



**PLANNING COMMISSION MEETING AGENDA**  
**Thursday, April 06, 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, April 06, 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 the March 2, 2023 regular meeting minutes

**PUBLIC HEARINGS:**

2. Conduct a public hearing to consider the preliminary plat of Forest Lake Addition

**GENERAL BUSINESS:**

3. Consider a recommendation to the City Council regarding the rezoning of a 5.1-acre parcel of land, the site of the preliminary plat of Forest Lake Addition, from PU (Public Use) to R-2 (One and Two-Family Residential).
4. Consider a recommendation to the City Council regarding the vacation of the platted N/S alley in Block 5, Grand Rapids Second Division and two utility easements recorded as Documents 183430 and 375506.

**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 THURSDAY, MAY 4, 2023 AT 4:00 PM.**

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

ATTEST: Aurimy Groom



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## PLANNING COMMISSION MEETING MINUTES

Thursday, March 02, 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, March 2, 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 February 2, 2023 regular meeting.

Motion by Commissioner Schnell, second by Commissioner Gothard to approve the minutes from the February 2, 2023 regular meeting. The following voted in favor thereof: Bignall, Blake, Schnell, Johnson, Gothard. Opposed: None, passed unanimously.

**GENERAL BUSINESS:**

2. Consider a recommendation to the City Council regarding amendment to Section 30-512, Table 2-A of the Zoning Ordinance that would eliminate a lot size standard for the Central Business District (CBD) zoning district.

Community Development Director Mattei provided a power point with information regarding the reasoning and justification behind the proposed text amendment.

The Commissioners reviewed the considerations for the record.

1. Will the change affect the character of neighborhoods?  
 Why/Why not? Yes, in a positive way. It is zoned for this type of use and housing is less disruptive than other commercial uses would be.
2. Would the change foster economic growth in the community?  
 Why/Why not? Yes, it create a larger customer base for nearby businesses.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?  
 Why/Why not? Yes, CBD zoning allows for dense development and this allows for more density which allows for the site to be maximized.
4. Would the change be in the best interest of the general public?  
 Why/Why not? Yes, it would allow for economic growth and provide housing.

5. Would the change be consistent with the Comprehensive Plan?  
Why/Why not? Yes, by addressing the current need for housing.

Motion by Commissioner Gothard, 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 forward a favorable recommendation to the City Council regarding a draft amendment which amends Section 30-512, Table 2-A of Chapter 30 Land Development Regulations, as depicted in Exhibits 1, to eliminate the Area S/F Unit Minimum Lot Size Standard in CBD zoning district. The following voted in favor thereof: Gothard, Johnson, Schnell, Blake, Bignall. Opposed: None, passed unanimously.

**PUBLIC INPUT:**

*Individuals may address the Planning Commission about any non-public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.*

**MISCELLANEOUS:**

**REPORTS/ANNOUNCEMENTS/UPDATES:**

Mr. Mattei noted next months agenda will include a new subdivision, rezone and vacation on the former Forest Lake School site.

**ADJOURNMENT:**

There being no further business the meeting adjourned at 4:25 p.m.

NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 6, 2023 AT 4:00 PM.

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

Aurimy Groom

**ATTEST:**



# Planning Commission Staff Report

	<b>Community Development Department</b>	<b>Date: 4/6/2023</b>
<b>Statement of Issue:</b>	Conduct a public hearing to consider the preliminary plat of Forest Lake Addition.	
<b>Background:</b>	<p>A proposed minor subdivision entitled Forest Lake Addition was submitted by the Grand Rapids Economic Development Authority (property owner).</p> <p>Staff will present the attached PowerPoint presentation as background.</p>	
<b>Considerations:</b>	When reviewing the proposed subdivision, the Planning Commission needs to make findings as to whether or not 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 findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future meeting date allowing sufficient time for revisions to be made and reviewed.</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 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 forward to the City Council a recommendation to <b>approve</b> the preliminary plat of Forest Lake Addition;</p>	
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Proposed subdivision and associated documents.</li> <li>• Site Map</li> </ul>	



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Item 2.

# **Proposed Subdivision**

## **Public Hearing**

### **Forest Lake Addition**

**April 6, 2023**

# Subdivision



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- **Petitioner: Grand Rapids Economic Development Authority (property owner)**
- **Preliminary Plat: *Forest Lake Addition* – Twenty-three lot subdivision, including one Outlot, totaling 5.1 acres.**
- **Past Use of Property: Forest Lake Elementary School**
- **Current use of property: Vacant Land**
- **Proposed Subdivision:**
  - **Twenty-Two residential lots ranging in width between 58' – 81', ranging in depth between 127' – 141'**
  - **Outlot A (to be retained by the City, encompassed by a utility easement)**



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# Subdivision

Item 2.

