes, it is in keeping with the spirit and intent of the zoning ordinance by expanding an existing zoning.
4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it is in the best interest of the general public because it supports development of new housing.
5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it is consistent with the Comp Plan by expanding an existing zoning to promote development of much needed housing.

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 Zoning Map Amendment, as petitioned by Unique Opportunities LLC, described within the Staff Report and as shown in the maps presented here today, from the current LB (Limited Business) zoning designation to that of GB (General Business);

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

4. Consider a recommendation to the City Council regarding the rezoning of 6.06 acres of land from R-3 (Multi-family medium density) and GB (General Business) to R-4 (Multi-family high density).

Troy Schultz filed an application for a Zoning Map Amendment with the City for the rezoning of parcels 91-560-0120, 91-560-0130, 91-560-0220, 91-560-0230, 91-560-0110, 91-560-0210 from R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density). If approved this would facilitate the redevelopment of this property.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?
Why/Why not? No, it will positively affect existing neighborhoods by facilitating the removal of an aged trailer park.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, it will foster economic development by expanding contiguous R-4 zoning appropriate to the site size and location.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance? Why/Why not? Yes, it is in keeping with the spirit and intent of the zoning ordinance by expanding an existing zoning.
4. Would the change be in the best interest of the general public?
Why/Why not? Yes, it is in the best interest of the general public because it supports development of new housing.
5. Would the change be consistent with the Comprehensive Plan?
Why/Why not? Yes, it is consistent with the Comp Plan by expanding an existing zoning to promote development of much needed housing.

Motion by Commissioner Lamppa, second by Commissioner Kreitzer that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the Zoning Map Amendment, as petitioned by Troy D. Schultz, described within the Staff Report and as shown in the maps presented here today, from the current R-3 (Multi-Family medium density) and GB (General Business) to R-4 (Multi-Family high density).

The following voted in favor thereof: Johnson, Bignall, Kreitzer, Lamppa, Meyer, Maves. 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.

No one from the public wished to speak.

REPORTS/ANNOUNCEMENTS/UPDATES:

The Walmart CUP was approved and they have submitted permits for signage updates and an interior remodel project.

There will be business for the July 2nd, 2026 regular meeting and by a show of hands the Commission will have a quorum.

ADJOURNMENT:

There being no further business the meeting adjourned at 4:29 P.M.

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-



Planning Commission Staff Report

Variance	Community Development Department	Date: 8/6/2026
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Troy Amunrud.	
Background:	Troy Amunrud has applied for a variance, which if granted, would allow for keeping a 6' tall fence constructed within the 15' streetside setback where the maximum height permitted under the municipal code is 3 ½'. The fence was constructed 2 ½' higher than what was approved in the Zoning Permit. The subject property is 802 SW 7th Ave. The legal description is: <i>Lots 15-16, BLK 5, Earl Addition to Grand Rapids, Itasca County, Minnesota.</i> Property owner Troy Amunrud has requested the Planning Commission's consideration of one variance from Section 30-593(a)(5) Supplementary Height Regulations – Permitted yard encroachments. 30-593 Supplementary Yard Regulations (a)(5) states: Fences, walls and hedges which do not exceed a height of three and one-half feet provided they are no closer to a street or alley line (property line) than two feet. Fences, walls and hedges up to six feet in height above grade shall be permitted provided such fence is located no closer than two feet to an alley line and is no closer to a street line than the minimum distance required for a building. (Any border fence located within two feet of the common lot line shall be within six inches of such common line.) The finished side of the fence must face the exterior of the lot. Barbed wire or similar materials on fences shall be prohibited within R zones except as permitted in section 30-592(a)(3). The Street Side setback from the property line in R-1 zoning is 15'. The requested variance, if approved, would allow for the property owner to keep a fence that is 2 ½' above the height allowed in the Municipal Code and as shown in the site plan and approved in the Zoning Permit .	
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.	

