



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

## **PLANNING COMMISSION MEETING AGENDA**

**Thursday, July 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, July 6, 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 May 4, 2023 regular meeting.

**PUBLIC HEARINGS:**

2. Conduct a Public Hearing to consider a variance petition submitted by Steven Przytarski.
3. Conduct a Public Hearing to consider a variance petition submitted by William and Kimberly Block.

**GENERAL BUSINESS:**

4. Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land (Parcel 91-030-1410) from R-1 (One Family Residential) to R-4 (Multiple-family Residential-high density).

**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 AUGUST 3, 2023 AT 4:00 PM.**

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

ATTEST:  
Aurimy Groom, Administrative Assistant



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## PLANNING COMMISSION MEETING MINUTES

Thursday, May 04, 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, May 4, 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 April 6, 2023 regular meeting.

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

**GENERAL BUSINESS:**

2. Consider a recommendation to the City Council regarding the final plat of Forest Lake Addition

Commissioner Johnson joined the meeting a 4:04 p.m.

At their April 6, 2023 meeting the Planning Commission forwarded a recommendation to the City Council to approve the preliminary plat of Forest Lake Addition. The City Council, at their April 24, 2023 regular meeting accepted the recommendation and approved the preliminary plat. The final plat documentation is complete and the petitioner is no requesting approval of the final plat of Forest Lake Addition.

Motion by Commissioner Hubbes, second by Commissioner Bignall that the Planning Commission does hereby forward to the City Council a recommendation to approve the final plat of Forest Lake Addition, contingent upon:

- 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: Bignall, Blake, Johnson, Goggin, Schnell, Hubbes, Gothard. 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.*

**MISCELLANEOUS:**

**REPORTS/ANNOUNCEMENTS/UPDATES:**

The vacation and rezone for the Forest Lake Addition have been approved by the City Council.

GREDA hired the consulting firm of SRF to update the Downtown Plan. The plan is in the final stages and the consultant will provide and update to the Planning Commission at a future meeting.

**ADJOURNMENT:**

There being no further business the meeting adjourned at 4:07 p.m.

**NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 1ST, 2023 AT 4:00 PM.**

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

**ATTEST:** Aurimy Groom, Administrative Assistant

DRAFT



# Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 7/6/23
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider a variance petition submitted by Steven Przytarski.	
<b>Background:</b>	The background for this item will be presented in the attached PowerPoint document.	
<b>Considerations:</b>	When reviewing a request for a variance, 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.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p>	
<b>Required Action:</b>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p style="padding-left: 40px;">Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby <b>(grant)(deny)</b> the following variances to Steven Przytarski for the property legally described within the presentation.</p> <ul style="list-style-type: none"> <li>• to allow a one-time waiver of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot size as 3,000 square feet of lot area per residential unit within Limited Business Zoning. This variance permits an increase in the maximum number of residential dwelling units from 6 to a maximum of 9, as depicted in the variance application submitted by Mr. Steven Przytarski; <b>and</b></li> <li>• to allow a one-time waver of the requirements of Section 30-628 of the Municipal Code, which establishes the minimum number of off-street parking stalls for a multi-residential dwelling at 2 stalls/dwelling unit. This variance permits a reduction in the required number of off-street parking stalls for a 9-unit multi-family</li> </ul>	

	<p>residential facility from 18 stalls to 13 stalls.</p> <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"><li>•</li></ul>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Site Map</li><li>• Copy of the variance petition and associated documentation</li><li>• List of the Planning Commissions Variance Considerations</li></ul>



CITY OF  
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Item 2.

# Variance Request:

**Steven Przytarski**

***Area of Variance Request: Lots 1,2,3,23 & 24, Block 12  
Grand Rapids Second Division***

**July 6, 2023**



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# Variance Request

- **Petitioners:** Steven (Mike) Przytarski.
- **Filing Date:** May 16, 2023
- **Requested Variances:** The requested variances would allow for an increase in maximum residential unit density from 6 units to 9 units.
- **Relevant portions of Zoning Ordinance:**
  - Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures where the Code establishes the minimum lot size as 3,000 square feet of lot area per residential unit.
  - Section 30-628 of the Municipal Code, which establishes the minimum number of off-street parking stalls for a multi-residential dwelling at 2 stalls/dwelling unit.
- **Legally Described Property:**
  - *Lots 1,2,3,23 & 24, Block 12, Grand Rapids Second Division*





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# Variance Request

Item 2.

## Variance Details:

- **Combined area of the two adjacent parcels equals 18,700 square feet.**
  - **At the required minimum lot size of 3,000 square feet per residential unit, the site has a maximum density of:  $18,700/3,000 = 6$  units.**
- **The west parcel, which provides off-street parking for the property, has a maximum capacity of 13 stalls.**
  - **At the required minimum of 2 stalls per dwelling unit, the existing off-street parking area has the capacity for 6 dwelling units.**

Location Map - Przytarski Variance





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# Variance Request

## Variance Petition:

- **The applicant points out that when a building permit was originally issued for the redevelopment of this former church several years ago, it was approved as a 9-unit apartment. This was because the site also included the parcel to the south of the parking lot, the additional lot area of which permitted the proposed number.**
- **The project was not entirely completed, and the building permit expired. Only three apartment units were built, and during that time the applicant sold the parcel to the south of the parking lot. With the reduction in lot size, the current approval for a permit is limited to a project that has a total of 6 residential unit.**
- **The applicant points out that the remaining space in the building is 13,200 sq. feet, and that if only 3 additional units were permitted, they would be oversized at 4,400 square feet.**



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# Variance Request

## Summary of requested variances:

The establishment of a 9-unit multi-family housing use would require the Planning Commission's approval of two variances:

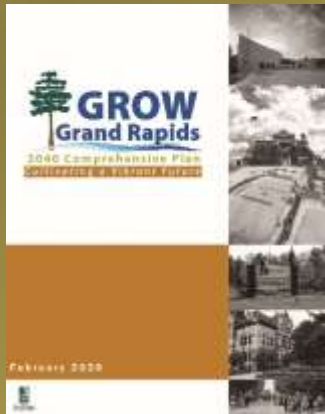
- 1) **Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures where the Code establishes the minimum lot size as 3,000 square feet of lot area per residential unit.**
  - **This variance would increase the allowed number of residential units from a maximum of 6 to a maximum of 9.**
- 2) **Section 30-628 of the Municipal Code, which establishes the minimum number of off-street parking stalls for a multi-residential dwelling at 2 stalls/dwelling unit.**
  - **This variance would permit a reduction in the required number of off-street parking stalls for a 9-unit multi-family residential facility from 18 stalls to 13 stalls.**



