



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

PLANNING COMMISSION MEETING AGENDA
Tuesday, February 15, 2022
4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting of the Grand Rapids Planning Commission will be held on Tuesday, February 15, 2022 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 minutes of the November 4, 2021, 4:00 pm regular meeting.

PUBLIC HEARINGS:

2. Conduct a public hearing to consider the preliminary plat of My Place Hotel Maturi Addition.

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 MARCH 3, 2022 AT 4:00 PM.

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

ATTEST:

Aurimy Groom, Recorder



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

PLANNING COMMISSION MEETING MINUTES
Thursday, November 04, 2021
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, November 4, 2021 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 minutes of the October 18, 2021, 4:00 pm special meeting.

Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes of the October 18, 2021 regular meeting. The following voted in favor thereof: Goggin, Hubbes, Johnson, MacGregor. Opposed: None, passed unanimously.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council regarding the final plat of Hawkinson Commercial Development.

Motion by Commissioner Goggin, second by Commissioner Hubbes that the Planning Commission does hereby forward to the City Council a recommendation to approve the final plat of Hawkinson Commercial Development, contingent upon:

- The execution of the associated Subdivision Agreement.
- In accordance with Minnesota Statute §§505.02, Subdivision 1, the Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat.

The following voted in favor thereof: MacGregor, Hubbes, Johnson, Goggin. 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.

REPORTS/ANNOUNCEMENTS/UPDATES:

ADJOURNMENT:

NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 2, 2021 AT 4:00 PM.

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

ATTEST:

Cynthia Lyman, Recorder





Planning Commission Staff Report

Agenda Item #1	Community Development Department	Date: 2/15/2022
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of My Place Hotel Maturi Addition.	
Background:	<p>A proposed minor subdivision entitled My Place Hotel Maturi Addition was submitted by Mr. Craig Larsen, Legacy Design Group, and Mr. Craig Maturi, manager Maturi Properties LLC. (property owner) and filed with the City on January 7, 2022. The property included within the preliminary plat is 8.67 acres in area and its location can generally be described as: the remaining undeveloped portion former K-Mart property. A complete legal description of the subject property is included with the proposed minor subdivision documents.</p> <p>The subject property was part of a greater minor subdivision petition in 2016: Hartley Addition (12.85 acres) which consisted of 3 lots. Lots 2 and 3 were sold and developed with a Thrifty White Pharmacy and Culver’s restaurant respectively. A portion of Lot 1 (1.9 acres) was parceled off, and developed into Anytime Fitness/Rapid Nutrition & Coffee in 2019. Previously this unplatted area, had been home to Goldfines Department Store (1971-1979), and then K-Mart (closing in 2014).</p> <p>The plat petitioner has indicated that of the four proposed lots within this minor subdivision:</p> <ul style="list-style-type: none"> • Lot 1 will be occupied by the existing Anytime Fitness/Rapid Nutrition & Coffee building. • Lots 2 and 4 will be marketed for sale/future development. • Lot 3 will be developed with a My Place Hotel. <p>The current GB (General Business) zoning designation is appropriate for intended uses, thus no additional changes are needed.</p> <p>The Comprehensive Plan’s general vision for land use in the area of this proposed minor subdivision is that of Highway Commercial, which is consistent with the current zoning and proposed uses of the property.</p> <p>The staff subdivision review committee, consisting of the City Engineer/Public Works Director, Fire Chief, Grand Rapids PUC, Parks and Recreation Dept. and Community Development Dept., has reviewed the preliminary plat/minor subdivision for technical standards and found that it substantially complies with the City’s subdivision requirements.</p>	

	<p>There were, however, several comments/recommendations to be addressed and requested for plat approval, listed as follows:</p> <ol style="list-style-type: none"> 1. <u>Signatory Page</u>: Dale Christy (Mayor) and Kimberly Gibeau (City Clerk). 2. Proposed lot areas, for Lots 3 & 4, appear to be reversed. 3. Private, cross-access parking agreements will be required to recorded against all lots to allow for parking lots to connect together, allowing seamless transition between lot, <u>if proposed</u> with development. 4. Within the Plat Development Agreement: Require the water line within the eastern 1/3 of Lot 4, Block 1 (backwards/upside-down “L” in former K-Mart parking lot area) to be to be relocated within existing 45 ft. easement, prior to development of Lot 4, Block 1. 5. Graphically depict/add electrical system on preliminary plat: (electric infrastructure required to be within easements). 6. 20 ft. utility easement centered on lot line between Lot 3 and 4, Block 1. (for existing electric line) 7. 10 ft. utility easement for electric line (west to east): located approximately 60 ft. north of the SE corner of Lot 2, Block 1, crossing the northern extension of Lot 4, Block 1 at this point. 8. 10 ft. utility easement for electric line (north to south): Extending from SE corner of Lot 3, Block 1, crossing the western extension of Lot 4, Block 1 at this point, to the proposed 30 ft. utility easement. <p>Because this property was previously platted (2016), the parkland dedication fee required by the Subdivision Ordinance has already paid to the City.</p>
<p>Considerations:</p>	<p>When reviewing the minor 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.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners; review the preliminary plat/minor subdivision 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, and giving consideration, also, to the supplemental list provided.</p> <p>If those findings are favorable, the Planning Commission should pass a</p>