Recommendation:	Staff recommends that the Planning Commissioners visit the site and look at the situation. 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).
Required Action:	Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance. <u>Example Motion:</u> 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 variance to Troy Amunrud for the property legally described above/within Staff Report. • to allow a one-time waiver of the requirements of Section 30-593(a)(5) Supplementary Yard Regulations for a fence that was constructed 2 ½' higher than what was approved in the Zoning Permit and allowed under the Municipal Code. <i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i> •
Attachments:	• Site Map • Copy of the variance petition and associated documentation • List of the Planning Commissions Variance Considerations

**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:

<u>Troy Amund</u> Name of Applicant* ¹	_____ Name of Owner (If other than applicant)
<u>802 SW 7th Ave</u> Address	_____ Address
<u>Grand Rapids MN 55744</u> City State Zip	_____ City State Zip
<u>507 430 7266 troy-amund@gmail.com</u> 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 # 91-510-0580 Property Size: 14,747.57 square feet
 Existing Zoning: residential per county
 Existing Use: residential
 Property Address/Location: 802 SW 7th Ave Grand Rapids MN 55744
 Legal Description: lots 15 & 16, Block S, Earl Addition to Grand Rapids, Hasca County, Minnesota
 (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.

<u>[Signature]</u> Signature(s) of Applicant(s)	<u>6/23/26</u> Date
<u>Andrew Amund</u> Signature of Owner (If other than the Applicant)	<u>6-23-2026</u> Date

Office Use Only

Date Received 6/24/25 Certified Complete [initials] Fee Paid [initials]

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:

Requesting variance to increase height of fence with lattice from 42" to 72" along SW 8th Street

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

Chapter 30, Section 30-593a(5) ordinance requires a 15' set back from property line for fences higher than 42"

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):

N/A

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.

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

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

Yes, Provide semi privacy and piece of mind without creating a safety hazard for motorists or pedestrians

- 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:

N/A

- 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:

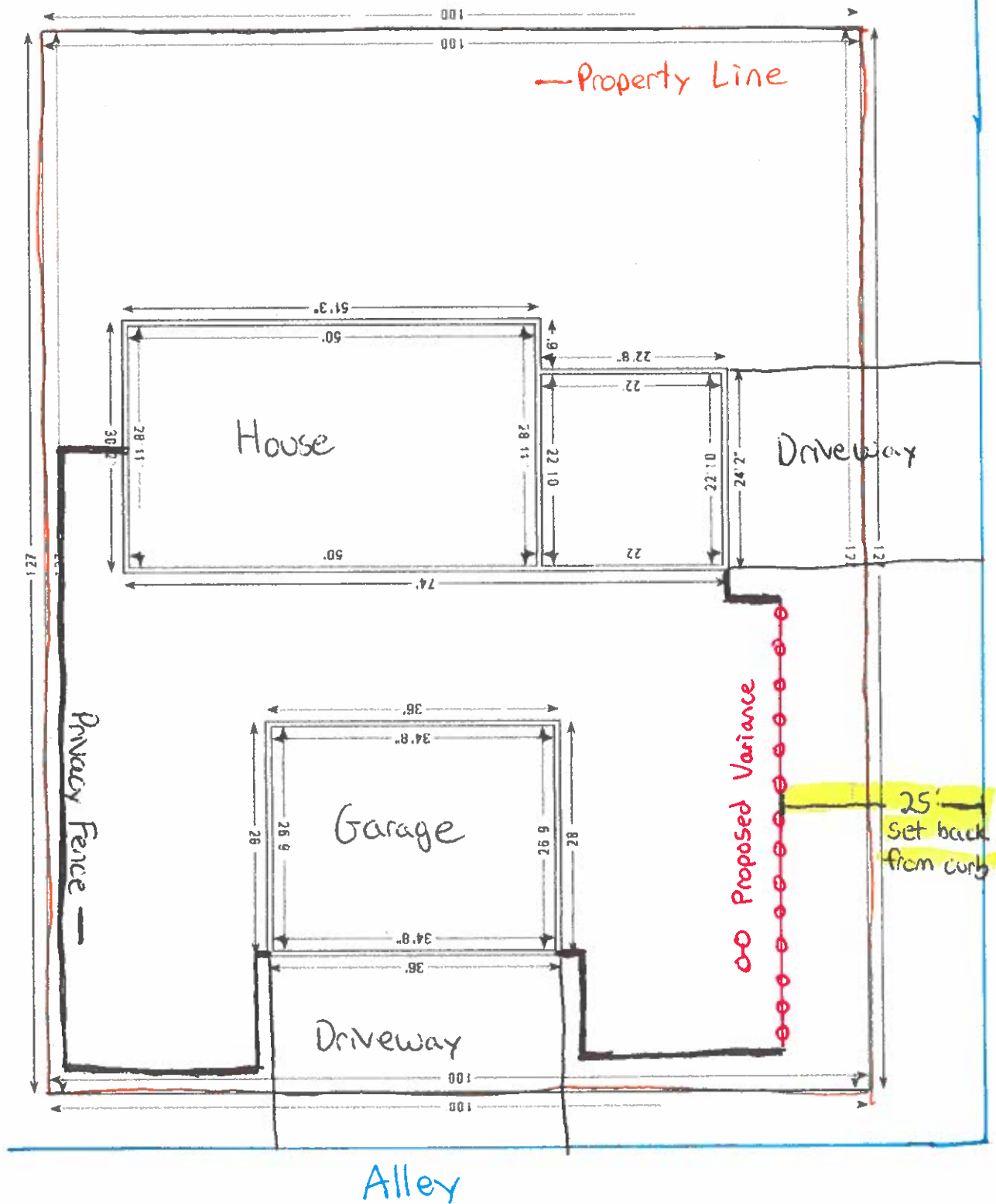
The variance allowing the increased height of the fence with lattice will not affect traffic visibility and/or safety. It does not affect utility access, the ability to maintain the property or the public right of way as it is already set back 25' from the side street curb.