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# Variance Request

## Comprehensive Plan: Goals & Objectives related to Housing



**Goal 1: Facilitate the development of a vibrant, varied, and interconnected housing stock.**

- ***b. Identify opportunities to incentivize housing development that encourages developers to pursue an affordable and varied housing stock that meets community needs. Additionally, find opportunities to promote housing in needed locations throughout the community beyond the profitable locations.***

**Goal 2: Provide a mix of affordability in the City's housing stock.**

- ***b. Provide for a range of housing typologies that respond to community needs. A sustainable community is one that has housing for people at all phases of life, from young to old, single-person to family, over a variety of incomes. In particular, the City will continue to see a need for more senior housing choices, ranging from independent living to assisted living communities. A related area of focus is "Missing Middle Housing", which includes single-family attached and right-sized multifamily options that can be integrated into existing neighborhoods, supporting goals for interconnected housing and aging in place.***



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# Variance Request

Item 2.

## Planning Commission Variance Considerations:

### PLANNING COMMISSION

#### Considerations

#### VARIANCE

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



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Item 2.

# Questions/Comments?



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

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

<u>STEVEN (MIKE) PRZYTARSKI</u> Name of Applicant* <sup>1</sup>	<u>SAME</u> Name of Owner (If other than applicant)
<u>705 NW 9th ST.</u> Address	Address
<u>GRAND RAPIDS MN 55744</u> City State Zip	City State Zip
<u>218-301-9400</u> Business Telephone/e-mail address	Business Telephone/e-mail address

\*<sup>1</sup> If applicant is not the owner, please describe the applicant's interest in the subject property.

**Parcel Information:**

Tax Parcel # 91-420-1205 Property Size: \_\_\_\_\_  
91-420-1250  
Existing Zoning: \_\_\_\_\_  
Existing Use: 2 APARTMENTS PLUS OPEN STORAGE  
Property Address/Location: 523 NW 7th AVE  
Legal Description: SEC 20 TWP 55 RMB 25, LOTS 1-3 BLK 12  
GRAND RAPIDS SECOND DIVISION  
(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.

[Signature] Date 5-16-23  
Signature(s) of Applicant(s) Date  
\_\_\_\_\_  
Signature of Owner (If other than the Applicant) Date

**Office Use Only**  
Date Received 5/16/23 Certified Complete AY Fee Paid 252.50  
Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_  
Summary of Special Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Required Submittals:**

- Application Fee - \$252.50 \*<sup>2</sup>
- 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.

*\*<sup>2</sup>The 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 AN INCREASE TO 9 UNITS TOTAL TO BE ALLOWED.

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

**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):

- CURRENTLY BUILDING IS LISTED AT 10,725 SQFT. (MUST BE ONE LEVEL ONLY) - CHURCH OPEN SPACE ON FIRST FLOOR IS 6000 SQFT, LOWER LEVEL + 6000 SQ, MEZZ. 1200 - TOTAL VACANT SPACE 13,200 SQFT. (5400 SQFT IN SCHOOL IS CURRENTLY BUILT OUT.) CURRENT CODE ALLOWS FOR 3 MORE UNITS, THOSE WOULD BE 4400 SQ. FT. EACH. BUYERS NEED 9 UNITS TO MAKE IT WORK. THE ORIGINAL BUILDING PERMIT WAS FOR 9 UNITS.



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

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

YES - INCREASE FROM ALLOWED 6 UNITS TO 9 UNITS.  
- CURRENTLY HAVE 3 UNITS THAT ARE 1800 Sq ft  
EACH. IF WERE ~~BE~~ ALLOWED THEY WOULD BE  
BETWEEN 1200 & 2400 Sq ft. EACH.

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:

- MY ORIGINAL PERMIT WAS FOR 9 UNITS. I HAD ALSO  
PURCHASED THE CONTIGUOUS YOUTH MINISTRY HOUSE &  
REMODELED & RESOLD IT, (BOTH IN SEPARATE TRANSACTIONS  
FROM THE ORIGINAL PURCHASE OF THE CHURCH.) I DIDNT KNOW  
THAT THAT LAND SPACE WAS INCLUDED IN THE ORIGINAL  
PERMIT FOR 9 UNITS. I CANT BUY ANYMORE  
AVAILABLE LAND FOR THE PURPOSE OF A NEW PERMIT.

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:

IT WILL PROVIDE ADDITIONAL (6) 3 BEDROOM  
2 BATH APARTMENTS IN THE NW NEIGHBORHOOD.  
ON SITE PARKING IS AVAILABLE ALONG WITH  
MULTIPLE STREET SPACES THAT WERE USED BY  
THE ORIGINAL GRACE BIBLE CHURCH & SCHOOL.

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

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

YES - IT WILL PROVIDE ADDITIONAL LARGE  
FAMILY RESIDENTIAL UNITS.

**City Process:**

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

**Findings for Approval:**

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

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

## PLANNING COMMISSION

### 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-



**Grand Rapids Planning Commission**  
*Grand Rapids, MN – City Hall*

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**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 Staff Report

Agenda Item	Community Development Department	Date: 7/6/23
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider a variance petition submitted by William and Kimberly Block.	
<b>Background:</b>	The background for this item will be presented in the attached PowerPoint document.	
<b>Considerations:</b>	When reviewing a request for a variance, 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.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p>	
<b>Required Action:</b>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p style="padding-left: 40px;">Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby <b>(grant)(deny)</b> the following variances to William and Kimberly Block for the property legally described within the presentation.</p> <ul style="list-style-type: none"> <li>• to allow a one-time waiver of the requirements of Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot width of 150 feet within Rural Residential Zoning. This variance permits a 37’ reduction in the minimum lot width of 150’, as depicted in the variance application submitted by Mr. and Mrs. Block.</li> </ul> <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"> <li>•</li> </ul>	

**Attachments:**

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



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# Public Hearing

## Bill and Kimberly Block Variance Request

***Area of Variance Request: NE SW LESS S 814' & LESS N 200' OF S 1214', Section 29,  
Township 55 N, Range 25 W, Itasca County, Minnesota***

***1450 Horseshoe Lake Road***

**July 6, 2023**



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# Variance Request

- **Petitioners:** William and Kimberly Block
- **Filing Date:** May 23, 2023
- **Requested Variances:** The requested variance would permit a Lot Split of Parcel # 91-029-3110 that creates one parcel that has less than the minimum lot width.
- **Relevant portions of Zoning Ordinance:**
  - Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures, specifically where the Code establishes the minimum lot width as 150 feet for parcels in Rural Residential (RR) Zoning Districts.
- **Legally Described Property:**
  - *NE SW LESS S 814' & LESS N 200' OF S 1214', Section 29, Township 55 N, Range 25 W, Itasca County, Minnesota*





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# Variance Request

Item 3.

