



## **PLANNING COMMISSION MEETING AGENDA**

**Thursday, May 01, 2025**

**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 1st, 2025 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 3rd, 2025 meeting.

GENERAL BUSINESS:

2. Consider a recommendation to the City Council regarding an amendment Sec. 30-564 (W) Farm Animals of the Zoning Ordinance

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 JUNE 5, 2025 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, April 03, 2025

4:00 PM

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

PRESENT: Commissioner Patrick Goggin, Commissioner Paul Bignall, Commissioner Amanda Lamppa, Commissioner David Marquardt, Commissioner David Kreitzer

ABSENT: Commissioner Betsy Johnson

STAFF: Rob Mattei, Chad Sterle, Dan Swenson, Kimberly Gibeau

### APPROVAL OF MINUTES:

1. Consider approval of the February 6, 2025 regular meeting minutes.

Motion made by Commissioner Lamppa, Second by Commissioner Bignall to approve minutes for February 6, 2025 as presented. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

### PUBLIC HEARINGS:

2. Conduct a Public Hearing to consider a variance petition submitted by Stewart Simmons (PID 91-650-1230)

Dan Swenson presented background information related to Simmons variance petition.

Commissioners asks for clarification regarding property setback and provided details of non-conforming lot as it is now.

Motion made by Commissioner Bignall, Seconded by Commissioner Marquardt to open the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

For the record, there has been no correspondence received relative to this request.

No one from the public wished to speak, therefore the following motion was made.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Bignall to close the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Commission reviewed considerations, answering the following questions:

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

Yes, due to uniqueness of narrow lot and working within confines and already a non-conforming lot, existing addition will not impede further on existing building.

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

Yes, because it's an affordable unit and the existing unit without the addition is extremely small.

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

If not located on a corner it would not fall within required setbacks. This is due to uniqueness of the area.

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

Yes, it's in keeping with growth and strengthening the community.

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

No, this will still be a single family home.

6. Is the variance consistent with the comprehensive plan?

Yes, will promote the rehabilitation of existing neighborhoods and naturally occurring affordable housing.

Motion made by Commissioner Lamppa, Seconded by Commissioner Kreitzer that, based on findings of fact presented today, in the public's best interest, the Planning Commission does hereby grant a variance to allow a variance of the requirements of Section 30-593 B.1. of the Municipal Code, which lists minimum setbacks for corner lots. This variance permits an expansion of the building 18' from the west side property line. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

3. Conduct a Public Hearing to consider a variance petition submitted by Keystone Design Build (PID 91-028-3415)

Details of requested variance submitted by Keystone Design Build is presented by Dan Swenson.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Marquardt to open the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Spencer Buker, Property owner, provides background on reasoning for requesting a variance and planning for build.

Motion made by Commissioner Bignall, Seconded by Commissioner Lamppa to close the public hearing. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Commission reviewed considerations, answering the following questions:

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

Yes, this is an area variance.

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

Yes, it will further facilitate the existing use of current tenants.

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

created by the owner?

Owner wants to keep the beautiful nature area as is and that's why going off the west side is more logical in this case.

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

Yes.

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

No, this is generally a pretty wooded lot and the owners have a plan to remove the least amount of trees.

6. Is the variance consistent with the comprehensive plan?

Yes, as in Goal 2, b. and Goal 1, d. related to land use.

Motion made by Commissioner Bignall, Seconded by Commissioner Lamppa that, based on the findings of fact here today, and in the public's best interest, the Planning Commission does hereby grant the variance from the requirements of Section 30-512 Table 2-A of the Municipal Code, which lists minimum setbacks for principal structures. The variance permits an expansion of the building 5' from the west side property line. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

#### GENERAL BUSINESS:

4. Consider initiating the process to review and amend Sec. 30-564 (23) Farm Animals of the Land Use Regulation Ordinance

Dan Swenson reviews proposed amendment to current zoning ordinance relative to farm animals.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Lamppa to approve initiating review of an amendment to Section 30-564(23), adding additional language that restricts lot size and animal units. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

5. Consider the election of Planning Commission Officers

Commissioner Lamppa nominated Commissioner Paul Bignall as Chair.

Motion made by Commissioner Marquardt, Seconded by Commissioner Kreitzer to appoint Commissioner Paul Bignall as Planning Commission Chair. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

Commissioner Paul Bignall nominated Commissioner Amanda Lamppa for Vice Chair.

Motion made by Commissioner Kreitzer, Seconded by Commissioner Bignall to appoint Commissioner Lamppa as Planning Commission Vice Chair. Voting Yea: Commissioner Goggin, Commissioner Bignall, Commissioner Lamppa, Commissioner Marquardt, Commissioner Kreitzer

#### PUBLIC INPUT:

*Individuals may address the Planning Commission about any non-public hearing item or any item not*

*included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.*

No one from the public wished to speak.

MISCELLANEOUS:

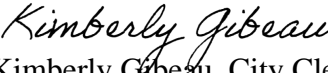
Staff will continue to work on text amendments as they come up.

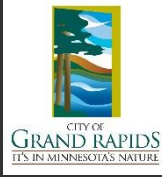
Staff will send out a poll for possible dates and times for training workshops for members.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:36 pm.