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

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

It will improve the value of the property and the safety of the homeowners by allowing privacy without creating a safety hazard.

SW 7th Avenue



SW 7th Street



CITY OF GRAND RAPIDS

Website: www.cityofgrandrapidsmn.com

PERMIT APPLICATION

☐ Building	☒ Zoning	☐ Commercial	☐ Residential	Yes ☐ Constructed Pre-1978	No ☐ Certified Lead Renovator
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Please fill out the following information as it pertains to the proposed work to be done.

ADDRESS OF PROJECT	_____
BUSINESS NAME	N/A
PIN	_____

DESCRIPTION OF WORK	install privacy fence in back yard, deco
TYPE OF MATERIALS	_____

PROPERTY OWNER	troy amunrud	PHONE NO	5074307266
ADDRESS	802 SW 7th Ave grand rapids MN 55744		

GENERAL CONTRACTOR	_____	PHONE NO	_____
ADDRESS	_____		

BUILDING CONTRACTOR	_____	LICENSE NO	_____
PLUMBING CONTRACTOR	_____	LICENSE NO	_____
MECHANICAL CONTRACTOR	_____	LICENSE NO	_____
ELECTRICAL CONTRACTOR	_____		
SPRINKLER CONTRACTOR	_____		

ARCHITECT	_____	CODE	_____
STRUCTURAL ENG	_____	MECHANICAL ENG	_____
BUILDING SPRINKLERS	YES _____ NO _____		

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a Permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction

APPLICANT	_____	PRINTED NAME	_____
PHONE NUMBER	5074307266	DATE	_____
		VALUATION OF WORK \$	2,500.00

Attach site plan, survey, building plans, specification sheets, energy calculations and Storm Water Permit information as required.