## **Forest Lake Addition:**

**Former site of Forest Lake Elementary School**

### Forest Lake Addition Location







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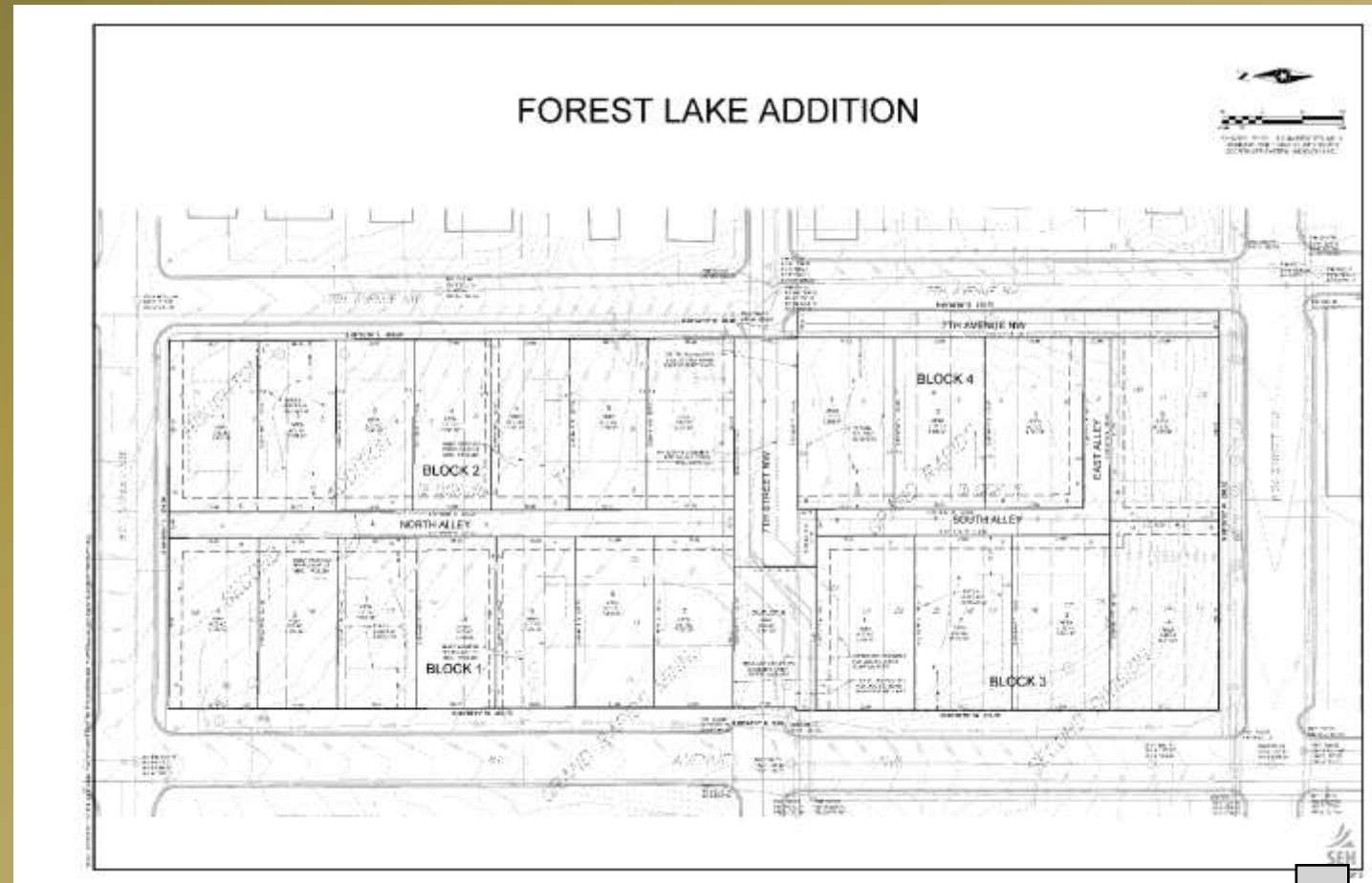
# Subdivision

Item 2.

## Forest Lake 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.*





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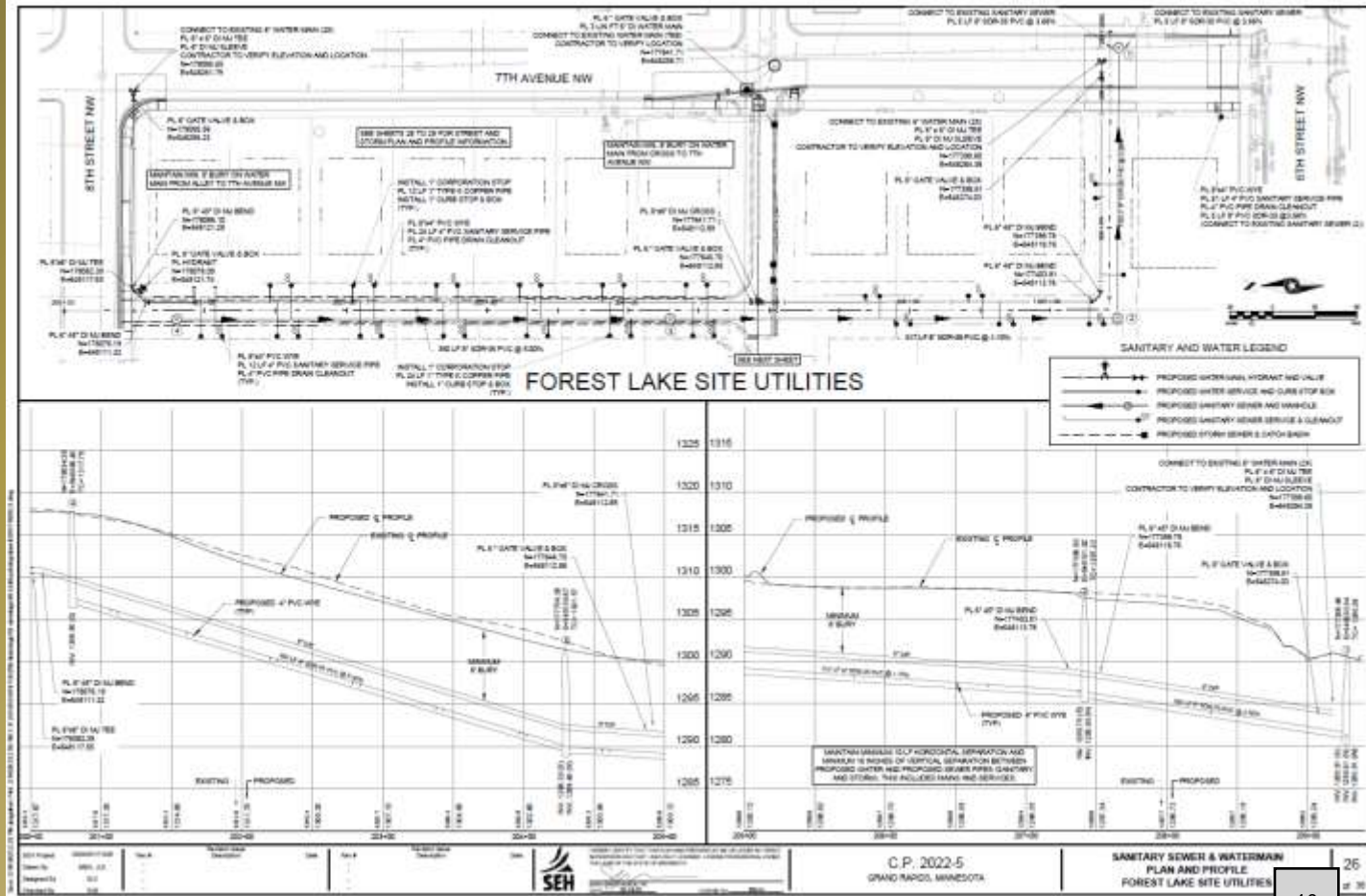
# Subdivision

Item 2.