Respectfully submitted:

  
Kimberly Gibeau, City Clerk



# Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 5/01/25										
Statement of Issue:	Consider a recommendation to the City Council regarding an amendment Sec. 30-564 (w) Farm Animals of the Zoning Ordinance.											
Background:	<p>On April 3, 2025, the Planning Commission initiated the processes to consider an amendment to Section 30.564 (w) establishes uses with restrictions specifically farm animals within established zoning districts.</p> <p>(23) Farm animals (within AG, RR, SRR zone) provided:</p> <p>“(1) All farm and permitted non-domestic animals must be so contained to prevent the animals from escaping onto neighboring properties or injuring the public.</p> <p>(2) Enclosed pens, corrals, feed lots, and structures used to house farm and permitted non-domestic animals shall be setback a minimum of 25 feet from the nearest lot line or the applicable accessory structure setback, whichever is greater (said setback shall not apply to open grazing or pasture areas).”</p> <p>It has come to the Departments attention that standards for lots size and number of animal units were not incorporated in the Ordinance. Staff have researched other ordinances and have found the below additional language would address the matter.</p> <p>“Recognizing that residential uses and the keeping of farm animals may be incompatible, the following limits apply:</p> <p>(3) On parcels of less than five acres, keeping of farm animals is not permitted.</p> <p>(4) On parcels five to nine acres, three animal units are permitted.</p> <p>(5) On parcels or contiguous parcels larger than nine acres, three animal units plus one animal unit for every two acres beyond nine acres are allowed.</p> <p>(6) On all public waters, farm animal uses shall be setback 150’ from the ordinary high-water level. Farm animals shall not be contained in shore impact zones, bluff impact zones or steep slopes.</p> <p>(7) Farm animal units shall be determined according to below.</p> <table><tr><td>Animal</td><td>Animal Units</td></tr><tr><td>1 dairy cow</td><td>1.4 units</td></tr><tr><td>1 steer, heifer, horse</td><td>1.0 units (each)</td></tr><tr><td>1 swine</td><td>.4 units</td></tr><tr><td>1 sheep</td><td>.2 units”</td></tr></table>		Animal	Animal Units	1 dairy cow	1.4 units	1 steer, heifer, horse	1.0 units (each)	1 swine	.4 units	1 sheep	.2 units”
Animal	Animal Units											
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1 steer, heifer, horse	1.0 units (each)											
1 swine	.4 units											
1 sheep	.2 units”											

<b>Considerations:</b>	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> <li>1. Will the change affect the character of the neighborhood?</li> <li>2. Will the change foster economic growth in the community?</li> <li>3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance?</li> <li>4. Would the change be in the best interest of the general public?</li> <li>5. Would the change be consistent with the Comprehensive Plan?</li> </ol>
<b>Recommendation:</b>	Based on the above findings the Commission should consider a recommendation to the City Council regarding these draft changes.
<b>Required Action:</b>	<p>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 Sec. 30-564 (23) Farm Animals of the Zoning Ordinance.</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 a (favorable)(unfavorable) recommendation to the City Council regarding a draft amendment which amends Section 30-564 (w)</p>
<b>Attachments:</b>	



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## **Text Amendment:**

# **Planning Commission Initiated Amendment to Chapter 30 Land Development Regulations**

**May 1, 2025**





# Text Amendment

- **Initiation Date:** Planning Commission Initiated – April 3, 2025
- **Text Amendment Summary:** The proposed amendment of Section 30.564 (w) establishes uses with restrictions specifically farm animals within established zoning districts.



# Text Amendment

- **General sections of ordinance initiated for amendment to supplement (current):**

**(w) Farm animals (within AG, RR, SRR zone) provided:**

- (1) All farm and permitted non-domestic animals must be so contained to prevent the animals from escaping onto neighboring properties or injuring the public.**
- (2) Enclosed pens, corrals, feed lots, and structures used to house farm and permitted non-domestic animals shall be setback a minimum of 25 feet from the nearest lot line or the applicable accessory structure setback, whichever is greater (said setback shall not apply to open grazing or pasture areas).**



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# Text Amendment

- **General sections of ordinance initiated for amendment and supplementing (additions):**

**(3) On parcels of less than five acres, keeping of farm animals is not permitted.**

**(4) On parcels five to nine acres, three animal units are permitted.**

**(5) On parcels or contiguous parcels larger than nine acres, three animal units plus one animal unit for every two acres beyond nine acres are allowed.**

**(6) On all public waters, farm animal uses shall be setback 150' from the ordinary high-water level. Farm animals shall not be contained in shore impact zones, bluff impact zones or steep slopes.**

**(7) Farm animal units shall be determined according to below:**

<u>Animal</u>	<u>Animal Units</u>
1 dairy cow	1.4 units
1 steer, heifer, horse	1.0 units (each)
1 swine	.4 units
1 sheep	.2 units



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# Text Amendment

- **Reasoning and Justification:**

- **The change is needed to protect the essential character of smaller lots and residential neighborhoods within the city.**
- **The amendment will add needed regulations and standards for keeping of animals in areas of acreage more than five acres.**
- **The amendment will provide farm animals with larger tract areas and incorporate an animal unit chart that is consistent with other counties.**
- **The amendment is consistent with the Comprehensive plan and protects smaller lots from incompatible land uses.**



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# Text Amendment

## 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/Comments?