FOR OFFICE USE ONLY

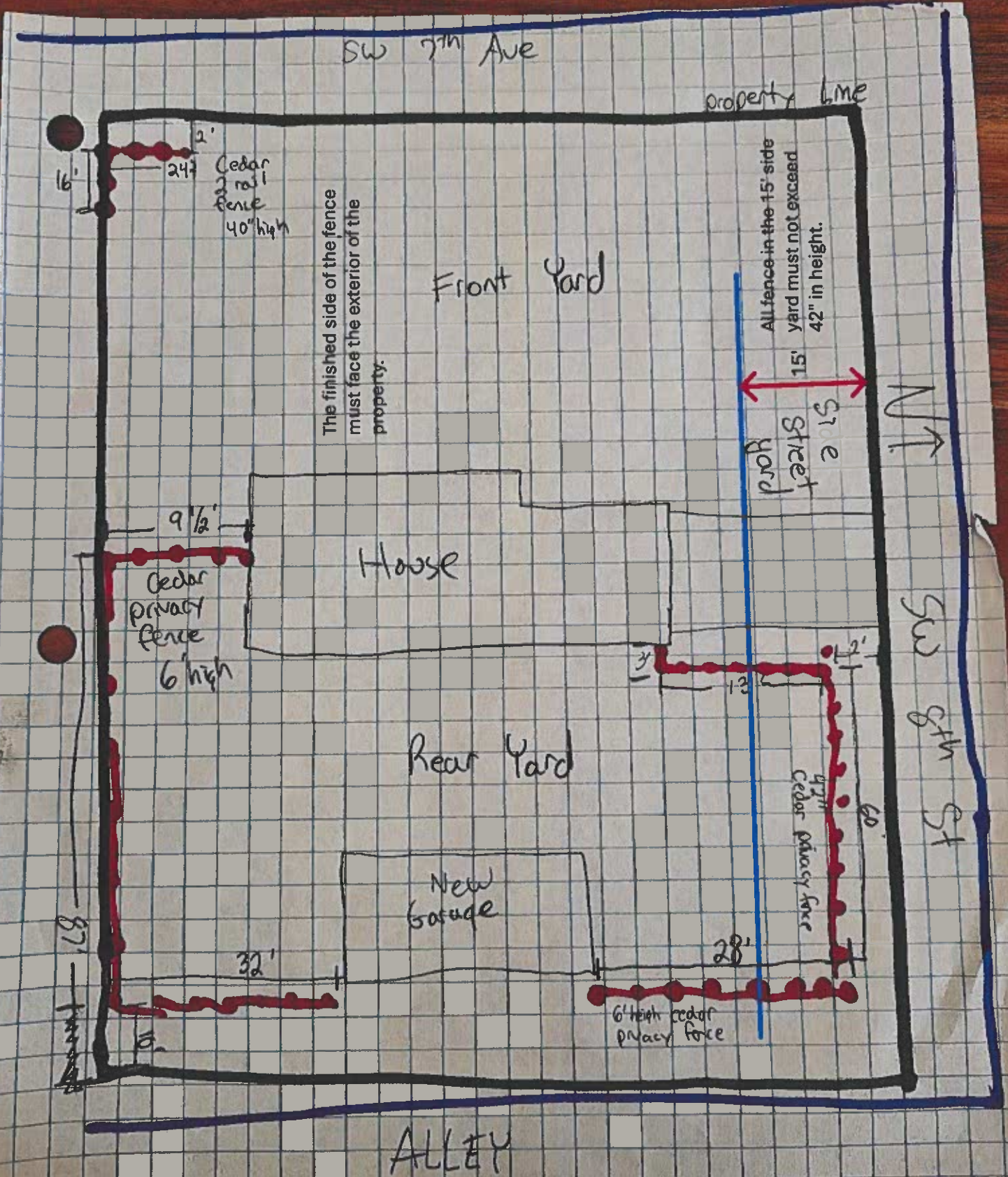
Zoning:	R-1	Approved By:	<u>[Signature]</u>	Date Approved:	7-1-25
Zoning Comments:	Approved subject to notes on the site plan.				

BUILDING OFFICE REVIEW

TYPE OF CONSTRUCTION:	_____
OCCUPANCY:	_____
DESIGN CODE:	_____
BUILDING OFFICE COMMENTS:	_____

BUILDING OFFICIAL APPROVAL	_____
PERMIT NO	Z25-042
DATE APPROVED	_____

FEES	
Project Valuation \$	2,500.00
Permit Fee \$	55.55
Plan Check Fee \$	0.00
State Surcharge \$	0.00
Other \$	0.00
TOTAL FEES \$	55.55



Variance Request:

**Troy Amunrud (owner) for
Property at 802 SW 7th Ave**

***Legal description: Lots 15-16, BLK 5, Earl Addition to Grand Rapids,
Itasca County, Minnesota.***

August 6, 2026



Variance Request

- **Petitioners: Troy Amunrud, owner.**
- **Filing Date: June 24, 2026**
- **Requested Variances: allow a one-time waiver of the requirements of Section 30-593(a)(5) Supplementary Yard Regulations for a fence that was constructed 2 ½' higher than approved in the Zoning Permit and allowed under the Municipal Code.**
- **Relevant portions of Zoning Ordinance: Section 30-593(a)(5) which describes the maximum fence height within the 15' streetside setback.**