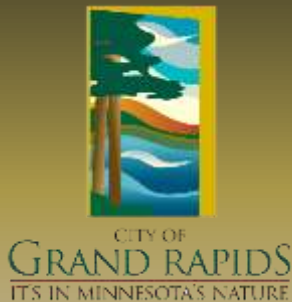
## Forest Lake Addition

### Infrastructure

- Infrastructure, including sanitary sewer, water, electrical services and the proposed alley are planned to be constructed in the summer of 2023.
- Payment for the cost of this infrastructure will not involve levying any special assessments to properties.

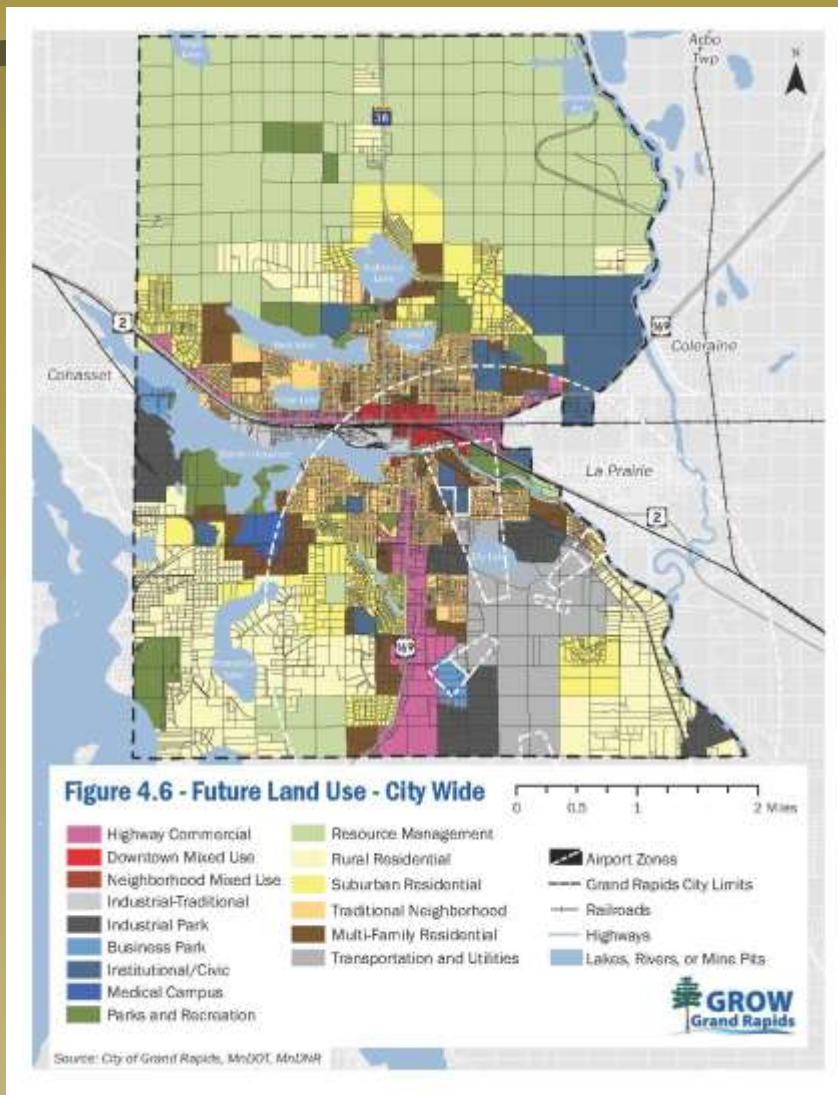


# Subdivision

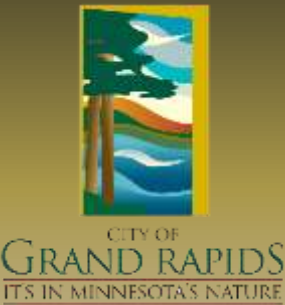


## Comprehensive Plan:

- The 2020 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of **Multi-Family Residential**, which includes the potential for both single-family, two-family and multi-family residential uses.
- The requested zoning changes to be later reviewed at this meeting will limit uses to single-family and two-family uses, similar to the surrounding neighborhood.

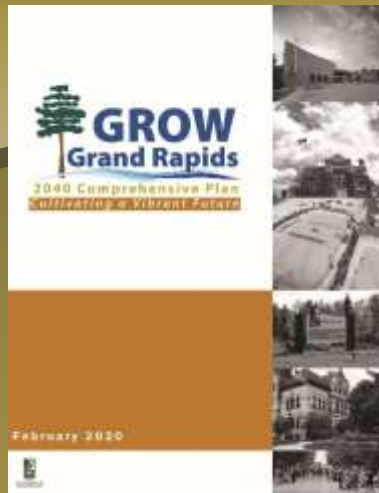






# Subdivision

Item 2.



## Comprehensive Plan:

- The Forest Lake Elementary School site is named as a key development site intended for either single-family or multi-family residential development.
- The Housing Chapter of the Comprehensive Plan has numerous goals that support this plat and the intended use, such as Goal 1d “Support opportunities for owner-occupied single family home development not being met in the market.”

# Subdivision



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## Planning Commission Considerations:

### Conditions of approval-

- **Execution of the associated Subdivision Agreement**
  - **Addresses relocation of water line (Lot 4)**
  - **Addresses future storm-water infrastructure needs**
  - **Addresses placement of survey monuments**

#### 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?



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Item 2.

# Questions?

## **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?
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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?

# FOREST LAKE ADDITION

### LEGAL LAND DESCRIPTION

**SURVEYOR / DESIGNER**  
SHORT ELLIOT HENDRICKSON INC.  
1200 SE 4TH AVENUE, SUITE 200  
GRAND RAPIDS, MN 55744

**DEVELOPER / OWNER**  
GRAND RAPIDS ECONOMIC  
DEVELOPMENT AUTHORITY  
420 N. POKEGAMA AVENUE  
GRAND RAPIDS, MN 55744

**CONTOURS:**  
MINOR = 1', MAJOR = 5'

**CONTOUR INFORMATION**  
CONTOURS SHOWN HAVE BEEN  
GENERATED FROM FIELD  
OBSERVATION COLLECTED BY  
SEH BETWEEN 1/19/2023 TO  
2/16/2023.