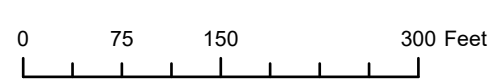
	<p>motion to recommend approval to the City Council. (See example motion) If the findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future meeting date allowing sufficient time for revisions to be made and reviewed.</p>
<p>Required Action:</p>	<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 approve the minor subdivision of My Place Hotel Maturi Addition; <i>(Contingent upon the applicant making the following corrections/clarifications):</i></p> <ul style="list-style-type: none"> • <i>All of the changes recommended by the Review Committee, listed in the Staff Report</i> • <i>Any additional revisions the Planning Commission sees as necessary</i>
<p>Attachments:</p>	<ul style="list-style-type: none"> • Proposed Minor Subdivision and associated documents • Site Map



 Grand Rapids Parcels
 Area of Minor Subdivision

My Place Hotel Maturi Addition

(Minor Subdivision)

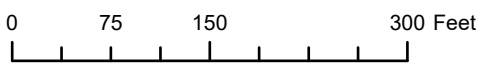




- | | |
|---------------------------|----------------------|
| Grand Rapids Parcels | Tee |
| Area of Minor Subdivision | Deflect |
| Gate | Corporation |
| Service | Water Customer Meter |
| Domestic | Manhole |
| Fire | End Cap |
| Customer | Wye |
| Distribution | Grinder Station |
| Transmission | Sanitary Services |
| Lead | Lateral |
| Fire Hydrants | Force Main |
| Bend | Interceptor |
| Curb Stop | Catch Basin |
| Coupling | Manhole |
| Cross | Apron |
| Plug | Main |
| Reducer | Drain Tile |

My Place Hotel Maturi Addition

(Minor Subdivision)



City of Grand Rapids, FOR PUBLIC USE, FOR INTERNAL USE ONLY

Item 2.

Craig Larsen

From: Eric Trast <ETrast@ci.grand-rapids.mn.us>
Sent: Tuesday, February 1, 2022 9:54 AM
To: Craig Larsen
Subject: RE: My Place - Maturi Minor subdivision plat
Attachments: Plat Comments.pdf; Electric Info.pdf

[This message originated from an external source. Verify the legitimacy before clicking links, opening attachments or replying to this message.]

Hi Craig-

Below and attached are comments relating to the preliminary plat: PUC/Engineering

1. Graphically depict electrical system on preliminary plat: (electric infrastructure required to be within easements)
 - ✓a. 20 ft. utility easement centered on lot line between Lot 3 and 4, Block 1.
 - ✓b. 10 ft. utility easement for electric line (west to east): located approximately 60 ft. north of the SE corner of Lot 2, Block 1, crossing the northern extension of Lot 4, Block 1 at this point.
 - ✓c. 10 ft. utility easement for electric line (north to south): Extending from SE corner of Lot 3, Block 1, crossing the western extension of Lot 4, Block 1 at this point, to the proposed 30 ft. utility easement.
2. (*Site development related) Water and Sanitary Sewer to connect into respective systems within 2nd Avenue SE. (High pressure water at southern end of the proposed plat area, and existing Sanitary Sewer capacity within 11th St. SE to be reviewed for expanded future capacity) **To be dealt with during site review.**
- ✓3. Within the Plat Development Agreement: Require the water line within the eastern 1/3 of Lot 4, Block 1 (backwards/upside-down "L" in former K-Mart parking lot area) to be to be relocated within existing 45 ft. easement, prior to development of Lot 4, Block 1. **Do this with a note on the plat**
- ✓4. 10 ft. utility easement along western edge of Lots 1, 2, & 3, Block 1, may need to be increase to 15-20 ft. **easement, depending on placement of storm-water infrastructure.**

No stormwater infrastructure is anticipated to be needed in this easement along 2nd Ave. For initial construction of the hotel the existing stormwater across Lot 2 will be maintained to serve the hotel and Lot 4. Owners/developers of Lots 2 and 3 are entering into an agreement (with an easement) to wait until Lot 2 is developed to relocate this existing stormwater line just in case it does not need to be moved depending on how Lot 2 is developed. Should it need to be relocated a new storm line will be run around the north, east and south sides of Lot 2 to the proposed stormwater box located on the shared lot line of Lots 2 and 3. this box is to be installed as part of the hotel and elevations are being planned to ensure positive flow can be obtained in case the new line is required in the future.