Variance Request

Timeline:

7-1-25 Zoning Permit issued subject to notes on site plan

August 2025 – Google Earth images show fence under construction

First week of June 2026 – Community Development staff become aware of potential issue and initiate review of approved permit and site plan

6-9-26 – Notice of violation sent to property owner

6-23-26 – Zoning Administrator receives telephone call from property owner

6-24-26 – Property owner files Petition for Variance



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Item 2.

Variance Request





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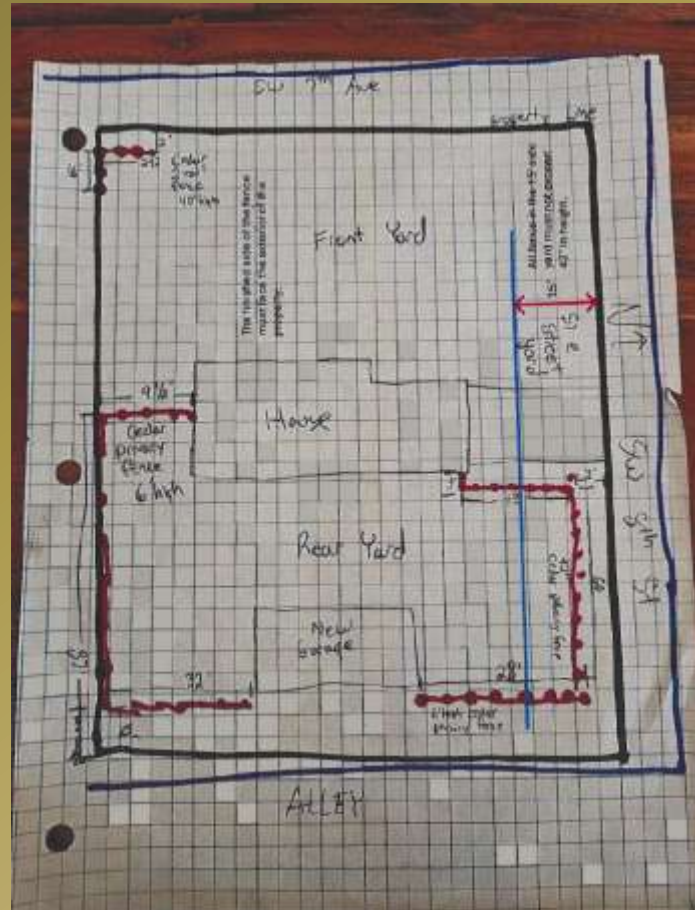
Variance Request