### ZONING

**CURRENT ZONING IS:**  
(R-2) One And Two-Family Residence

### BUILDING SETBACKS (R2)

FRONT = 30'  
INTERIOR SIDE = 6'  
STREET SIDE = 15'  
REAR = 30'

Lots 1 through 18, Block 9, HOUGHTON'S SECOND ADDITION TO GRAND RAPIDS, including vacated "T" alley situated within said Block 9 and including all of adjoining vacated Seventh Street North between the limits of Seventh Avenue West and Eighth Avenue West, according to the recorded plat there of, Itasca County, Minnesota.  
AND  
All of Block 5 in GRAND RAPIDS SECOND DIVISION, according to the recorded plat thereof, Itasca County, Minnesota.

### ACREAGE

TOTAL GROSS ACREAGE: 5.10 ACRES  
(INCLUDING PROPOSED RIGHT-OF-WAY)

#### BLOCK 1

LOT 1 : 0.20 AC  
8,503 SF  
LOT 2 : 0.17 AC  
7,516 SF  
LOT 3 : 0.17 AC  
7,520 SF  
LOT 4 : 0.17 AC  
7,524 SF  
LOT 5 : 0.17 AC  
7,528 SF  
LOT 6 : 0.17 AC  
7,533 SF  
LOT 7 : 0.17 AC  
7,537 SF

#### BLOCK 2

LOT 1 : 0.19 AC  
8,416 SF  
LOT 2 : 0.17 AC  
7,389 SF  
LOT 3 : 0.17 AC  
7,393 SF  
LOT 4 : 0.17 AC  
7,397 SF  
LOT 5 : 0.17 AC  
7,401 SF  
LOT 6 : 0.17 AC  
7,405 SF  
LOT 7 : 0.19 AC  
8,303 SF

#### BLOCK 3

LOT 1 : 0.22 AC  
9,508 SF  
LOT 2 : 0.22 AC  
9,526 SF  
LOT 3 : 0.22 AC  
9,544 SF  
LOT 4 : 0.26 AC  
11,418 SF  
LOT 5 : 0.26 AC  
11,087 SF