Zoning Related Comments:

- ✓1. On Signatory Page: Dale Christy (is the Mayor) and the "Johnson" can be removed from City Clerk's name: Kimberly Gibeau, City Clerk
- ✓2. #5 on attachment: The proposed lot areas for Lots 3 & 4 appear to be reversed.
- ✓3. Private, cross-access parking agreements should be (will be required) recorded against all lots to allow for parking lots to connect together, allowing seamless transition between lot, if proposed. Easy to grant, when there is on property owner. Proposed Lot 1 drive-thru exits onto proposed Lot 2. (one owner now not an issue...sale of lot 2, will require cross-access parking agreement)
 - a. Lot 1's dumpster is currently on what will be lot 2. As shown, I am not seeing a place on Lot 1, where the **required enclosure will meet the requirements of the zoning ordinance (yard placement & setbacks).**

Lot lines between Lot 1 and 2 have been adjusted to allow for a trash enclosure on Lot 1. Cross access easements and agreements can be created when Lot 4 is developed to make sure Lot 4 can also make the connection. The hotel will change this "connection" to parking for the time being, with a landscape buffer as req'd, until Lot 4 is developed in the future.

Let me know if you have any follow-up questions... (for me, or any of the other departments)

Thanks,

PRELIMINARY PLAT OF: MY PLACE HOTEL MATURI ADDITION

PROPERTY DESCRIPTION:
Lot 1, Block 1, HARTLEY ADDITION, according to the recorded plat thereof, Itasca County, Minnesota.

SURVEYOR NOTES:
Orientation of this bearing system is based on the north line of Lot 1, Block 1, HARTLEY ADDITION to bear S89°19'18"E.
The description and easements as shown on this Preliminary Plat have been taken from an Ownership & Encumbrance Report, GR21067, prepared by The Title Team, dated January 4, 2022.
Contour Interval is one foot, all contours have been prepared from field located elevations on December 14, 2021, elevation datum is NAVD83.
Benchmark: Top nut of hydrant, west side Fraser Drive, opposite SE corner of Lot 1, Block 1, MINER'S ADDITION, elevation = 1308.76.
Benchmark: Top nut of hydrant, west side Fraser Drive, opposite NE corner of Lot 19, CIC NO. 7, elevation = 1303.03.
The existing easement described in Document No. 341572 is within the proposed right of way of Fraser Drive or outside of the boundary of this Preliminary plat.
Parcel Identification Numbers for this property are 91-544-0110 and 91-544-0111.
Building setback dimensions for this Preliminary plat are as follows:
Front = 30 feet Rear = 10 feet Side = 10 feet

Engineering
Land Surveying
Economic
Development
JPJ ENGINEERING, INC
425 Grant Street
P.O. Box 655
Hibbing, MN 55746
Phone: 218-262-5528
www.jpjeng.com

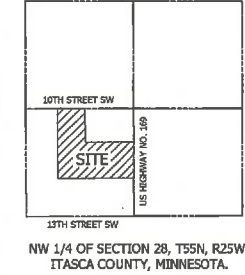
OWNER ENGINEER SURVEYOR:

Owner:
Maturi Properties, LLC
32407 Lakeview Drive
Grand Rapids, MN 55744

Engineer:
Craig B. Larsen, PE
Legacy Design Group
PO Box 1692
Bountiful, UT 84011
605-725-5257

Surveyor:
Randy M. Morton, PLS
JPJ Engineering, Inc.
5670 Miller Trunk Hwy, Suite A
Duluth, MN 55811
218-969-9890

LOCATION MAP:



PROPOSED AREAS:

- Lot 1, Block 1, = 40,599 square feet or 0.9320 acres ±
- Lot 2, Block 1, = 42,719 square feet or 0.9807 acres ±
- Lot 3, Block 1, = 226,639 square feet or 5.2029 acres ±
- Lot 4, Block 1, = 67,620 square feet or 1.5523 acres ±
- Total = 377,577 square feet or 8.6679 acres ±

- LEGEND:**
- ⊙ = Sanitary sewer manhole
 - ⊕ = Storm sewer manhole
 - ⊠ = Catch basin
 - ⊕ = Fire hydrant
 - ⊕ = Water valve
 - ⊕ = Water curb stop
 - ⊕ = Sign
 - ⊕ = Electric meter
 - ⊕ = Light pole
 - ⊕ = Gas meter
 - ⊕ = Electric box
 - ⊕ = Telephone box
 - ⊕ = Air conditioning unit
 - ▭ = Bituminous Surface
 - ▭ = Concrete surface
 - ▭ = Gravel surface
 - = Underground gas line
 - = Watermain line
 - = Storm sewer line
 - = Sanitary sewer line
 - = Fence line

SCALE: 1 INCH = 50 FEET
0 25 50 100
SCALE IN FEET

CERTIFICATION:

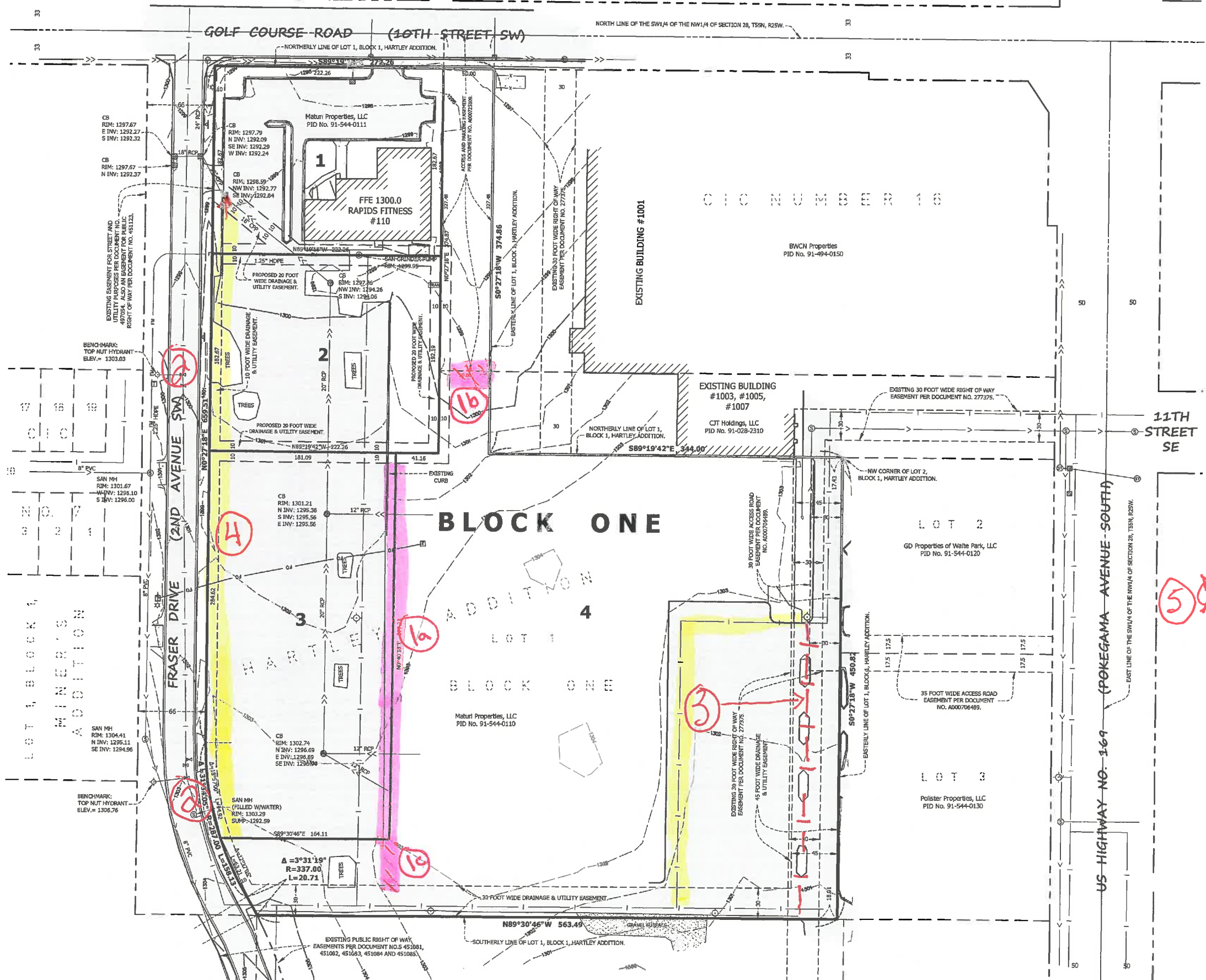
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the state of Minnesota.
Signed this 6th day of January 6, 2022. For: JPJ Engineering, Inc.

