



PLANNING COMMISSION MEETING AGENDA

Thursday, September 03, 2026

4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof a Regular Meeting of the Grand Rapids Planning Commission will be held on Thursday, September 3, 2026 at 4:00 PM in City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL:

APPROVAL OF MINUTES:

1. Consider approval of minutes from the August 6, 2026 regular meeting.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council on text amendments co-listing existing parts of the Municipal Code from Chapter 14 in Chapter 30 (Zoning Ordinance) and updating the section on driveway surfacing to ensure compliance with MPCA MS4 stormwater permit standards.

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 OCTOBER 1, 2026 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, August 06, 2026

4:00 PM

Commission Chair Bignall called the meeting to order at 4:00pm.

CALL OF ROLL:

PRESENT:

Commissioner Betsy Johnson
 Commissioner Paul Bignall
 Commissioner David Marquardt
 Commissioner David Kreitzer
 Commissioner Amanda Lamppa
 Commissioner Isaac Meyer
 Commissioner Matt Maves

STAFF:

Will Richter
 Cynthia Lyman

APPROVAL OF MINUTES:

1. Consider approval of minutes from the June 4, 2026 regular meeting.

Motion made by Commissioner Johnson, Seconded by Commissioner Lamppa to approve the minutes from the June 4, 2026, regular meeting. The following voted in favor thereof: Commissioner Johnson, Commissioner Bignall, Commissioner Marquardt, Commissioner Kreitzer, Commissioner Lamppa, Commissioner Meyer, Commissioner Maves. Opposed: None, motion passed.

PUBLIC HEARINGS:

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

Zoning Administrator, Will Richter, presented a power point to the Commissioners of the timeline leading up to Troy Amunrud's variance request. The timeline started with the original zoning permit for a privacy fence from July 1, 2025. Community Development staff noticed that there could be a potential violation with the fence height in June of 2026 and the petitioner was called. After that phone call the petitioner requested a variance for a higher fence where it was originally only supposed to be 42".

Motion made by Commissioner Johnson, Seconded by Commissioner Marquardt to open the Public Hearing to consider the variance petition submitted by Troy Amunrud. The following

voted in favor thereof: Commissioner Johnson, Commissioner Bignall, Commissioner Marquardt, Commissioner Kreitzer, Commissioner Lamppa, Commissioner Meyer, Commissioner Maves. Opposed: None, motion passed.

PUBLIC INPUT:

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Howard Hoganson of 801 6th Ave SW addressed the Commission. He said that he lives across the alley and supports all of the improvements that Troy Amunrud has done to his property and is impressed that they have saved all of the trees.

Motion made by Commissioner Lamppa, Seconded by Commissioner Meyer to close the Public Hearing for Troy Amunrud's variance request. The following voted in favor thereof: Commissioner Johnson, Commissioner Bignall, Commissioner Marquardt, Commissioner Kreitzer, Commissioner Lamppa, Commissioner Meyer, Commissioner Maves. Opposed: None, motion passed.

MISCELLANEOUS:

The Commissioners reviewed the Considerations for the record:

1. Is this an "Area" variance rather than a "Use" variance?

Why/Why not- Yes, it is an area variance.

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

Why/Why not- Yes, it is a reasonable manner for the yard.

3. Is the owner's plight due to circumstances which are unique to the property and self-created by the owner? which are not

Why/Why not- No, the circumstances are not unique to the property, however it was self-created as the original fence permit was for 42".

4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?

Why/Why not- No, it is not in harmony with the ordinance requirement of 42".

5. Will the variance, if granted alter the *essential* character of the locality?

Why/Why not- No, the extra 2' does not change the character.

6. Is the variance *consistent* with the *comprehensive plan*?

Why/Why not- Yes, it is consistent with the comprehensive plan and his neighbor appreciates his efforts.

Motion made by Commissioner Bignall, Seconded by Commissioner Lamppa that based upon the findings of facts presented here today that the Planning Commission denies Troy Amunrud's variance. Voting Yea: Commissioner Johnson, Commissioner Bignall, Commissioner Marquardt, Commissioner Kreitzer, Commissioner Lamppa, Commissioner Meyer, Commissioner Maves. Opposed: None, motion passed.