#### BLOCK 4

LOT 1 : 0.21 AC  
9,202 SF  
LOT 2 : 0.20 AC  
8,669 SF  
LOT 3 : 0.21 AC  
9,290 SF

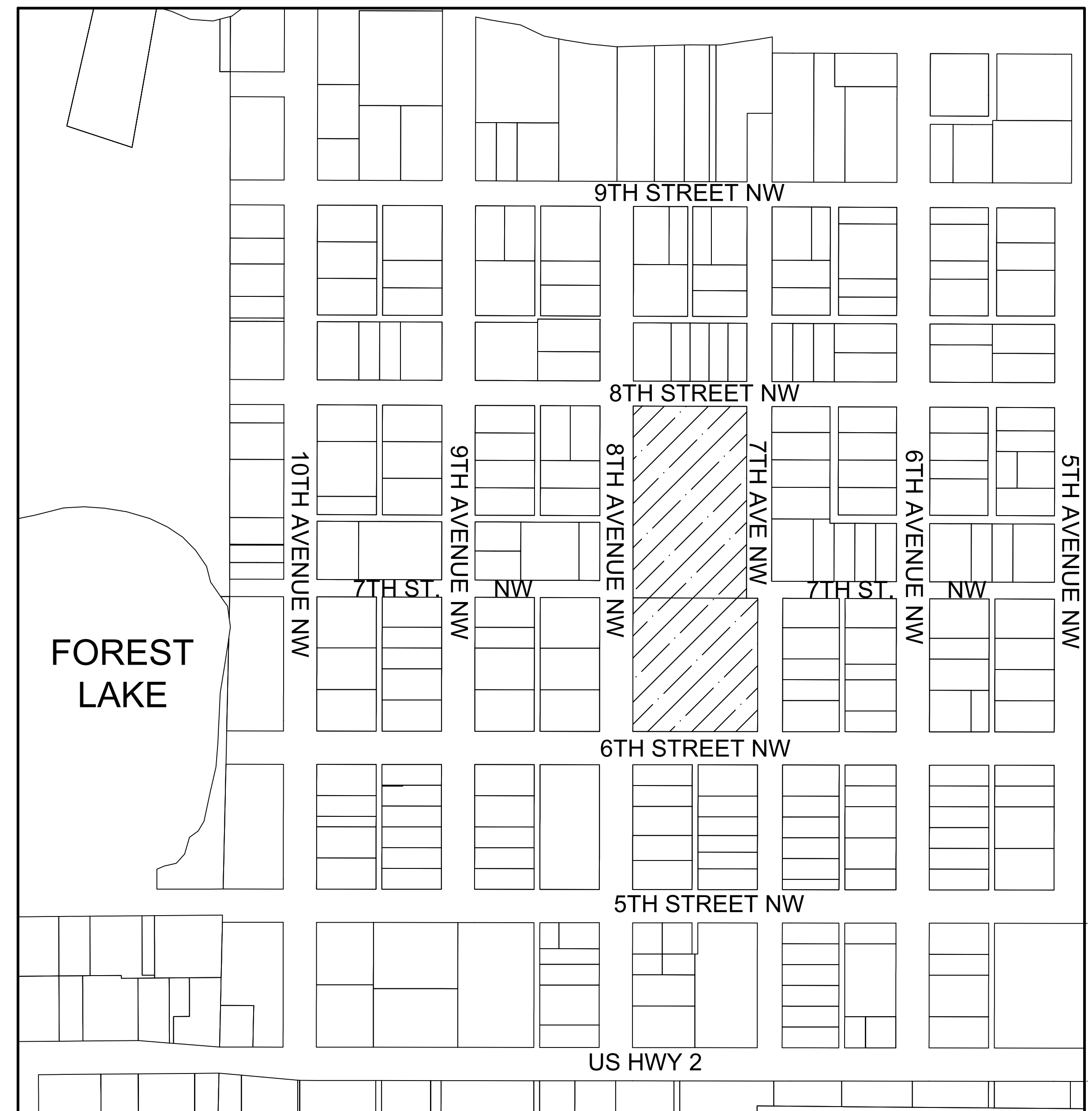
#### OUTLOTS

OUTLOT A : 0.15 AC  
6,501 SF

#### DEDICATED RIGHT OF WAY

AREA : 0.70 AC  
30,436 SF

## GRAND RAPIDS VICINITY MAP



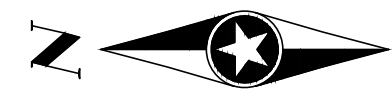
### LEGEND

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- BUILDING SETBACK
- FOUND SURVEY MARKER
- SANITARY SEWER
- FM --- FORCE MAIN
- SANITARY SEWER SERVICE
- WATER MAIN
- WATER SERVICE
- FO --- BURIED FIBER OPTIC CABLE AND MANHOLE
- T-BUR --- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- P-OH --- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- EDGE OF WOODED AREA
- DELINEATED WETLAND
- MAJOR CONTOUR LINE AND LABEL
- MINOR CONTOUR LINE AND LABEL
- WATER MANHOLE, GATE VALVE, HYDRANT, CURB STOP AND METER
- SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE
- STORM MANHOLE AND CATCH BASIN
- STORM SEWER GRAVITY MAINLINE

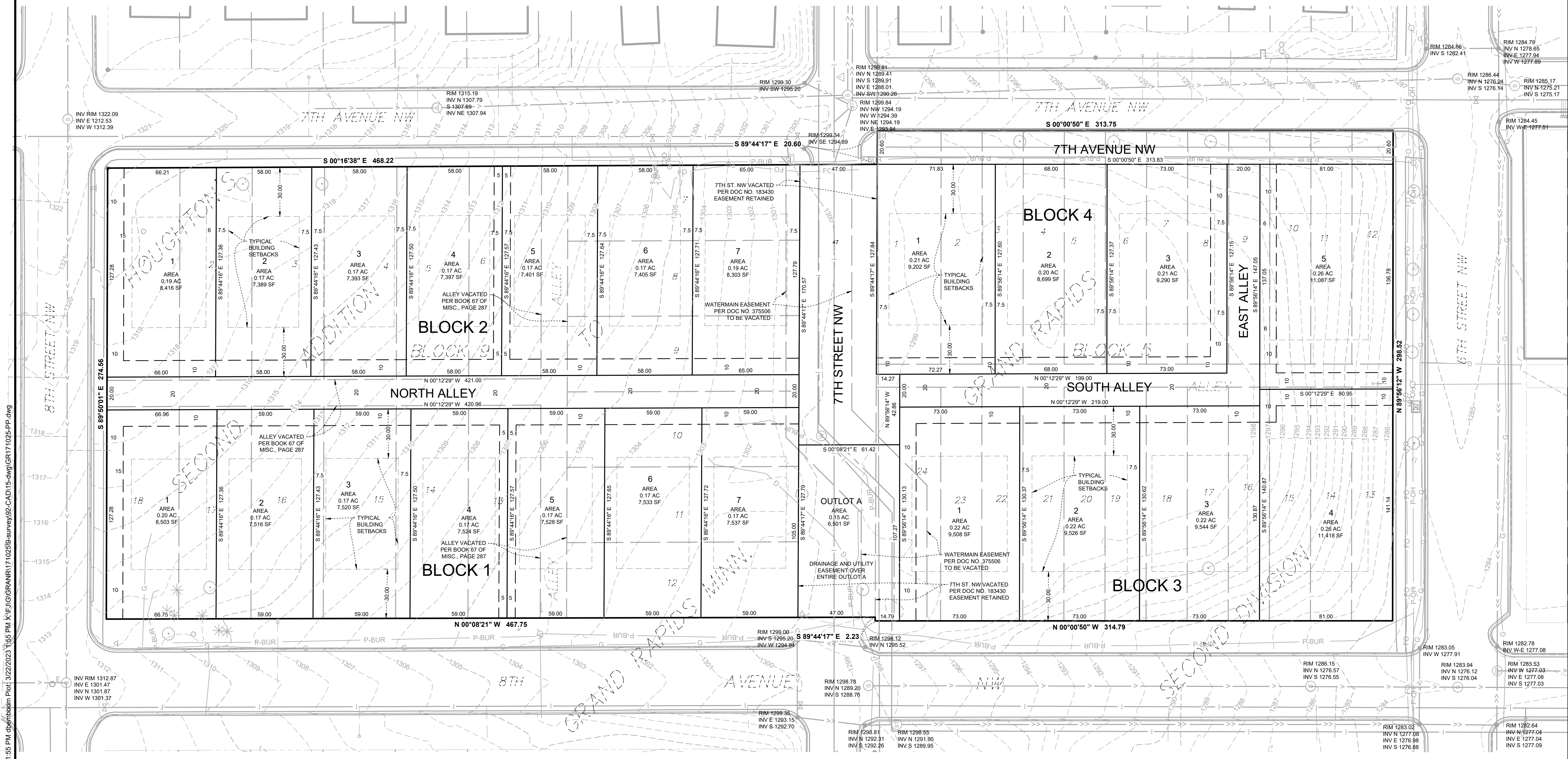
Save: 3/22/2023 1:55 PM dbeboom Plot: 3/22/2023 1:55 PM X:\F:\JG\GRAND\171025\9-survey\92-CAD\15-dwg\GR171025-PP.dwg



# FOREST LAKE ADDITION



ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE ITASCA COUNTY SOUTH  
COORDINATE SYSTEM, NAD83 (2011 ADJ)



Save: 3/22/2023 1:55 PM dbebbom Plot: 3/22/2023 1:55 PM X:\E\F\G\GRANR1710259\survey\92-CAD\15-dwg\GR171025-PP.dwg



# Planning Commission Staff Report

<b>Agenda Item</b>	<b>Community Development Department</b>	<b>Date: 4/6/2023</b>
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the rezoning of a 5.1-acre parcel of land, the site of the preliminary plat of Forest Lake Addition, from PU (Public Use) to R-2 (One and Two-Family Residential).	
<b>Background:</b>	<p>Together with their applying for preliminary plat approval of the proposed Forest Lake Addition, the Grand Rapids Economic Development Authority seeks approval of a Zoning Map Amendment for that same property. The Grand Rapids Economic Development Authority requests the City’s consideration of the rezoning of the property from its current PU (Public Use) designation to that of R-2 (One and Two Family Residential):</p> <p>Staff will present the attached PowerPoint presentation as background for this item.</p>	
<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><u>(approve)(deny)</u></b> the Zoning Map Amendment, as requested by the Grand Rapids Economic Development Authority, described within the Staff Report and as shown in the maps presented here today, from PU (Public Use) to R-2 (One and Two-Family Residential).</p> <p style="text-align: center;"><i><u>Contingent on the following stipulation(s):</u></i></p> <p style="text-align: center;">_____</p>	
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Site Maps</li> <li>• List of the Planning Commissions Rezoning Considerations.</li> </ul>	



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Item 3.