## Variance Details:

- The existing 13.2-acre Rural Residential Zoned parcel is U shaped with two areas of frontage along the Horseshoe Lake Rd.
- The requested variance would accommodate the proposed lot split, detailed in the next map.
- The resulting lot split would create two parcels one that is 10.7-acres with a less than required minimum lot width of 113'. This parcel would be undeveloped.
- The other parcel would be 2.5-acres with a 200' lot width.

Block Variance Location Map



0 80 160 320 480 640  
Feet



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# Variance Request

Item 3.

## Block Proposed Lot Split





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# Variance Request

## Variance Petition:

- **The applicant indicates that the proposed Lot Split will allow for the development of a new single-family residence on the created 10.7-acre parcel.**
- **The applicant indicates that the 113' lot width would accommodate the development of a new single-family that is compliant with the required setbacks.**



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# Variance Request

## Summary of requested variance:

The proposed lot split for Parcel 91-029-3110 would require the Planning Commission's approval of one variance:

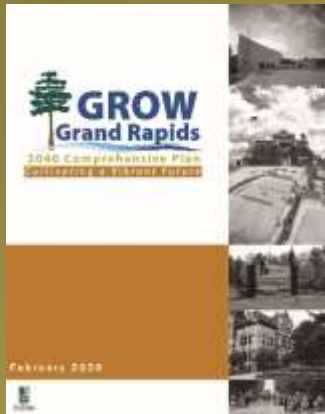
- 1) Section 30-512 Table 2A of the Municipal Code, which lists District Development Regulations for Principal Structures where the Code establishes the minimum lot width in Rural Residential zoning districts at 150'
  - This variance would permit a reduction in lot width of 37', thus allowing a lot width on the north parcel of 113'.



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# Variance Request

## Comprehensive Plan: Goals & Objectives related to Housing



**Goal 1: Facilitate the development of a vibrant, varied, and interconnected housing stock.**

- ***b. Identify opportunities to incentivize housing development that encourages developers to pursue an affordable and varied housing stock that meets community needs. Additionally, find opportunities to promote housing in needed locations throughout the community beyond the profitable locations.***

**Goal 2: Provide a mix of affordability in the City's housing stock.**

- ***b. Provide for a range of housing typologies that respond to community needs. A sustainable community is one that has housing for people at all phases of life, from young to old, single-person to family, over a variety of incomes. In particular, the City will continue to see a need for more senior housing choices, ranging from independent living to assisted living communities. A related area of focus is "Missing Middle Housing", which includes single-family attached and right-sized multifamily options that can be integrated into existing neighborhoods, supporting goals for interconnected housing and aging in place.***



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# Variance Request

Item 3.

## Planning Commission Variance Considerations:

### PLANNING COMMISSION

#### Considerations

#### VARIANCE

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



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Item 3.

# Questions/Comments?



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

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

**William Block**

Name of Applicant\*<sup>1</sup>

1450 Horseshoe Lake Road

Address

Grand Rapids MN 55744

City State Zip

218-398-1033 / bblock341@gmail.com

Business Telephone/e-mail address

Name of Owner (If other than applicant)

Address

City State Zip

Business Telephone/e-mail address

\*<sup>1</sup> If applicant is not the owner, please describe the applicant's interest in the subject property.

**Parcel Information:**

Tax Parcel # 91-029-3110

Property Size: 13.23 acres

Existing Zoning: Res RRI

Existing Use: Has a home on part - the other part is vacant

Property Address/Location: 1450 Horseshoe Lake Road, Grand Rapids, MN 55744

Legal Description: See attached  
(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.

*William J. Block*  
Signature(s) of Applicant(s)

5-23-23  
Date

*W Block*  
Signature of Owner (If other than the Applicant)

5-23-23  
Date

Date Received 5/23/23 Certified Complete  Office Use Only Fee Paid 252.50

Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

Summary of Special Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Required Submittals:**

Application Fee - \$252.50 \*<sup>2</sup>

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.

*\*<sup>2</sup>The 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:

Our home sits on 13.23 acres about 1/2 field and 1/2 wooded land. We are seeking to sell 2.5 acres with the house and separate the rest of the 11 acres so we can use it for a new home construction and make is useable. There is currently no buildings on this purposed 11 acres.

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

Section 30-512, Table 2A limits the min. Lot width in rural residential zone to 150'. With the proposed lot split the 11 acres parcel would have a width of 113.

**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):

30512-1- property would be used strictly for permitted uses. 30-453-C this will not alter the essential character of the area.

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

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

Yes - the property (land) would not be altered at all, it would only be used to put a family home on. It has a 113 foot road frontage making enough room for the set backs.

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**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:

This will not alter the essential character of the locality. This is a family home residential area so it would fit right in putting the land to a good occupied use.

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**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 property is zoned for residential development and a residential structure is the most appropriate development for the property. The sidewalk is six foot wide in the right of way. If the request is approved the house would be a minimum of seventy or more feet away from the sidewalk. Approval of the request would not conflict with any other aspect of the cities ordinance(s) to my knowledge.

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

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

Yes, this falls under permitted use(s) and would fall under the RRI zoning plan. This fits in with the demo graphics of the neighborhood and area.

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**City Process:**

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15<sup>th</sup> 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.





Itasca County DSN - Copyright (C) 1992-2006



Itasca County Department of Surveying & Mapping

This information is a compilation of data from different sources with varying degrees of accuracy and requires a qualified field survey to verify.