REPORTS/ANNOUNCEMENTS/UPDATES:

Zoning Administrator Will Richter had an update that the project is about to be passed by the City Council. It maintains diversity with site development standards and can't be cut into smaller pieces. It is a trade off with site development.

ADJOURNMENT:

There being no further business, the meeting was adjourned by Chair Bignall at 4:28pm.

Respectfully submitted by Cynthia Lyman

PLANNING COMMISSION

Considerations

ZONING ORDINANCE AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

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

Why/Why not?

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

Why/Why not?

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

Why/Why not?

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

Why/Why not?



Planning Commission Staff Report

Text Amendment	Community Development Department	Date: 9/3/26
Statement of Issue:	Consider a recommendation to the City Council regarding amendments to Chapter 30 of the Municipal Code.	
Background:	ITEM 1: Amend 30-512 Table Permitted Uses to list Retail Licensed Cannabis as a permitted use in CBD and GB zoning consistent with 14-187(a) Requirements For Cannabis Businesses - Zoning and Land Use. 14-187(a) states: Retail licensed cannabis businesses shall be located in Central Business District, General Business, or Shoreland General Business zoning districts as defined in the City of Grand Rapids Zoning ordinance. Production licensed cannabis businesses shall be located in Industrial Business Park, Shoreland Industrial Business Park, General Industrial Park, or Shoreland General Industrial Park zoning districts as defined in City of Grand Rapids Zoning ordinance. ITEM 2: Amend 30-421 Definitions to co-list the definition of Cannabis Retail Businesses from 14-185(e) Definitions: A retail location and the retail locations(s) of mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, excluding lower-potency hemp edible retailers. ITEM 3: Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with 30-596 (d) Parking Lot Design and Maintenance Standards: (f) <i>Surfacing.</i> Newly constructed or expanded driveways and parking areas shall be paved with a concrete or bituminous surface unless another surfacing material is approved by the city engineer.	

	Rationale: Driveways that are not a paved surface (concrete or bituminous) consistently cause erosion and sediment issues in City rights-of-way. Impacts to roadways, storm sewer system and public waters are significant. Additional maintenance and cleanup cause a strain on City staff and impacts compliance with the MS4 permit from the MPCA. The City of Grand Rapids is required by the MPCA to be permitted under the MS4 permit. One of the requirements of the permit relates to Illicit Discharge Detection and Elimination into the stormwater system. The MPCA defines an illicit discharge as “any discharge to a municipal separate storm sewer system (MS4) or waterbody that is not composed entirely of stormwater.” Sediment, which enters the storm sewer from a driveway, is a pollutant that clouds water and harms aquatic life. The city is responsible to identify and eliminate these pollutants where feasible and the proposed ordinance changes address these sources. Further information can be found at the MPCA’s website: https://www.pca.state.mn.us/air-water-land-climate/stormwater-permitting
Considerations:	The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance: 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community? 3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance? 4. Would the change be in the best interest of the general public? 5. Would the change be consistent with the Comprehensive Plan?
Recommendation:	Based on the above findings the Commission should consider a recommendation to the City Council regarding these draft changes.
Required Action:	Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding and amendment to Chapter 30 of the Zoning Ordinance. <u>Example Motion:</u> Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward a (favorable)(unfavorable) recommendation to the City Council regarding draft amendments to Sections 30-512 Table 1 (Permitted Uses), 30-421 (Definitions), and 30-597 (Driveway and Surface Parking Standards of the Zoning Ordinance.

Attachments:	• Text Amendment Considerations • Staff Presentation
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Text Amendment(s) Recommendation to the City Council:

List Retail Cannabis in Table 30-512

Co-list Definition of Cannabis Retail Businesses in 30-421

Update R-1 and R-2 Driveway Surfacing Standards

September 3, 2026



Text Amendment

Amend 30-512 Table 1 (Permitted Uses) to List Retail Licensed Cannabis as a permitted use in CBD and GB zoning consistent with 14-187(a):

Retail licensed cannabis businesses shall be located in Central Business District, General Business, or Shoreland General Business zoning districts as defined in the City of Grand Rapids Zoning ordinance.