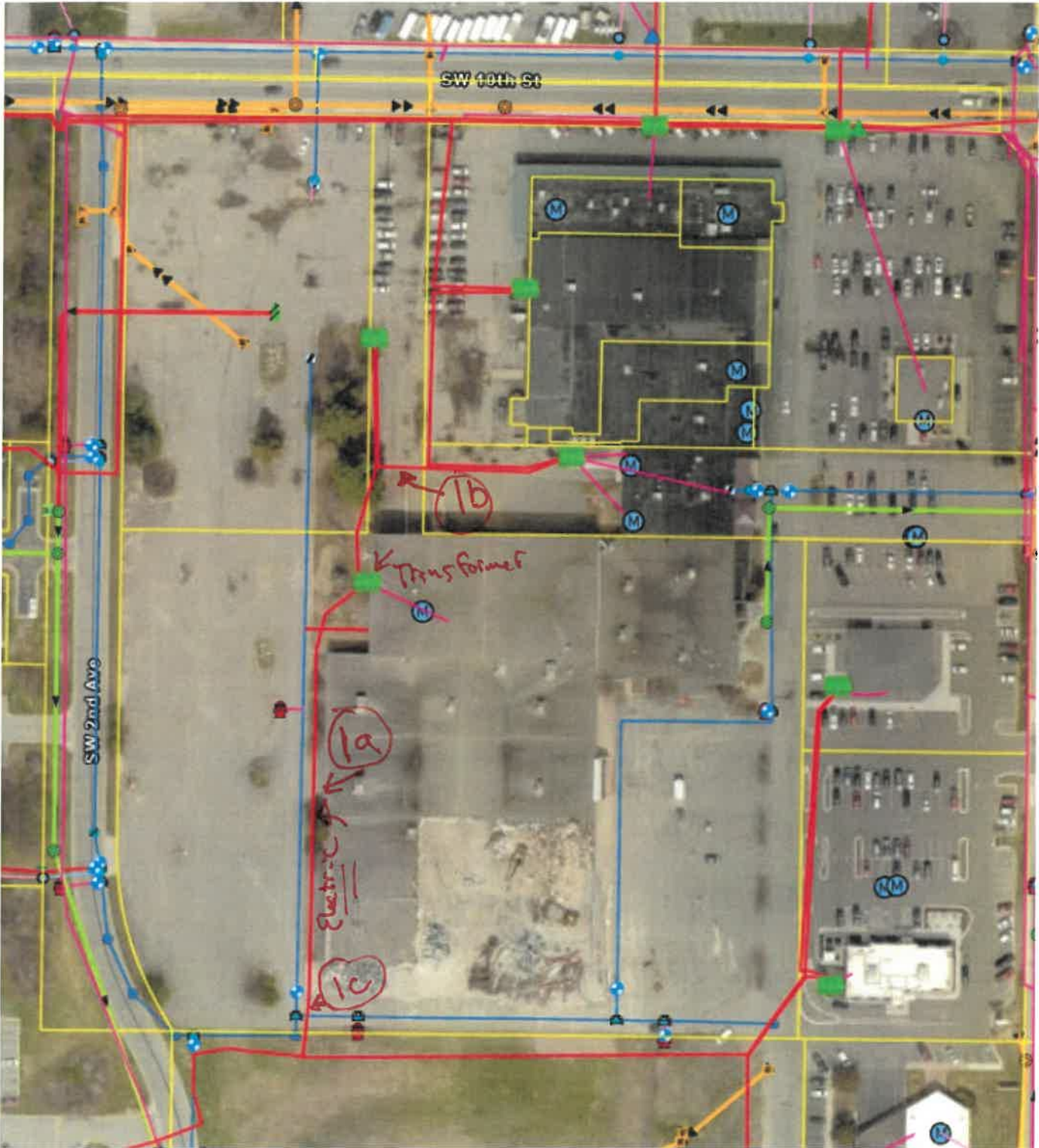
Randy M. Morton
Randy M. Morton, Professional Land Surveyor
Minnesota State License Number 21401

PRELIMINARY PLAT OF:
MY PLACE HOTEL MATURI ADDITION
For: Legacy Design Group
1111 Pokegama Avenue South, Grand Rapids, Minnesota.

SURVEY BY:	SB
DRAWN BY:	RMM
DESIGNED BY:	RMM
APPROVED BY:	RMM
DATE:	1/06/2022
PROJECT NUMBER:	21-974
SHEET NUMBER:	1 OF 1

T:\Legacy Design Group\21-974 Prel-Final Plats Grand Rapids\dwg\700\21-974 Legacy Design Preliminary Plat.dwg 1/5/2022 6:16 PM







Grand Rapids Planning Commission
Grand Rapids, MN – City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairperson will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.

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?



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

All subdivisions in the City of Grand Rapids shall be in compliance with the Grand Rapids City Code, Articles V (Subdivisions) and VI (Zoning). The City Code can be viewed on the City of Grand Rapids web site, www.cityofgrandrapidsmn.com (follow the prompts for City Code).

PLAT NAME: My Place Hotel - Maturi Addition

Applicant/Business Name: Legacy Design Group

Contact Person: Craig Larsen

Address: PO Box 1692, Bountiful, UT Zip: 84011-1692

Telephone:(Work) 605.725.5257 (Other) 801.599.0757 (Fax)

E-mail Address: craig@legacydesigngroup.net

Interest In Property: civil engineering consultant

Property Owner(s) of record: Maturi Properties LLC (Manager: Craig Maturi)

Address: 32407 Lakeview Drive, Grand Rapids, MN Zip: 55744

Telephone:(Work) 218.301.6567 (Other) (Fax)

Surveyor or Engineer: JPJ Engineering, Randy Morton, PLS

Address: 5670 Miller Trunk Hwy, Duluth, MN 55811

Telephone:(Work) 218.969.9890 (Other) (Fax)

E-mail Address: rmorton@jpejeng.com

Office Use Only

Date Received 1/7/2022 Certified Complete 1/10/2022 Fee Paid \$1,200

Does the subdivision boundary abut a state rail bank or established trunk highway (requiring road review): Yes No

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date 2/3/22

City Council Action: Approved _____ Denied _____ Meeting Date 2/28/22

Parcel Information:

Tax Parcel #(s) 91-544-0110, 91-544-0111 Property Size(acres): 8.66 ac.