Legend

- Selected Features
- Highlighted Feature
- Public Boat Ramp
- Tax Parcel
- Roads Public / Private
- PLS Township Line
- PLS Section Line
- Lake
- Stream

Measurements are Approximate  
 Currently hooked up with parcel # 15-029-3110  
 11 Acres

wooded area  
(Hilly)

Field  
area  
(mostly Flat)

NO existing buildings  
wells or septics

NORTH  
↓




LAND Terrain

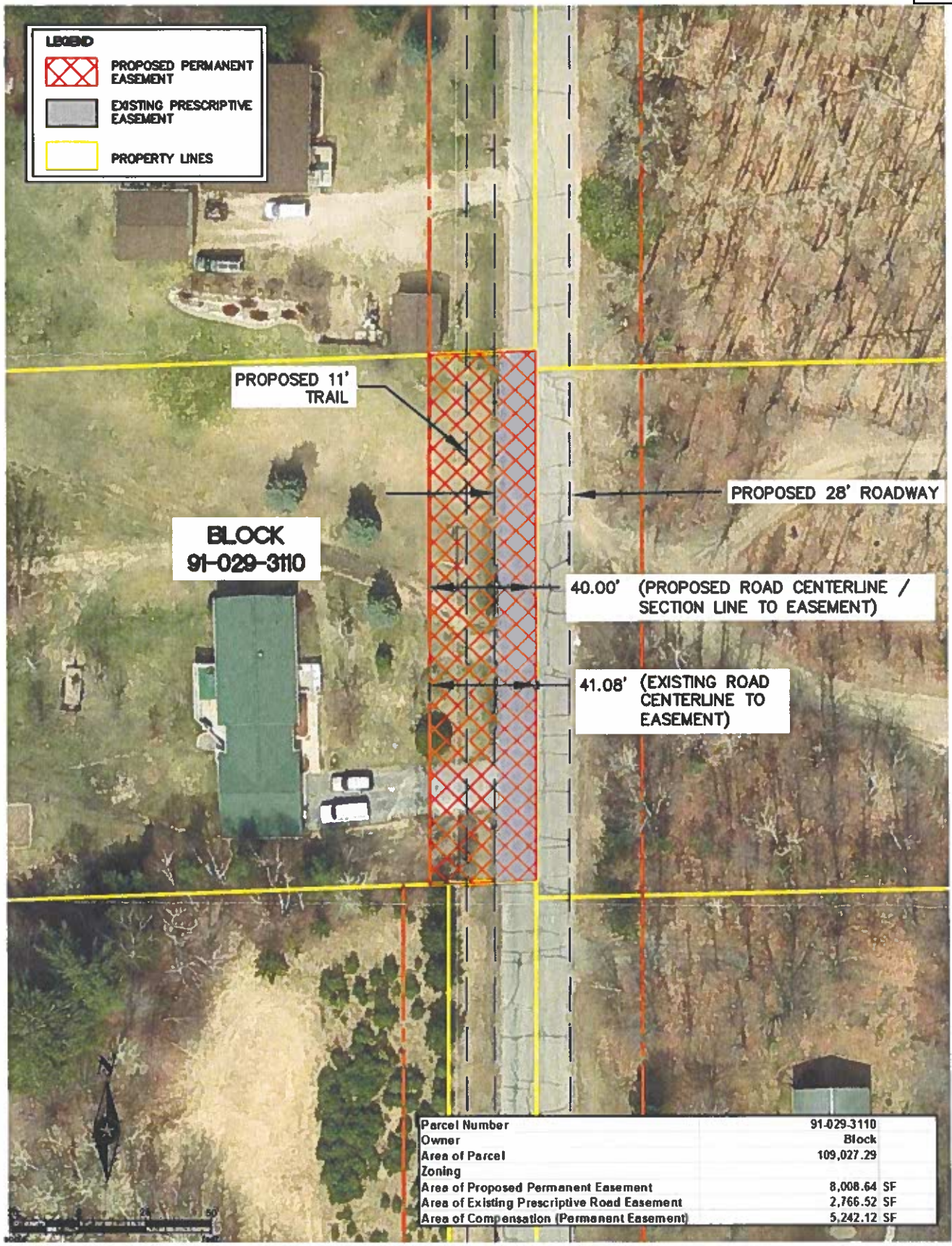
wooded area 659 x 513

Field area 639 x 513

Horseshoe HK Rd

**LEGEND**


-  PROPOSED PERMANENT EASEMENT
-  EXISTING PRESCRIPTIVE EASEMENT
-  PROPERTY LINES



**BLOCK  
91-029-3110**

Parcel Number	91-029-3110
Owner	Block
Area of Parcel	109,027.29
Zoning	
Area of Proposed Permanent Easement	8,008.64 SF
Area of Existing Prescriptive Road Easement	2,766.52 SF
Area of Compensation (Permanent Easement)	5,242.12 SF

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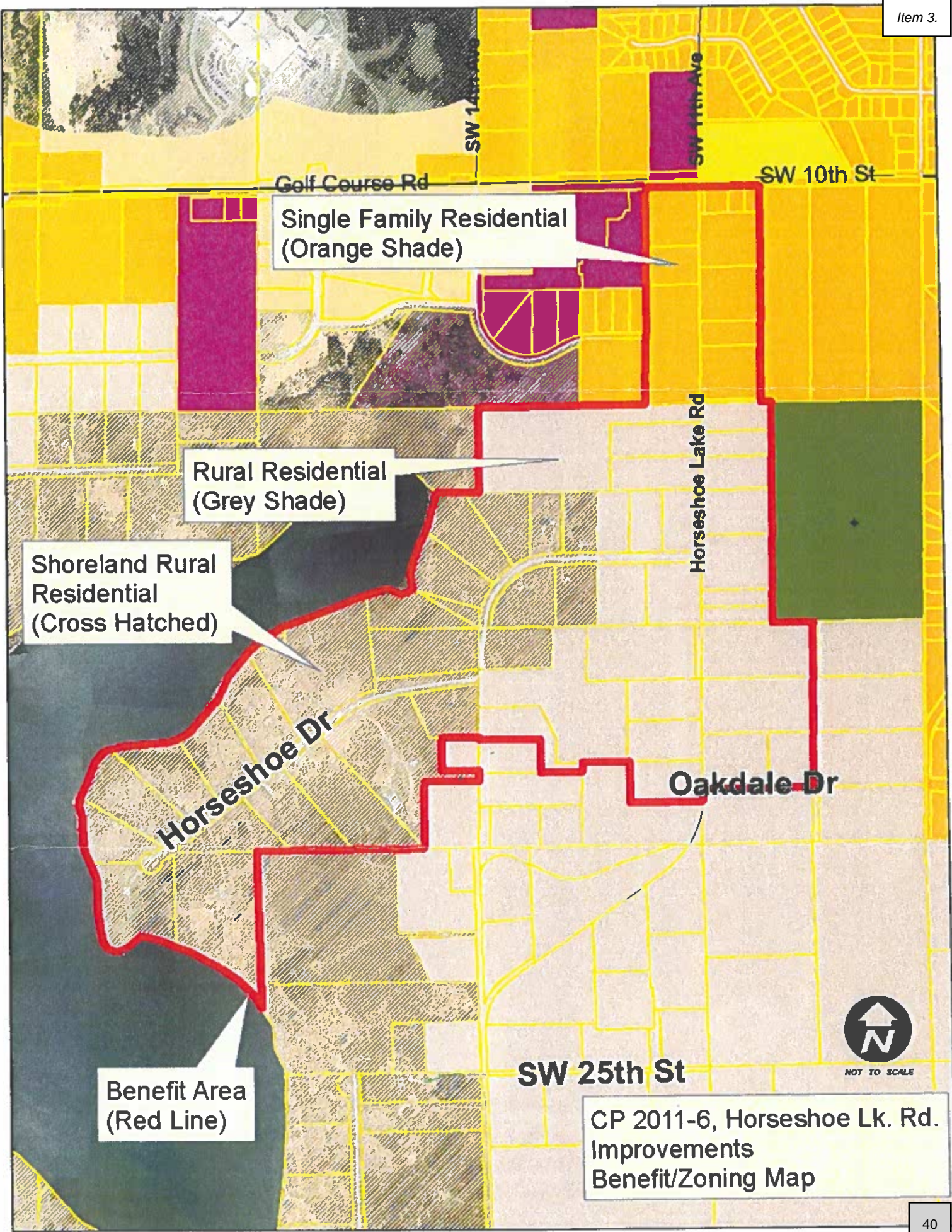
PHONE: 218.322.4500  
21 NE 5TH ST STE 200  
GRAND RAPIDS, MN 55744-2601  
www.sehinc.com