CITY OF GRAND RAPIDS Website: www.cityofgrandrapidsmn.com PERMIT APPLICATION																			
☐ Building	☒ Zoning	☐ Commercial	☐ Residential	Yes ☐ No ☐	Yes ☐ No ☐														
Please fill out the following information as it pertains to the proposed work to be done																			
ADDRESS OF PROJECT _____																			
BUSINESS NAME <u>N/A</u>																			
FIN _____																			
DESCRIPTION OF WORK <u>install privacy fence in back yard, deco</u>																			
TYPE OF MATERIALS _____																			
PROPERTY OWNER <u>Troy amannus</u> PHONE NO <u>5074367255</u>																			
ADDRESS <u>802 SW 7th Ave grand rapids MN 55744</u>																			
GENERAL CONTRACTOR _____ PHONE NO _____																			
ADDRESS _____																			
BUILDING CONTRACTOR _____ LICENSE NO _____																			
PLUMBING CONTRACTOR _____ LICENSE NO _____																			
MECHANICAL CONTRACTOR _____ LICENSE NO _____																			
ELECTRICAL CONTRACTOR _____																			
SPRINKLER CONTRACTOR _____																			
ARCHITECT _____ CODE _____																			
STRUCTURAL ENG _____ MECHANICAL ENG _____																			
BUILDING SPRINKLERS <u>YES</u> <u>NO</u>																			
I hereby certify that I have read and understand this application and know the same to be true and correct. All provisions of laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or control the provisions of any other state or local law regarding construction or the performance of construction. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction																			
APPLICANT _____ PRINTED NAME _____																			
PHONE NUMBER <u>5074367280</u> DATE _____ VALUATION OF WORK \$ <u>3,000.00</u>																			
Attach site plan, survey, building plans, specification sheets, energy calculations and Storm Water Permit information as required.																			
FOR OFFICE USE ONLY																			
Zoning: <u>R-1</u> Approved By: <u>[Signature]</u> Date Approved: <u>7.1.25</u>																			
Zoning Comments: <u>Approved subject to notes on the site plan.</u>																			
BUILDING OFFICE REVIEW																			
TYPE OF CONSTRUCTION: _____																			
OCCUPANCY: _____																			
DESIGN CODE: _____																			
BUILDING OFFICE COMMENTS: _____																			
BUILDING OFFICIAL APPROVAL _____																			
PERMIT NO <u>215-042</u> DATE APPROVED _____																			
<table border="1"> <thead> <tr> <th colspan="2">FEES</th> </tr> </thead> <tbody> <tr> <td>Project Valuation \$</td> <td>3,000.00</td> </tr> <tr> <td>Permit Fee \$</td> <td>25.00</td> </tr> <tr> <td>Plan Check Fee \$</td> <td>8.00</td> </tr> <tr> <td>State Surcharge \$</td> <td>8.00</td> </tr> <tr> <td>Other \$</td> <td>0.00</td> </tr> <tr> <td>TOTAL FEES \$</td> <td>311.00</td> </tr> </tbody> </table>						FEES		Project Valuation \$	3,000.00	Permit Fee \$	25.00	Plan Check Fee \$	8.00	State Surcharge \$	8.00	Other \$	0.00	TOTAL FEES \$	311.00
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TOTAL FEES \$	311.00																		
Please call (218) 335-7887 <u>24 hours in advance</u> for all requests received on your permit. BRIEF Copy to File / YELLOW Copy to Planner / PINK Copy to Approver																			



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Variance Request





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Variance Request

EARL ADDITION TO GRAND RAPIDS
Itasca County, Minnesota
Fronting 1/2 Block Range 23 West of the 4th Principal Meridian, Section 3, of Township 53 N of Range 23 W

W O O L A N D A D D

12 11 10 9

8 7 6 5

4 3 2

AUDITORS SUB'D NO 31

DEDICATION

Be it remembered that the following property has been dedicated to the public use of the City of Grand Rapids, Minnesota, to-wit:

Section 3, Township 53 N of Range 23 W, Itasca County, Minnesota.

And it is further covenanted and warranted that the said property shall be used for the purpose of a public park or playground.

Witness my hand and the seal of the City of Grand Rapids, this 1st day of May, 1911.