Number of Existing Lots: 2 Number of Proposed Lots: 4

Existing Zoning: GB - General Business Proposed Zoning*1: no proposed change

Existing Use: vacant & Anytime Fitness Gym Proposed Use(s): future development, My Place Hotel, Anytime Fitness Gym

Property Address/Location: 110 Golf Course Rd & 1265 +/- S. Pokegama Ave; Grand Rapids, MN 55744

Legal Description: Township 55N Range 25W Section 28 - THAT PT OF HARTLEY ADDITION LOT 1 BLK 1 DESC AS FOLL: BEG AT NELY COR OF SAID LOT 1; TH S89°19'18"E ALG N LINE A DIST OF 222.26'; TH S0°27'18"W 374.87'; TH N89°19'18"W 222.26' TO THE WLY LINE OF LOT 1; TH N0°27'18"E ALG SAID WLY LINE 374.89' TO THE POB.

AND
Township 55N Range 25W Section 28 - HARTLEY ADDITION LOT 1 BLK 1, LESS THAT PT DESC AS FOLL: BEG AT NELY COR OF SAID LOT 1; TH S89°19'18"E ALG N LINE A DIST OF 222.26'; TH S0°27'18"W 374.87'; TH N89°19'18"W 222.26' TO THE WLY LINE OF LOT 1; TH N0°27'18"E ALG SAID WLY LINE 374.89' TO THE POB.

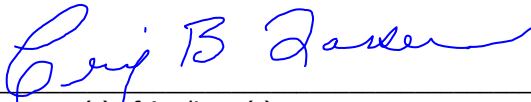
Does the proposed subdivision meet the following criteria:

- Does not require the dedication of rights of way or construction of new streets;
- Does not require the creation of any public utility easements other than the standard required easements of platted lots;
- Does not create a need for any public improvements;
- Does not landlock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not fall within the corridors of any planned or proposed street as shown upon the official map or approved area plans; and
- Does not violate any local, state or federally adopted law, ordinance, regulation, plan or policy.

Applications must be received no later than the end of the first week of the month, to allow sufficient time for review by staff and the department head review committee. Planning Commission meetings are held on the first Thursday of each month.

*1 If a zoning change is required, a petition for rezoning must be filed separately.

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.



Signature(s) of Applicant(s)

1/4/2022

Date



Owners Signature (if different than applicant)

1/5/2022

Date

Required Submittals: The following items must be provided with your application, unless the Director of Community Development waives the requirement.

- ✓ Application Fee - \$1,200.00 *² **paying via credit card**
- ✓ Proof of Ownership – (a copy of a property tax statement or deed will suffice)
- ✓ 2 copies of the Preliminary Plat (D- size--22" X 34") **arriving via UPS**
- ✓ 1 copy of the Preliminary Plat (B size—11" x 17") **arriving via UPS**
- A letter from the County Recorder verifying that the subdivision name is not duplicated elsewhere in the County.
This request has been made to nicolle.zuenike@co.itasca.mn.us; letter will be provided when obtained. Letter anticipated to be received on Jan. 7, 2022
- ✓ A typed letter, addressed to the Grand Rapids Planning Commission, indicating the following:
 - A statement of the proposed use of all of the lots
 - A listing of any proposed protective covenants.
 - Proposed reapportionment of any existing assessments.
- ✓ A letter from the Itasca County Soil and Water Conservation District verifying the presence/or lack of wetlands.
- ✓ A copy of an updated Title Opinion or Title Insurance Policy showing proof of ownership of the property being subdivided.
- ✓ A copy of a current Assessment Certificate from the City Clerk showing whether or not there are any current assessments on the property.
- ✓ Copy of current year's Tax Statement.
- ✓ Electronic files of any written project statements, legal descriptions, or narratives, and plans in Microsoft Word format and pdf.

**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.*

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.

Grand Rapids Planning Commission
420 N. Pokegama Ave.
Grand Rapids, MN 55744

December 28, 2021



RE: Minor Subdivision Application of MY PLACE HOTEL – MATURI ADDITION

Dear Planning Commission,

The purpose of this letter is to formally propose the above mentioned Minor Subdivision with the City of Grand Rapids. The property associated with this subdivision is currently vacant with the exception of Anytime Fitness located at 110 Golf Course Road. The proposed uses for this minor subdivision are the following:

- Lot 1: Anytime Fitness (existing)
- Lot 2: the future use is undetermined at this time
- Lot 4: the future use is undetermined at this time.
- Lot 3: My Place Hotel (proposed & under design)

Currently there are no covenants or assessments proposed for this minor subdivision and no reapportionment of existing easements. Current legal descriptions of the property proposed to be replatted are:

- Parcel 1: THAT PART OF THE HARTLEY ADDITION LOT 1 BLK 1 DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S89°19'18"E ALONG THE NORTH LINE A DISTANCE OF 222.26'; THENCE S0°27'18"W 374.87'; THENCE N89°19'18"W 222.26' TO THE WESTERLY LINE OF LOT 1; THENCE N0°27'18"E ALONG SAID WESTERLY LINE 374.89' TO THE POINT OF BEGINNING.
- Parcel 2: THE HARTLEY ADDITION LOT 1 BLK 1 LESS THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEASTERLY CORNER OF SAID LOT 1 THENCE S89°19'18"E ALONG THE NORTH LINE A DISTANCE OF 222.26'; THENCE S0°27'18"W 374.87'; THENCE N89°19'18"W 222.26' TO THE WESTERLY LINE OF LOT 1; THENCE N0°27'18"E ALONG SAID WESTERLY LINE 374.89' TO THE POINT OF BEGINNING.