FILE NO.  
118053

DATE:  
02/10/12

**BLOCK EASEMENT  
HORSESHOE LAKE ROAD  
GRAND RAPIDS, MINNESOTA**

**EXHIBIT  
NO. 12**



Single Family Residential  
(Orange Shade)

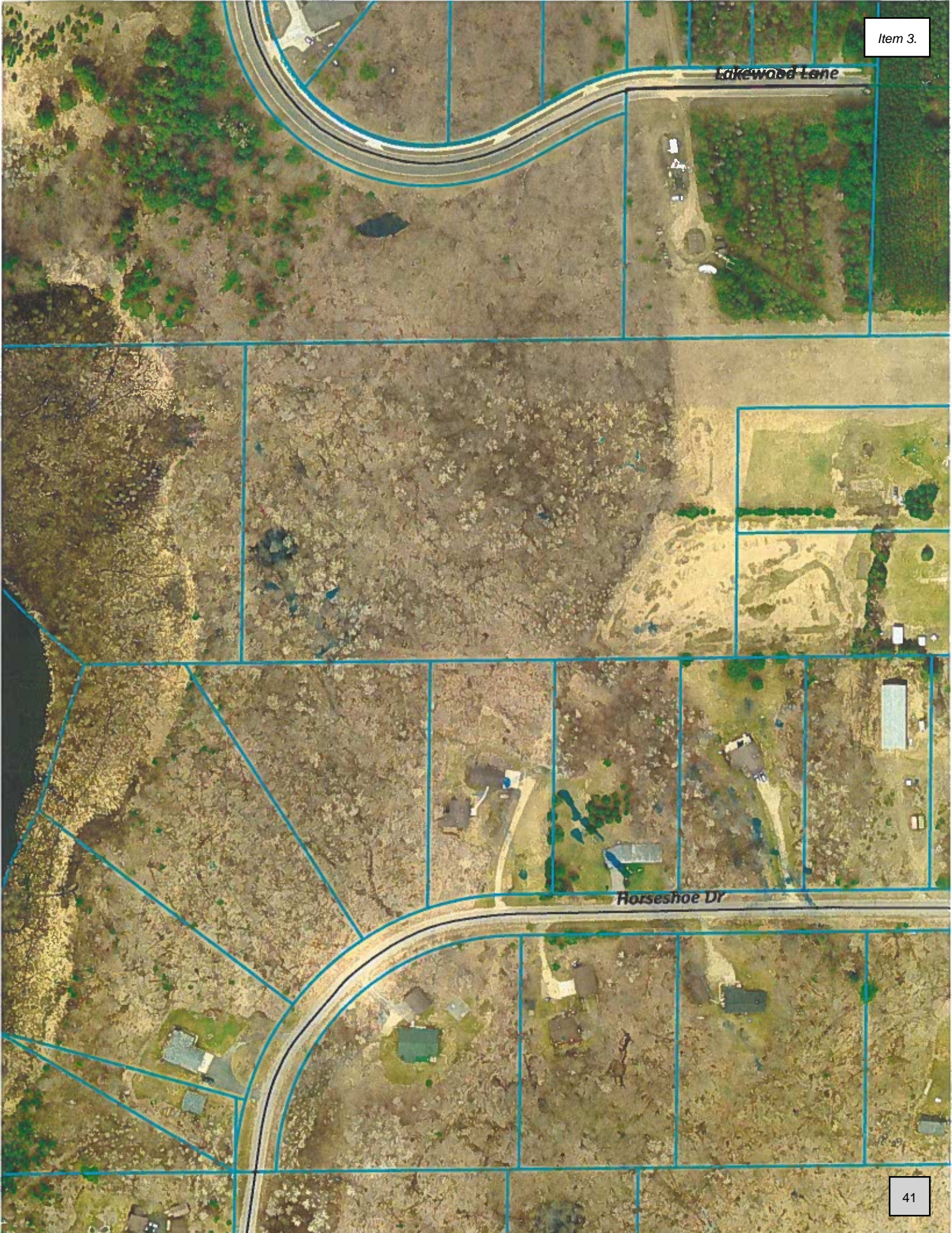
Rural Residential  
(Grey Shade)

Shoreland Rural  
Residential  
(Cross Hatched)




Benefit Area  
(Red Line)