Mayor

City Clerk

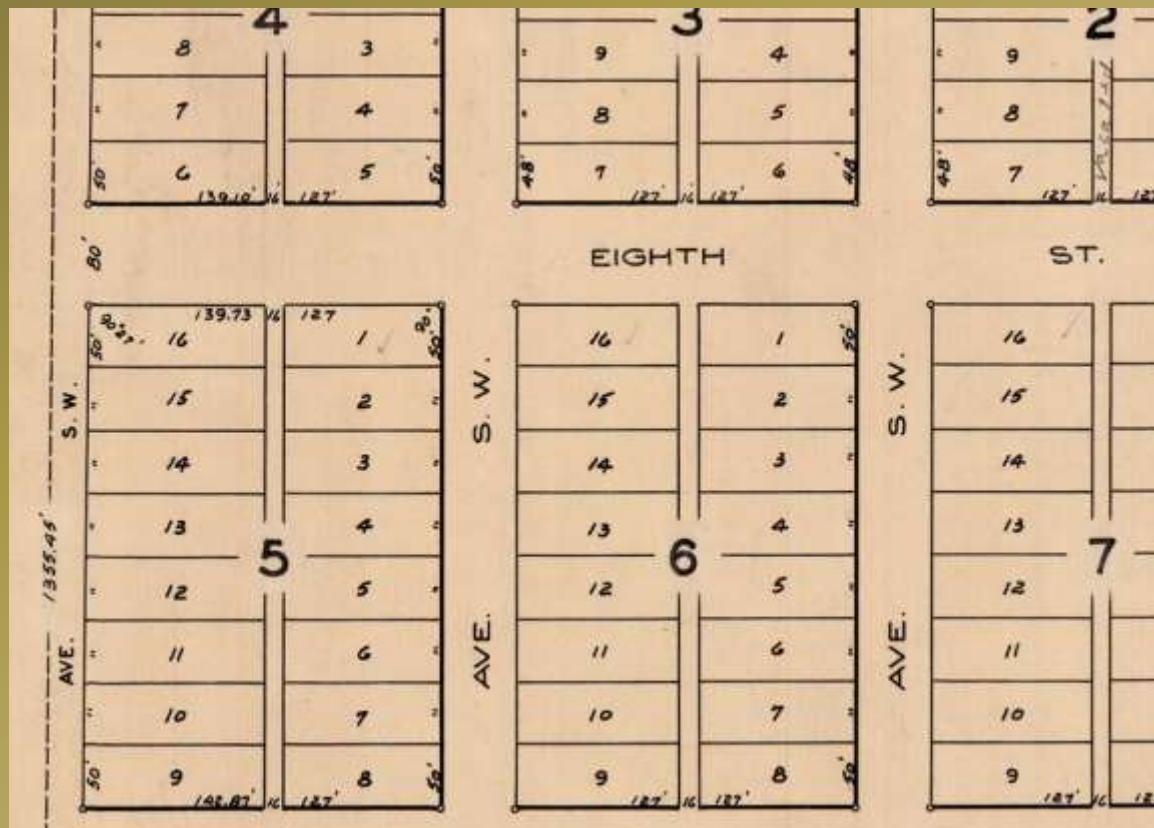
Attest: My hand and the seal of the County of Itasca, this 1st day of May, 1911.