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Text Amendment

30-512 Table 1 Permitted Uses:

R	R	R	R	R							P					R	P		golf and country clubs
												P	P			P			water sewage treatment
											CUP		CUP	CUP			CUP		telecommunications towers
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks
CUP	CUP	CUP	CUP	CUP	R	R		CUP	CUP	R	R	R	R	R	R	R	R	R	essential services structure
													CUP						jail, detention center, and juvenile detention center
TRANSPORTATION																			
												P	P	P			P	P	major (terminals, hangars, switching yards, sidings, runways, heliports)
	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	minor (railroad, rights-of-way, streets, transit shelters)
INDUSTRIAL																			
							P						P						monument work/sales
													P				P	P	military post
						R	R	R				P	P	P					manufacturing, light
													P	P	P				manufacturing, heavy
													P	P	P				light industrial activities not listed
														P	P				heavy industrial activities not listed
							R							P					recycling center
							P						P	P					wholesale distribution facility
						R	R	R				R	R	R					outdoor storage (merchandise/material)
CUP												CUP		CUP	CUP		CUP		mining of sand and gravel
													P	P					production licensed cannabis

HISTORY

Amended by Ord. 21-09-06 on 9/13/2021

Amended by Ord. 21-10-07 on 10/25/2021

Amended by Ord. 21-10-08 on 10/25/2021



Text Amendment

Amend 30-421 Table (Definitions) to co-list the definition of Cannabis Retail Businesses from 14-185(e) Definitions:

A retail location and the retail locations(s) of mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, excluding lower-potency hemp edible retailers.



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Text Amendment

30-421 Definitions:

DIVISION 30-VI-1 GENERALLY

30-421 Definitions

30-422 Application, Interpretation And Compliance

30-423 Intent And Purpose

30-421 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory building means a subordinate building or structure on the same lot with a principal or main building, or the part of the main building occupied or devoted exclusively to an accessory use. In a shoeland zone building or improvement subordinate to a principal use which, because of the nature of its use, can reasonably be located at or greater than minimal structure setbacks.

Accessory use means a use on the same lot with the principal use of or building that is customarily incidental and subordinate to the principal use or building.

Administrative and support services means establishments engaged in activities that support the day-to-day operations of other organizations. The processes employed in this sector (e.g., general management, personnel, human and contract centers, clearing activities) are often integral parts of the activities of establishments found in all sectors of the economy.

Agriculture means the use of the land for agricultural purposes, including farming, dairying, pasturing, horticulture, animal and poultry husbandry and the necessary accessory uses for packing, treating or storage of products. Accessory uses shall be secondary to that of normal agriculture and provided further that these uses shall not include the commercial feeding of garbage or offal to swine or other animals.

Airport or heliport means any land or structure which is used or intended for use, for the landing and take-off of aircraft, and appurtenant land or part building or other part structure or rights-of-way.

Airspace zones A, B and C Refer to article III of this chapter.

Alley means a public right-of-way which affords a secondary means of access to abutting property.

Alterations means any modification, additions, or change in construction or type of occupancy, any enlargement of a building, either horizontally or vertically, or the moving of a structure from one location to another.

Animals domestic means fish, dogs, cats, birds and similar household pets.

Animals farm means cattle, hogs, horses, sheep, goats, rabbits, chickens and other farm animals.

Animals wild and exotic means animals other than domestic and farm animals that are customarily found in the wild and including snakes, wolves, and tigers and other such animals.

Antenna support structure means a building, athletic field lighting, water tower, or other structure, other than a tower, which can be used for location of telecommunications facilities.

Apartment means a room or suite of rooms, including bath and kitchen facilities, in a multiple-family building designed for occupancy by a single family.

Apartment accessory means an apartment that is secondary and incidental to a principal use or building.

Applicant means a person who applies for a permit to develop, construct, build, modify or erect a building, structure or use.

Application means the process by which the owner of a plot of land within the city submits a request to develop, construct, build, modify or erect a building, structure or use upon that land.

Attorney means the city attorney or his designated representative.

Basement means a portion of a building located partly underground, but having less than half its floor-to-ceiling height below the average grade of the adjoining ground.

Bed and breakfast means a facility where for compensation and by prearrangement for definite periods of time not to exceed one week, morning meals and lodging are provided for not more than eight guests.