# **Zoning Map Amendment Request**

## **Forest Lake Addition Subdivision**

**PU (Public Use)**  
**to**  
**R-2 (One and Two Family)**

**April 6, 2023**



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# Zoning Map Amendment

- **Petitioner: Grand Rapids Economic Development Authority (property owner)**
- **Requested Zoning Map Amendment: rezoning from current PU (Public Use) to that of R-2 (One and Two Family Residential)**
- **Subject Properties: 5.1 acres – site of the former Forest Lake Elementary School, being re-platted (subdivided) as Forest Lake Addition. The property lies within 6<sup>th</sup> St. N. and 8<sup>th</sup> Street N. and 7<sup>th</sup> Ave. W. and 8<sup>th</sup> Ave. W.**
- **Present Use: Vacant Land**
- **Intended Use: The property is being subdivided to create 22 single family home sites.**



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# Zoning Map Amendment

Item 3.

## Surrounding Zoning:

**R-2 (One and Two Family Residential) adjacent to the east and north, SR-2 (Shoreland One and Two Family Residential) to the west. LB (Limited Business) to the south.**

Forest Lake Addition Rezoning  
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 R-2 zoning district are as follows:**

- **Single family detached, twin homes, two family attached, rooming houses for 6 or fewer roomers, daycare/nurseries- 14 or fewer persons, accessory buildings, neighborhood parks, and public athletic facilities.**

**A sampling of other uses permitted in R-2 with additional restrictions includes:**

- **Bed and breakfast accommodations, emergency housing facilities, group and foster homes for 6 or fewer residents, senior housing with services, churches, daycare/nurseries- 15 or more persons and elementary and secondary schools.**



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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>R-2 (requested)</b>	<b>PU (existing)</b>
<b>Min. Lot Size</b>	gross area-7,000 s.f. area (unit)-5,000 s.f., width- 50 ft.	gross area- 1 acre width- 50 ft.
<b>Min. Yard Setbacks</b>	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- 30 ft.
<b>Max. Lot Coverage</b>	building-30%	building-N/A, total surface-N/A, GUOS- N/A
<b>Building Size</b>	max. height- 30 ft., min. dimension- 24 ft.	max. height- 60 ft., min. dimension- N/A.



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# Zoning Map Amendment

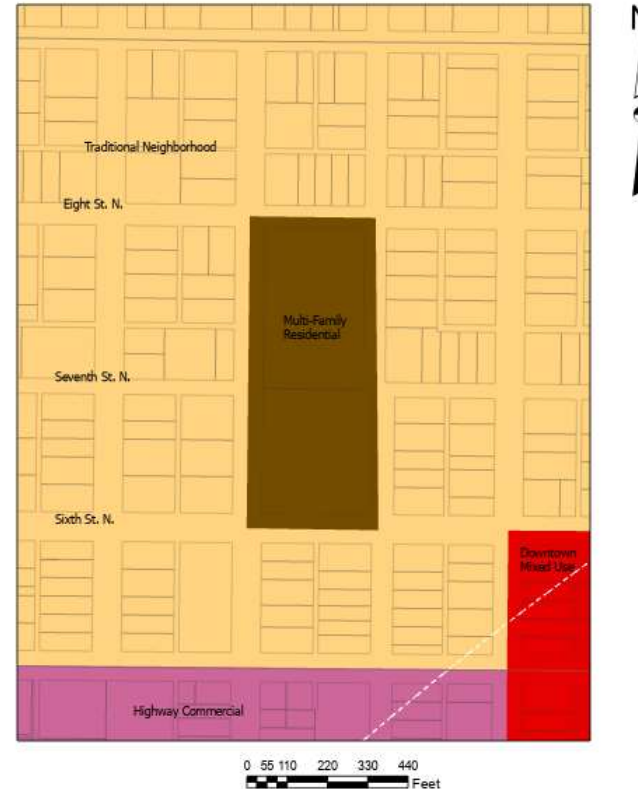
## Comprehensive Plan Future Land Use Map:

The Future Land Use map contained within the 2020 Comprehensive Plan shows the subject properties located within an area indicated as future “Multi-Family Residential”, which was a “future land use”. This designation was intended to provide the full array of opportunity for housing types, as Multi-Family zoning permits both multi-family and single-family development.

**Primary Land Uses:** Apartments, condos, and townhouses.

**Secondary Land Uses:** Parks, recreational or community amenities, assisted living, manufactured home communities.

Forest Lake Addition Rezoning  
Comprehensive Plan Future Land Use Map



*\*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.*

Grand Rapids Planning Commission Meeting





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# Zoning Map Amendment

## Comprehensive Plan:

### Chapter 4 – Land Use

**Goal 4: Protect and enhance the character, amenities, variation, and livability of residential areas.** A range of residential land uses allows for lifecycle housing choices and options within a variety of housing markets. Grand Rapids' housing options stretch across the entire residential land use transect, from rural to dense multi-family.

- a. **Integrate a range of housing types while retaining the character of distinct neighborhoods.** Introducing new housing types to the area can provide opportunities to increase housing options and can improve livability; however, potential impacts to existing neighborhood character must be considered. Allowing for some variety of housing within neighborhoods will promote inclusive and economically integrated neighborhoods. A variety of housing options can be achieved while enhancing neighborhood character.

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.	<b>Primary:</b> Community Development, Engineering <b>Secondary:</b> Planning Commission



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# Zoning Map Amendment

## Comprehensive Plan:

## Chapter 4 – Land Use

Chapter 4 – Land Use

### Key Development Sites

Some key development and redevelopment parcels that were addressed during the planning process include the following sites.

#### Forest Lake Elementary School Site

The former Forest Lake Elementary School site is located on the west side of downtown Grand Rapids. The location of the site makes it a target for either future single-family or multi-family residential use due to its proximity to the downtown and surrounding traditional neighborhood uses.