Thank you for your time and consideration,
LEGACY DESIGN GROUP

Craig B. Larsen, P.E.
President

Itasca
SOIL AND WATER
CONSERVATION DISTRICT



10/15/2021

Mr. Larsen:

Per your request I have reviewed the property within the proposed My Place Hotel project plans in regard to the presence of wetlands. Using the information you provided of the site, local knowledge of the site, and a desktop audit using current GIS resources I have determined that no wetlands exist within the proposed project plans.

If you have any questions regarding this determination, please feel free to contact me.

Thank you,



Waylon Glienke

Wetland Specialist

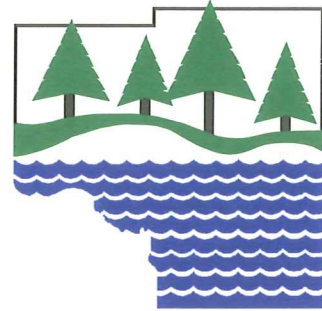
1895 W. Hwy 2

Grand Rapids, MN 55744

218-326-5573

waylon.glienke@itascaswcd.org

NICOLLE ZUEHLKE
COUNTY RECORDER/REGISTRAR
Itasca County Courthouse
123 N.E. 4th Street
GRAND RAPIDS, MINNESOTA 55744-2600
(218) 327-2856 • FAX (218) 327-0689



Item 2.

January 7th, 2022

Craig Larsen
Legacy Design Group
craig@legacydesigngroup.net

RE: Plat Name

Dear Craig,

Let it be known that there is no recorded plat in the office of the Itasca County Recorder or Itasca County Registrar of Titles in the name of "MY PLACE HOTEL MATURI ADDITION".

Sincerely,

A handwritten signature in black ink that reads "Nicolle Zuehlke". The signature is written in a cursive, flowing style.

Nicolle Zuehlke
Itasca County Recorder/Registrar

ASSESSMENT CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF ITASCA) SS
CITY OF GRAND RAPIDS)

I, the Assistant Finance Director of the City of Grand Rapids, do hereby certify that I have carefully examined the records of my office for the purpose of ascertaining the existence of assessments levied for local improvements upon the real property herein described and that at the date of this certificate there are no assessments or installments thereof charged against the following described premises:

Parcel No. 91-544-0110 & 91-544-0111

Legal Description: Hartley Addition, Lot 1 Blk 1, less that part described as follows: Beg at NEly Corner of said Lot 1;

And Harley Addition, That Part of Lot 1 Blk 1 described as follows: Beg at NEly Corner of said Lot 1

This certificate is made as to the above property description, supplied by the person requesting this certificate, and we do not certify as to assessments against the same property leveled under another description.

Our records do not reveal, and we do not certify, whether any PAST DUE installments have not been paid. This information should be obtained from the Itasca County Auditor.

WITNESS my hand and official seal at Grand Rapids, this 28th day of December, 2021.



Laura Pfeifer, Assist. Finance Director

ITASCA COUNTY

Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

218-327-2859
www.co.itasca.mn.us

Property ID: 91-544-0110

Owner: MATURI PROPERTIES LLC

Taxpayer(s):

TAXPAYER # 135376
MATURI PROPERTIES LLC
32407 LAKEVIEW DR
GRAND RAPIDS MN 55744

Property Description:

GRAND RAPIDS CITY
SEC:28 TWP: 55.0 RG:25 LOT: BLK: ACRES: 11.55
HARTLEY ADDITION
LOT 1 BLK 1, LESS THAT PT DESC AS FOLL: BEG
AT NELY COR OF SAID LOT 1; TH S89°19'18"E

2021 Property Tax Statement Item 2.

VALUES & CLASSIFICATION		
Taxes Payable Year: 2020		
		2021
STEP 1	Estimated Market Value:	755,600
	Homestead Exclusion:	
	Taxable Market Value:	755,600
	New Improvements/ Expired Exclusions:	500,600
	Property Classification:	COMM
	Sent in March 2020	
STEP 2	PROPOSED TAX	
	Proposed Tax: (excluding special assessments) Sent in November 2020	
STEP 3	PROPERTY TAX STATEMENT	
	First-half Taxes: May 17	9,554.00
	Second-half Taxes: October 15	9,554.00
	Total Taxes Due in 2021:	19,108.00

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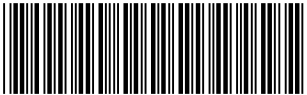
You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? Read the back of this statement to find out how to apply.