Text Amendment

Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with other sections of the Municipal Code:

(f) *Surfacing.* Newly constructed or expanded driveways and parking areas shall be paved with a concrete or bituminous surface unless another surfacing material is approved by the city engineer.



Text Amendment

Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with other sections of the Municipal Code:

30-597 Driveway And Surface Parking Standards (For Single And Two-Family Residential Uses)

(a) Permit requirements. Unless having been issued a building permit for new residential home construction, all new driveway construction, re-construction or alteration, driveway extensions or parking area construction for vehicles and equipment stored outside must file and receive zoning permit approval by the zoning administrator or their designee.

(b) Surface parking and driveways in RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2 and SR-2 districts. Surface parking shall not be permitted within the setbacks required for accessory buildings (refer to Table 2-B in section 30-512) except within a normal driveway area.

(c) Maximum width. Residential lots are allowed one driveway with a maximum width of 24 feet at the property line and 36 feet within the lot. Loop or U-shaped driveways are permitted at the discretion of the city engineer or other authorized agent, so long as the total driveway width at the property line does not exceed 24 feet (example: width of 12 feet at the property line for each access point).

(d) Vehicular turn-around. One 12-foot by 20-foot hard surfaced area for vehicular turn-around purposes adjacent to the driveway shall be permitted in the front yard. The vehicular turn-around is in addition to the maximum requirement for driveway width within the property, but is not allowed to be built in such a way that would exceed the driveway width at the property line of 24 feet.

(e) Parking area. One 400-square-foot hard surfaced area adjacent to a garage or driveway for parking purposes shall be permitted. Such area shall not be located in front of the living area of the dwelling. The parking area is in addition to the maximum requirement for driveway width within the property, but is not allowed to be built in such a way that would exceed the driveway width at the property line of 24 feet.



Text Amendment

Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with other sections of the Municipal Code:

[30-596 Parking Lot Design And Maintenance Standards](#)

(d) *Surfacing.* All parking lots other than for a single- or two-family residential use shall be paved with a concrete or bituminous surface in accordance with standards as established by the city. Permeable pavement or pavers are acceptable surfacing materials when approved by the city engineer and installed according to manufacturer's specifications to achieve the desirable permeability. All parking spaces shall be striped (four-inch width minimum) with suitable paint in accordance with approved plans.



Text Amendment

Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with other sections of the Municipal Code:

Rationale: Driveways that are not a paved surface (concrete or bituminous) consistently cause erosion and sediment issues in City right-of-way. Impacts to roadways, storm sewer system and public waters are significant. Additional maintenance and cleanup causes a strain on City staff and impacts compliance with the MS4 permit from the MPCA.

Text Amendment

Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with other sections of the Municipal Code:

The City of Grand Rapids is required by the MPCA to be permitted under the MS4 permit. One of the requirements of the permit relates to Illicit Discharge Detection and Elimination into the stormwater system. The MPCA defines an illicit discharge as “any discharge to a municipal separate storm sewer system (MS4) or waterbody that is not composed entirely of stormwater.” Sediment, which enters the storm sewer from a driveway, is a pollutant that clouds water and harms aquatic life. The City is responsible to identify and eliminate these pollutants where feasible and the proposed ordinance changes address these sources. Further information can be found at the MPCA’s website: <https://www.pca.state.mn.us/air-water-land-climate/stormwater-permitting>



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Item 2.

Text Amendment

Amend 30-597 Driveway and Surface Parking Standards (For Single and Two-Family Residential Uses) to include language on surfacing consistent with other sections of the Municipal Code:





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Item 2.

Text Amendment





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Item 2.

Text Amendment



Grand Rapids Planning Commission Meeting



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Item 2.

Text Amendment





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Text Amendment





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Text Amendment



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Item 2.

Text Amendment



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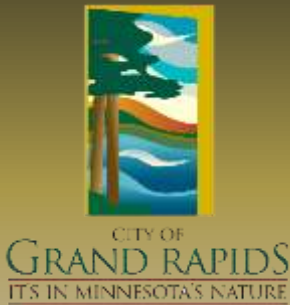
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Item 2.

Text Amendment



Grand Rapids Planning Commission Meeting



Public Hearing

Item 2.

Planning Commission Text Amendment Considerations:

PLANNING COMMISSION

Considerations

ZONING ORDINANCE 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 2.

Questions?