#### Former Ainsworth Industrial Site

The former Ainsworth site currently sits vacant along the western portion of the community, with rail access and proximity to US Highway 2. The site contains existing buildings and infrastructure that can be modified to accommodate a range of future uses. The site and existing buildings are large and may warrant the accommodation of multiple uses.

#### Grand Itasca Clinic and Hospital

The area surrounding the existing Grand Itasca Clinic and Hospital provides opportunity for increased development intensity surrounding the medical campus. A combination of neighborhood mixed use and multi-family residential future land uses have been identified surrounding the clinic and hospital.

#### City Owned Parcels Downtown

The City of Grand Rapids currently owns parcels of land in the southeast portion of Downtown. These parcels are located a few blocks to the east of US Highway 169 and to the north of the Grand Rapids Area Library. Both sites are currently vacant and are poised for a range of development opportunities.

#### Industrial Parks

The future land use map shows several additions to the City's industrial parks and other industrial expansion areas. The industrial areas were addressed to make sure that sufficient land was ready for both routine industrial expansion and the potential for a large facility looking for a shovel ready site.

#### Housing and Neighborhood Diversity

The planning process was cognizant of the City's and region's changing demographics, changes in industries and potential changes in in-migration patterns. The future land use map and categories were created to support a range of housing types and to accommodate a variety of interconnected neighborhoods.

### Future Development Considerations

The future land use map and corresponding categories serve as the legal basis for zoning decisions within the City. While these components serve as the foundation for decision making, there are other considerations that should be included throughout the development process. The following considerations can simply be used during the development review process or the City may choose to develop/modify policy and regulations to require the consideration of these elements through the development process.

#### Residential Development

The maintenance of a healthy, affordable and vibrant housing stock is a key consideration for cities throughout the State of Minnesota. Grand Rapids is home to existing vibrant neighborhoods where a range of quality, type and affordability must be maintained for future residents. The future land use plan uses four residential land use categories to guide future residential development – from large lot single-family to multi-family developments. As the City continues to pursue residential growth to maintain a range of options for future and current residents, the quality and character of the residential development should be considered.

GROW  
Grand Rapids  
2020 Comprehensive Plan



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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?



CITY OF  
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# Questions?

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?

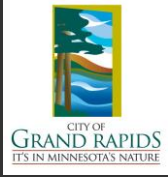
Why/Why not?

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?



# Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 4/6/23
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the vacation of the platted N/S alley in Block 5, Grand Rapids Second Division and two utility easements recorded as Documents 183430 and 375506.	
<b>Background:</b>	<p>The Grand Rapids Economic Development requests the vacation of the previously described platted alley and public utility easements.</p> <p>Staff will present the attached PowerPoint presentation as background for this item.</p>	
<b>Considerations:</b>	When considering the vacation of public right-of-way, the Planning Commission must make findings of fact based on the attached list of considerations.	
<b>Recommendation:</b>	<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>	
<b>Required Action:</b>	<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 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 forward to the City Council a recommendation to <b>(approve) (not approve)</b> the vacation of public rights-of-way and easements described as:</p> <p style="padding-left: 80px;"><i>N/S alley in Block 5, Grand Rapids Second Division, Itasca County, Minnesota, and;</i></p> <p style="padding-left: 80px;"><i>Two public utility easements recorded in the office of the Itasca County, MN Recorder as Documents 183430 and 375506</i></p> <p style="padding-left: 40px;"><u>Contingent on the following stipulation(s):</u></p> <ul style="list-style-type: none"> <li>• The City Council approval of the final plat of Forest Lake Addition</li> </ul>	
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Site/Area Maps and Plat</li> <li>• List of the Planning Commissions Vacation Considerations</li> </ul>	



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# **Public Vacation Request**

## **Platted Alley R-O-W and Public Easements**

***within***

***Block 5, Grand Rapids Second Division and  
Block 9, Houghton's Second Addition***

**April 6, 2023**





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# Public Vacation Request

- **Petitioner: Grand Rapids Economic Development Authority**
- **Requested Vacation: The N/S alley in Block 5, Grand Rapids Second Division and two utility easements recorded as document numbers 375506 and 183430 (former Forest Lake School Site)**

**Petitioner's Stated Reason for Request: sufficient easements and right of way are being dedicated within the proposed plat of Forest Lake Addition. Existing easements and alley right of way will no longer be needed and should be vacated to clear title to the property.**





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# Public Vacation Request

Item 4.