		Taxes Payable Year:	
		2020	2021
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits		30,857.00	19,108.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits			
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		30,857.00	19,108.00
PROPERTY TAX BY JURISDICTION			
6. County		7,195.48	4,477.96
7. City or Town		9,054.41	5,998.63
8. State General Tax		4,996.40	2,792.58
9. School District: A. Voter approved levies		713.06	413.13
0318			
B. Other local levies		2,822.38	1,739.47
10A. Special taxing district		32.74	20.05
B. Tax increment			
C. Fiscal disparity		6,042.53	3,666.18
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		30,857.00	19,108.00
SPECIAL ASSESSMENTS			
13A. SOLID WASTE ASSMT (COMMERCIAL-2)		225.00	
B.			
C.			
14. Total property tax and special assessments		31,082.00	19,108.00

ISSUED: 12/02/2021

2 ND HALF PAYMENT STUB



*915440110

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 85164

Property ID Number:	91-544-0110
Full Tax for Year	19,108.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

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Pay on or before October 15 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
County Auditor/Treasurer

Mail to: Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with second half payment

Payable in **2021**

R

CASH
CHECK
COUNTER
MAIL

1 ST HALF OR FULL PAYMENT STUB



*915440110

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 85164

Property ID Number:	91-544-0110
Full Tax for Year	19,108.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

10000009154401102021085164

000000000000000019108008

Pay on or before May 17 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

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Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with first half or full payment

Payable in **2021**

R

CASH
CHECK
COUNTER
MAIL

ITASCA COUNTY

Itasca County
Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

218-327-2859
www.co.itasca.mn.us

Property ID: 91-544-0111

Owner: MATURI PROPERTIES LLC

Taxpayer(s):

TAXPAYER # 135376
MATURI PROPERTIES LLC
32407 LAKEVIEW DR
GRAND RAPIDS MN 55744

Property Description:

GRAND RAPIDS CITY
SEC:28 TWP: 55.0 RG:25 LOT: BLK: ACRES: 1.91
HARTLEY ADDITION
THAT PT OF LOT 1 BLK 1 DESC AS FOLL: BEG AT
NELY COR OF SAID LOT 1; TH S89°19'18"E ALG

2021 Property Tax Statement Item 2.

VALUES & CLASSIFICATION		
Taxes Payable Year: 2020		
		2021
STEP 1	Estimated Market Value:	142,300
	Homestead Exclusion:	
	Taxable Market Value:	142,300
	New Improvements/Expired Exclusions:	715,000
	Property Classification:	453,800
		COMM
	Sent in March 2020	
STEP 2	PROPOSED TAX	
	Proposed Tax: (excluding special assessments)	
	Sent in November 2020	
STEP 3	PROPERTY TAX STATEMENT	
	First-half Taxes: May 17	14,204.00
	Second-half Taxes: October 15	14,204.00
	Total Taxes Due in 2021:	28,408.00

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You may be eligible for one or even two refunds to reduce your property tax.

REFUNDS? Read the back of this statement to find out how to apply.

	Taxes Payable Year:	
	2020	2021
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits	4,130.00	28,183.00
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits		
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	4,130.00	28,183.00
PROPERTY TAX BY JURISDICTION		
6. County	1,069.99	6,551.21
7. City or Town	1,346.44	8,775.93
8. State General Tax	246.70	4,335.29
9. School District: A. Voter approved levies	106.03	604.40
0318	458.15	2,523.69
B. Other local levies	4.87	29.33
10A. Special taxing district		
B. Tax increment		
C. Fiscal disparity	897.82	5,363.15
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,130.00	28,183.00
SPECIAL ASSESSMENTS		
13A. SOLID WASTE ASSMT (COMMERCIAL-2)		225.00
B.		
C.		
14. Total property tax and special assessments	4,130.00	28,408.00

ISSUED: 12/02/2021

2 ND HALF PAYMENT STUB



*915440111

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 86315

Property ID Number:	91-544-0111
Full Tax for Year	28,408.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

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Pay on or before October 15 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

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Grand Rapids MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with second half payment

Payable in **2021**

R

CASH
CHECK
COUNTER
MAIL

1 ST HALF OR FULL PAYMENT STUB



*915440111

TAXPAYER # 135376
MATURI PROPERTIES LLC

COMM ACCT# 86315

Property ID Number:	91-544-0111
Full Tax for Year	28,408.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 12/02/2021

10000009154401112021086315

000000000000000028408003

Pay on or before May 17 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

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Auditor/Treasurer
123 NE 4th Street
Grand Rapids MN
55744

Check if address change on back
If box is checked you owe delinquent taxes
Detach stub and include with first half or full payment

Payable in **2021**

R

CASH
CHECK
COUNTER
MAIL