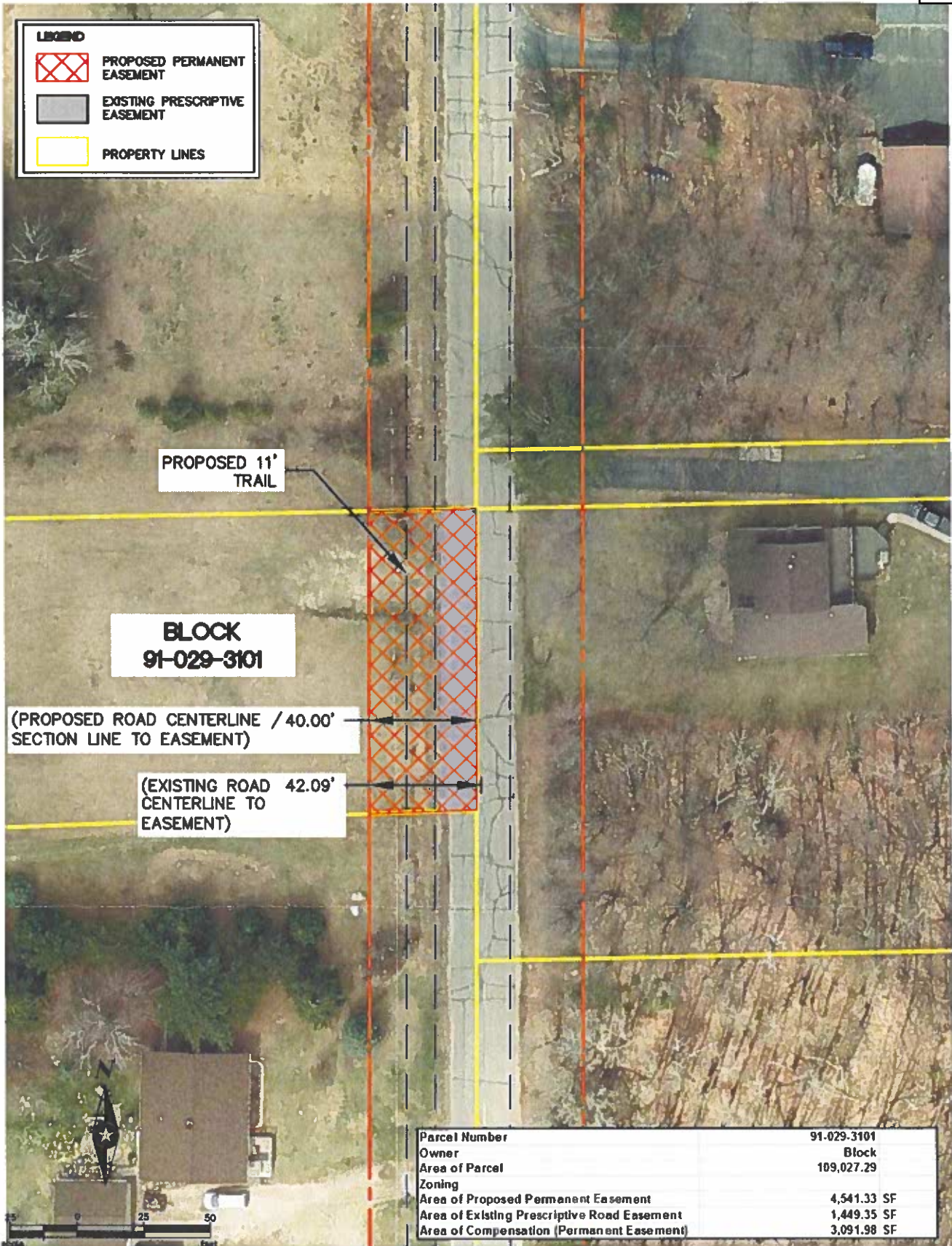
CP 2011-6, Horseshoe Lk. Rd.  
Improvements  
Benefit/Zoning Map





**LEGEND**

-  PROPOSED PERMANENT EASEMENT
-  EXISTING PRESCRIPTIVE EASEMENT
-  PROPERTY LINES



PROPOSED 11'  
TRAIL

**BLOCK  
91-029-3101**

(PROPOSED ROAD CENTERLINE / 40.00'  
SECTION LINE TO EASEMENT)

(EXISTING ROAD 42.09'  
CENTERLINE TO  
EASEMENT)

Parcel Number	91-029-3101
Owner	Block
Area of Parcel	109,027.29
Zoning	
Area of Proposed Permanent Easement	4,541.33 SF
Area of Existing Prescriptive Road Easement	1,449.35 SF
Area of Compensation (Permanent Easement)	3,091.98 SF

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PHONE: 218.322.4500  
21 NE 5TH ST STE 200  
GRAND RAPIDS, MN 55744-2601  
www.sehinc.com

FILE NO.  
118053

DATE:  
02/10/12

**BLOCK EASEMENT  
HORSESHOE LAKE ROAD  
GRAND RAPIDS, MINNESOTA**

**EXHIBIT  
NO. 14**

## 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

Agenda Item	Community Development Department	Date: 7/6/23
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land (Parcel 91-030-1410) from R-1 (One Family Residential) to R-4 (Multiple-family Residential- high density).	
<b>Background:</b>	The attached PowerPoint presentation will provide the background for this item.	
<b>Considerations:</b>	When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.	
<b>Recommendation:</b>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation, and surrounding uses in the area.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the Zoning Map Amendment.</p>	
<b>Required Action:</b>	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested Zoning Map Amendment.</p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to <b><u>(approve)(deny)</u></b> the Zoning Map Amendment, as petitioned by Christian Conner and Luke Schumacher, described within the presentation and as shown in the maps presented here today, from the current R-1 (One Family Residential) zoning designation to that of R-4 (Multiple-family Residential-<i>high density</i>);</p> <p style="text-align: center;"><u>Contingent on the following stipulation(s):</u></p> <hr style="width: 50%; margin-left: auto; margin-right: auto;"/>	
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Site/Location Maps</li> <li>• Copy of the rezoning petition and associated documentation.</li> <li>• List of the Planning Commissions Rezoning Considerations.</li> </ul>	



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Item 4.