County Clerk



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Variance Request

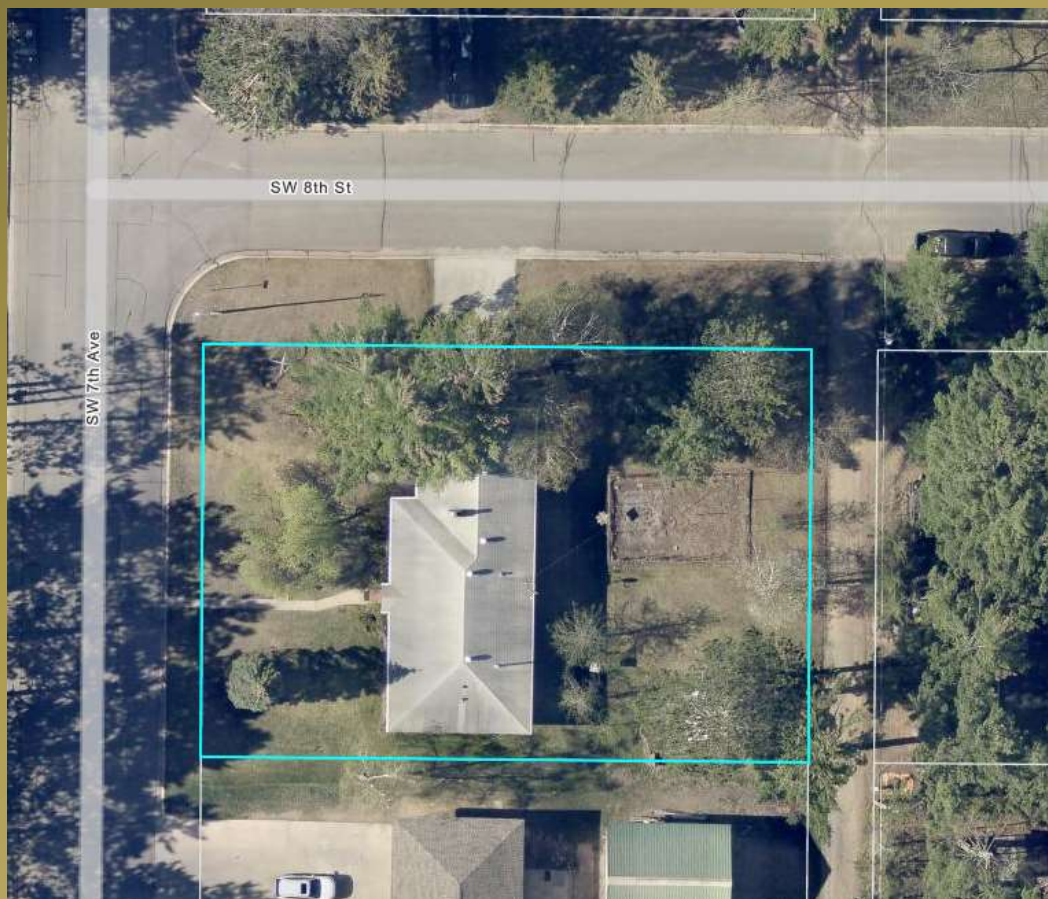




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Item 2.

Variance Request





Variance Request

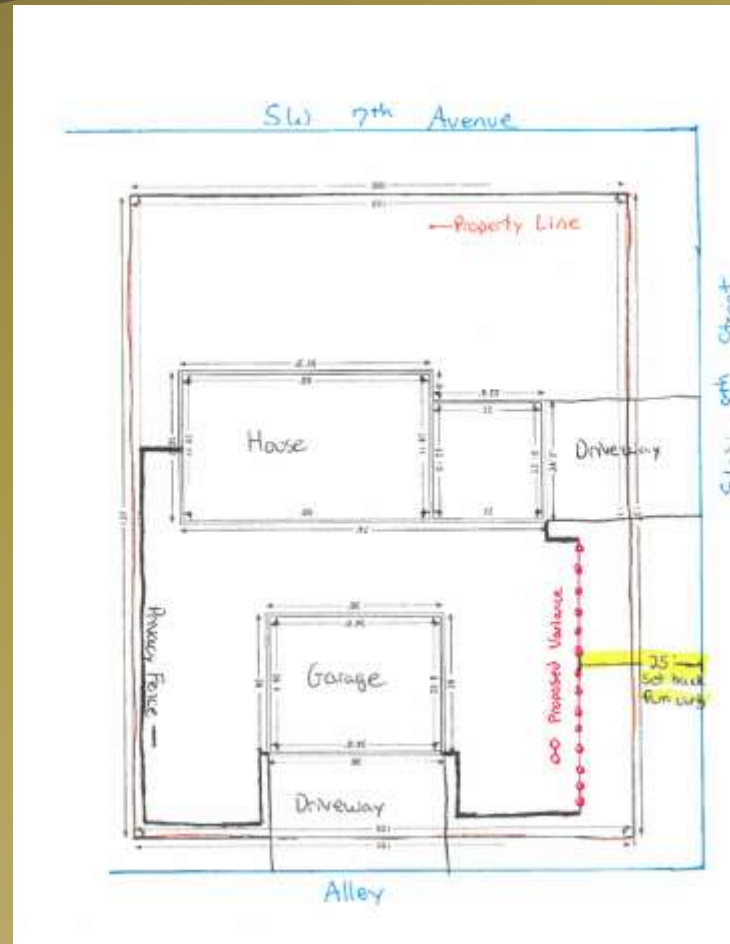
30-593 Supplementary Yard Regulations(a)(5)

Fences, walls and hedges which do not exceed a height of three and one-half feet provided they are no closer to a street or alley line (property line) than two feet. Fences, walls and hedges up to six feet in height above grade shall be permitted provided such fence is located no closer than two feet to an alley line and is no closer to a street line than the minimum distance required for a building. (Any border fence located within two feet of the common lot line shall be within six inches of such common line.) The finished side of the fence must face the exterior of the lot. Barbed wire or similar materials on fences shall be prohibited within R zones except as permitted in section 30-592(a)(3).



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Variance Request





CITY OF
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ITS IN MINNESOTA'S NATURE

Item 2.

Variance Request





CITY OF
GRAND RAPIDS
ITS IN MINNESOTA'S NATURE

Item 2.

Variance Request





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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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Questions?