**Requested Vacations:**

## Alley and Utility Easement Vacations



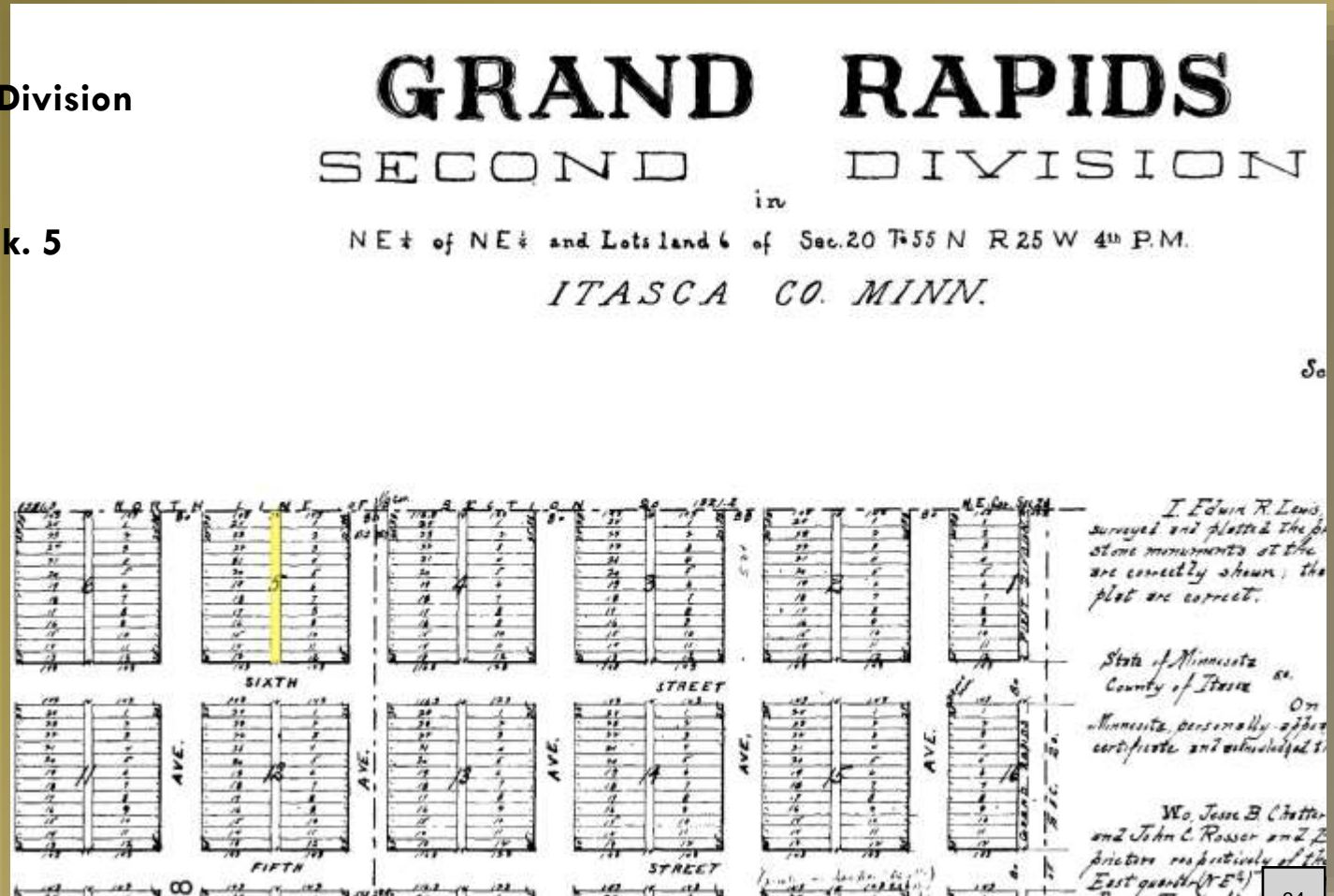


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# Public Vacation Request

## Grand Rapids Second Division

- Platted 1890
- N/S Alley within Blk. 5





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# Public Vacation Request

## Staff Review Committee:

- **The Engineering Department/Public Works Department have no objections to the petitioned vacations.**
- **Staff review committee consists of: Engineering/Public Works Department, Community Development Department, Fire Department and the Grand Rapids Public Utilities Commission.**



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# 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?



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Item 4.

# Questions?

EASEMENT

Item 4.

Book "165" of Deeds, page 253

183430

Dated January 15, 1952  
Filed January 31, 1952  
Consid: \$1 and 0

School District No. 1 of Itasca County, Min-  
nesota, by Chairman, Clerk

to

Village of Grand Rapids, Minnesota, a muni-  
cipal corporation

Whereas, proceedings have been commenced for  
the vacation of Seventh Street North in the  
Village of Grand Rapids, Minnesota, between  
Seventh Avenue West and Eighth Avenue West,  
and Whereas, the Grantor owns the land on  
both sides of the Street included in said  
vacation proceedings and on completion of such  
proceedings will be entitled to full owner-  
ship thereof.

Now, therefore, grantor grants unto grantees  
the right to maintain all water mains and sewer  
pipes and electric poles, lines and equipment  
in their present location on and under the  
said Street included in said vacation pro-  
ceedings; and the full and free right to  
over

install and maintain all public utilities on or under said Street; and to enter upon said premises for the purpose of maintaining and making necessary repairs therein or thereon It is further agreed that in the event the grantor shall desire the removal of any electric poles, etc., from their present location that the cost of removing the same shall be paid for ~~the~~ by the said grantors

*Lot 24- Blk 5- G. R. 2nd Div. A  
" 7-12- Blk 9- Houghton's 3rd Add.*



75506  
WATERMAIN EASEMENT

Item 4.

This instrument made this 14th day of August, 1985, by and between Redwood School District #318, of the City of Grand Rapids, County of Itasca, State of Minnesota, party of the first part; and the City of Grand Rapids, a municipal corporation, of the State of Minnesota, party of the second part.

WITNESSETH

That the party of the first part, being the owner of the premises hereinafter described, for and in consideration of the sum of \$1.00 (one dollar) and other valuable consideration, to them in hand paid, the receipt whereof is here by acknowledged, do hereby grant, convey and warrant unto the said party of the second part, it's successors and assigns, a permanent right-of-way and easement to construct, maintain and repair watermain facilities as a part of the general plan of Water Distribution System Improvements 1985-6 on the real property in the County of Itasca, State of Minnesota, described as follows:

A 40' wide strip of land lying 20' on either side of a line beginning at a point on the East right of way of 8th Avenue North West, 35' South of the extended centerline of 7th Street North West; Thence North 90 East a distance of 72'; Thence North 45 East a distance of 64.7'; Thence North 90 East a distance of 152' to a point in the West right of way line of 7th Avenue North West and there terminating; all lying in Houghton's Second Addition to the City of Grand Rapids, County of Itasca, State of Minnesota.

Together with all rights of access to said facilities including the right to excavate and disrupt the surface of said easement during construction.

The party of the second part agrees to restore the premises to original condition prior to construction, following completion of the aforementioned construction. Provided, however, that second party shall hold first party harmless for damage to any improvements to the surface not existing prior to initial construction of said facilities.

The easement hereby created and granted shall continue for so long as said described premises shall be used for the purpose herein provided.

IN WITNESS WHEREOF, the party of the first part hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF:

Glen D. Hodgson  
Chairman, Board of Education #318

James E. Sauter  
Superintendent of Schools -- #318

Subscribed and sworn to before me this 19th day of August, 1985.

This instrument drafted by:

Glen D. Hodgson

NOTARY PUBLIC:

Kathleen Wagner

KATHLEEN J. WAGNER  
NOTARY PUBLIC  
ITASCA COUNTY, MINN  
My Commission Expires May 4, 1989

8-19-85

OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA )  
County of Itasca ) ss.

I hereby certify that the within instrument was filed in this office for recording on

Document No. 75506  
Date OCT 4 1985 at 9:42 AM

DOUGLAS L. BURTON  
County Recorder

Douglas L. Burton