# **Zoning Map Amendment Request**

**Christian Conner & Luke Schumacher**  
**Parcel 91-030-1410/1702 Golf Course Rd.**

**R-1 (Single-Family Residential)**  
**to**  
**R-4 (Multi-Family Residential, High Density)**

**July 6, 2023**



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# Zoning Map Amendment

- **Petitioner: Christian Conner and Luke Schumacher (property owners)**
- **Requested Zoning Map Amendment: rezoning from current R1 (One Family Residential) to that of R-4 (Multi-Family Residential, High Density)**
- **Subject Property: 7.2 acres – 1702 Golf Course Road.**
- **Present Use: Single Family Residence**
- **Intended Use: There is no planned use at this time.**



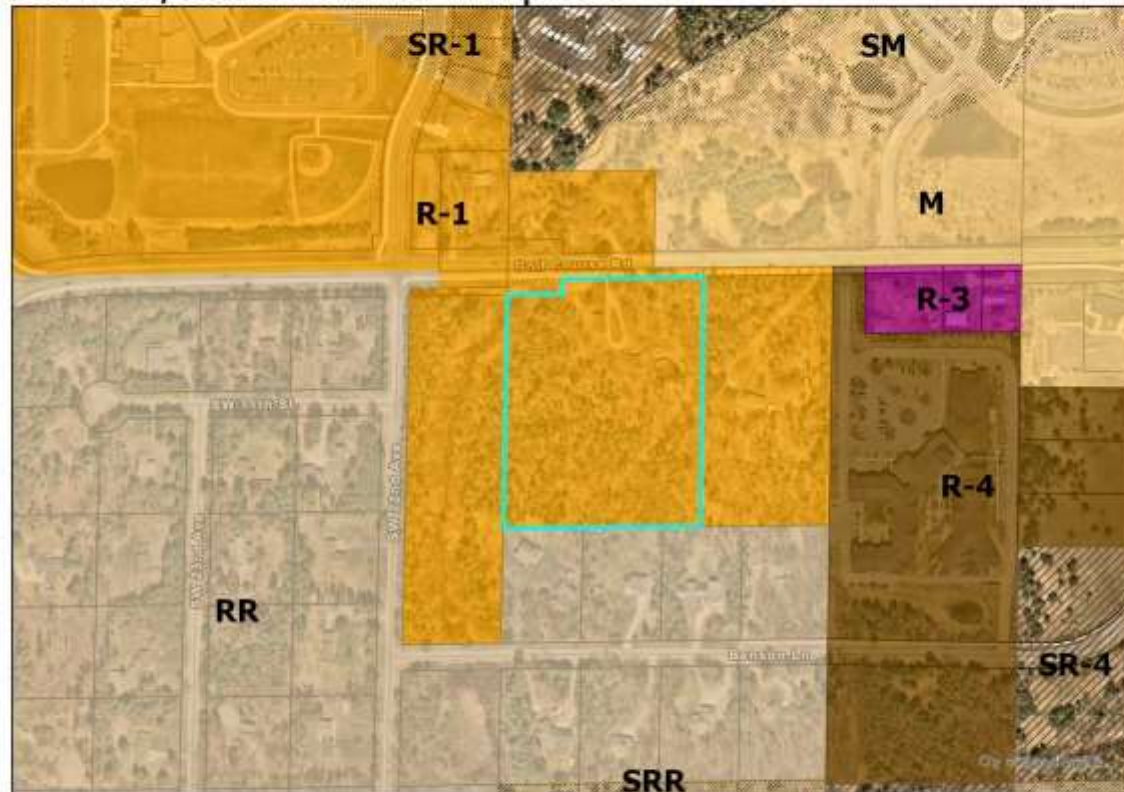
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# Zoning Map Amendment

Item 4.

## Surrounding Zoning:

### Surrounding Zoning Conner/Schumacher Request



200 100 0 200 400 600 800  
Feet



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# Zoning Map Amendment

## Section 30-512 Table-1 Permitted Uses

**A sample listing of the uses permitted by right in the requested R-4 zoning district are as follows:**

- **Single family detached, twin homes, two family attached, rooming houses for 7 or more roomers, daycare/nurseries- 14 or fewer persons, multi-family residential, senior housing with services**

**A sampling of other uses permitted in R-4 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-4 (requested)</b>	<b>R1 (existing)</b>
<b>Min. Lot Size</b>	<b>Gross area -15,000 s.f. Area/unit -2,500 s.f., Width- 100 ft.</b>	<b>Gross area- 8,400 s.f. Width - 50 ft.</b>
<b>Min. Yard Setbacks</b>	<b>front-35 ft., int. side-20 ft., street side-30 ft., rear- 35 ft.</b>	<b>front-30 ft., int. side-6-9 ft., street side-15 ft., rear- 30 ft.</b>
<b>Max. Lot Coverage</b>	<b>building-35%</b>	<b>building-N/A</b>
<b>Building Size</b>	<b>max. height- 45 ft., min. dimension- 24 ft.</b>	<b>max. height- 30 ft., min. dimension- 24 ft.</b>



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# Zoning Map Amendment

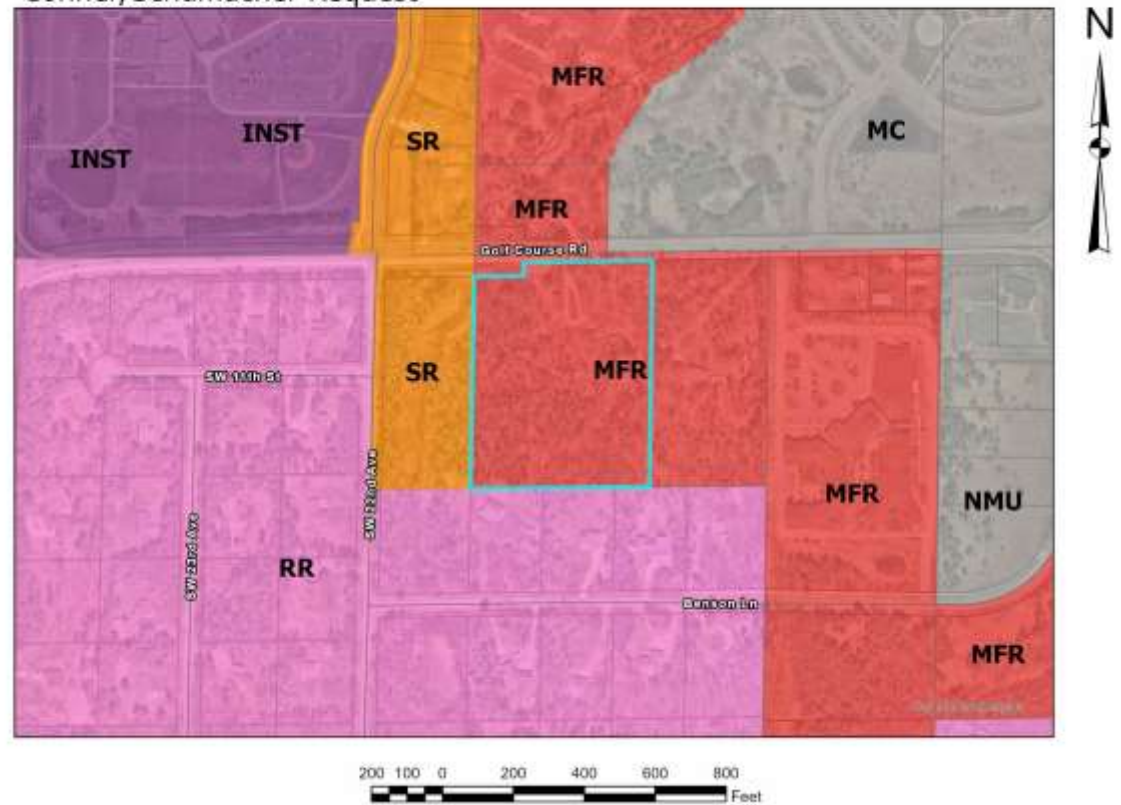
## Comprehensive Plan Future Land Use Map:

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.

2020 Comprehensive Plan  
Future Land Use Map/Recommendation  
Conner/Schumacher Request



*\*It should be noted that the Future Land Use Map is intended to show the long-range desired future condition of the 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 Chapter 5 - Housing

**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.	Primary: Community Development, Engineering Secondary: Planning Commission
Density and Market Demand	Guide residential development areas and zone changes that are consistent with the Future Land Use Map to create a diverse yet integrated housing landscape. Monitor the housing demand, density needs and emerging trends to ensure regulations create opportunities.	Plan housing development contingencies that include aggressive economic growth scenarios. Stage residential development consistent with the Future Land Use Map and policies. Consider service needs as part of the review. Consider that new housing will be multi-generational, rather than responding only to current market conditions, in development review and permitting.	Assist the development of housing in the downtown and Mississippi riverfront to maximize community benefits.	Primary: Community Development Secondary: Housing and Redevelopment Authority (HRA)



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# Zoning Map Amendment

## Summary of Updated Recommendations

In general, the following housing targets have been used for Grand Rapids and Cohasset over the 5-year projection period extending from 2022 to 2027:

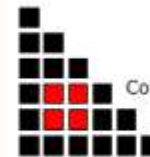
- ▶ 20 to 25 owner-occupancy units/year for 5-year total of 100 to 125 units
- ▶ 50 to 65 renter-occupancy units/year for 5-year total of 250 to 325 units
- ▶ 70 to 90 total housing units/year for 5-year total of 350 to 450 units

This document is an abbreviated update to the 2019 Housing Studies that had been prepared for Grand Rapids and Cohasset. The 2019 Studies had included specific recommendations for the Grand Rapids Market Area, which includes both Grand Rapids and Cohasset. The topics summarized in the 2019 Studies have been revised or modified in 2022 to reflect current market conditions.

## Grand Rapids and Cohasset HOUSING STUDIES LIMITED UPDATE

September 2022 Draft

A limited update of the 2019 Housing Studies completed for  
the Cities of Grand Rapids and Cohasset, MN



Community Partners Research, Inc.  
Lake Elmo, MN  
(651) 777-1813



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# Zoning Map Amendment

## Planning Commission Considerations:

PLANNING COMMISSION

Considerations

**ZONING MAP AMENDMENT**

1. Will the change affect the character of neighborhoods?

Why/Why not?

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

Why/Why not?

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

Why/Why not?

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

Why/Why not?

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

Why/Why not?



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Item 4.

# Questions?



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

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

Christian Conner  
Name of Applicant

Luke Schumacher  
Name of Owner (If other than applicant)

23010 Old Trapper Rd  
Address

35080 Hanna Rd  
Address

Cohasset MN 55721  
City State Zip

Cohasset MN 55721  
City State Zip

701-741-2614  
Business Telephone/e-mail

651-307-3006  
Business Telephone/e-mail

**Parcel Information:**

Tax Parcel # 134431

Property Size: 7.65 acres

Existing Zoning: Single R5

Requested Zoning: Mult - Family R5 - High Dc and/or Medical

Existing Use: Single Family Rental

Proposed Use: \_\_\_\_\_

Property Address/Location: 1702 Golf Course Rd, Grand Rapids MN 55744

Legal Description: SEC 30 TWP 55.0 RG: 25 - see Attached  
(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.

[Signature]  
Signature(s) of Applicant(s)

5/3/23  
Date

[Signature]  
Signature(s) of Owner(s)-(If other than applicant)

5/3/23  
Date

**Office Use Only**

Date Received 6/5/23 Certified Complete \_\_\_\_\_ Fee Paid \$505.00

Planning Commission Recommendation Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

City Council Action Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

Summary of Special Conditions of Approval: \_\_\_\_\_

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

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

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

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

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

Medical - Hospital and Clinic / Day surgery  
 High Density Residential - Assisted Living + Nursing Home  
 Rural Residential  
 Elementary school - West

B. Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

Yes, existing land is used for High Density Housing, Medical, Hospital and Clinic spaces, Day Surgery also exists proximal to above land.

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

Yes - Public water, and sewer already exists for High Density Housing. Electric is also at the property. Sidewalk already exists along with paved Road.

D. Demonstrate the need for additional property in the proposed zoning district.

With the recent acquisition of residents, there is a need for affordable housing within Grand Rapids along with additional professional space.  
 - Refer to Grand Rapids Housing Study 2019



E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? \_\_\_\_\_

A positive effect will occur by adding affordable housing (General/Assisted living). This will also allow for new professional space (medical).

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. \_\_\_\_\_

Given the size of the property and the location proximity to healthcare and school, Residential High Density will allow for further housing to meet the needs of the City's growing population. Professional Medical space may also allow for further growth of our expanding Healthcare needs

Multi:

G. How does the proposed rezoning conform to the City's Comprehensive Plan? \_\_\_\_\_

zoning this property to Residential Multi-Family High Density conforms to the City's Comprehensive plan.

H. Is the timing proper for the proposed rezoning? \_\_\_\_\_

Yes - per the Grand Rapids Housing Study.

I. Any additional information that the Petitioner would like to supply. N/A

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**Additional Instructions:**

Prior to submitting your Petition to Rezone, you will need to arrange for one or more preliminary meetings with the Director of Community Development. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals. Completed applications required to be submitted to the Grand Rapids Community Development Department by the 15th of the month.

**Findings for Approval:**

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

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

PLANNING COMMISSION

Considerations

**ZONING MAP AMENDMENT**

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?