

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, May 6, 2021

4:00 PM

**BE ADVISED: Pursuant to Minnesota Statute 13D.021,
Subdivision 1, some or all members may appear by telephone or
other electronic means.**

Council Chambers

Planning Commission

**COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744**

Call To Order**Call of Roll**

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approval of Minutes

21-1824 Approve the minutes of the March 4, 2021, 4:00 pm regular meeting.

Attachments: [March 4, 2021 Planning Commission Meeting Minutes](#)

General Business

21-1833 Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within Houghton's Addition to Grand Rapids.

Attachments: [HRA Vacation Request: Staff Report & Review Comm. Comments](#)
[Alley Vacation Request: Area Maps](#)
[R-O-W Vacation Considerations](#)
[HRA Vacation Request: Application](#)

21-1832 Consider a recommendation to the City Council regarding the rezoning of 1.05 acres of land from R-2 (One and two Family Residential) to R-4 (Multiple-family Residential- high density).

Attachments: [HRA Zoning Map Amendment: Staff Report & Considerations](#)
[Area Zoning Maps #1 & #2](#)
[Zoning Map Amendment: HRA Application](#)

21-1834 Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.

Attachments: [City Initiated Text Amendments: Staff Report](#)

21-1825 Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

Attachments: [Staff Report: Election of Officers 2021](#)

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\Updates

Adjourn

*NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
Thursday, June 3rd, 2021*



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

CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 21-1824 **Version:** 1 **Name:** Approve the minutes of the March 4, 2021, 4:00 pm regular meeting.

Type: Minutes **Status:** Approval of Minutes

File created: 4/23/2021 **In control:** Planning Commission

On agenda: 5/6/2021 **Final action:**

Title: Approve the minutes of the March 4, 2021, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [March 4, 2021 Planning Commission Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Approve the minutes of the March 4, 2021, 4:00 pm regular meeting.

Background Information:

See attached meeting minutes.

Staff Recommendation:

Approve the minutes of the March 4, 2021, 4:00 pm regular meeting.



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Minutes - Final Planning Commission

*COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744*

Thursday, March 4, 2021

4:00 PM

Council Chambers

BE ADVISED: Pursuant to Minnesota Statute 13D.021, Subdivision 1, some or all members may appear by telephone or other electronic means.

Call To Order

Call of Roll

- Present** 5 - Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Mark Gothard, Commissioner Ted Hubbes, and Commissioner Betsy Johnson
- Absent** 2 - Commissioner Susan Lynch, and Commissioner Lester Kachinske

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Motion by Commissioner Johnson, second by Commissioner Goggin to approve the agenda as presented: The following roll call vote was taken: Yea: Johnson, Hubbes, Gothard, Goggin, MacGregor. Nay: None, motion passed unanimously.

Approval of Minutes

Approve the minutes of the February 4, 2021, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes of the February 4, 2021 regular meeting. The following roll call vote was taken: Yea: Goggin, Gothard, Hubbes, Johnson, MacGregor. Nay: None, motion passed unanimously.

General Business

Consider a recommendation to the City Council regarding the vacation of platted street and alley right-of-way within Grand Rapids First Division.

Community Development Specialist Trast provided the staff report.

Itasca County submitted a valid petition, on January 21, 2021 requesting the vacation of the following described public right-of-ways:

That part of Sleeper Avenue (First Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies southerly of the easterly extension of the north line of Lot 1, Block 29 of said plat, and northerly of a line defined between the Minnesota Department of Transportation monuments B2 and B3 as shown on the Minnesota Department of Transportation Right of Way Plat No. 31-131 on file and of record in the Office of the Itasca County Recorder;

AND,

That part of the north – south alley located within Block 29, according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 4 through 21 inclusive.

Itasca County has acquired properties within Block 29, Grand Rapids First Division, with the exception of City Hall, for a planned expansion of the Itasca County Court House. Properties include: Grand Rapids Fire Hall, the former Northprint Building, Vanity Cleaners, and the former Judy Garland Museum building. For the westward expansion of the Court House to proceed, Itasca County has petitioned the vacation of the portion of 1st Avenue NE lying between the Fire Hall and Vanity Cleaners, as well as the majority of the N/S alley lying with Block 29 (between the Northprint Building and the Fire Hall parking area and former Judy Garland Museum building).

Upon approval, the vacation would allow for the removal of buildings from Block 29 (exception – City Hall) and the expansion to the west, over 1st Avenue NE and the N/S alley, of the Court House (new jail & receiving area, new court facilities, widened sidewalk along 4th Street, and an improved public entry), as depicted on the attached schematic design concept drawings.

As described in the attached email correspondence, the Engineering/Public Works Department and the Fire Department support the petitioned vacation. Travis Cole, Fire Chief, noted that two existing fire hydrants will be impacted with the project, and requested review of the utility plan, showing their relocation.

It should be noted that members of the County's project design team, County Staff, architects, civil and electrical engineers have been meeting and communicating regularly with City Staff, Grand Rapids Public Utilities Staff, and MNDOT Staff regarding utility infrastructure relocation, rerouting, and necessary improvements in the impacted area.

Additionally, Community Development Department staff requested of the review committee, to consider the impacts on the City initiated vacation of the remaining 75 ft. of the platted (N/S) Alley within Block 29, as the area is between two parcels owned by the City (west- City Hall and east side- parking area for Police Department).

There were no concerns or objections regarding the petitioned right-of-way vacation from the remaining members of the staff review committee which consists of the Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.

Motion by Commissioner Hubbes, second by Commissioner Johnson that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the vacation of public right-of-way described as: That part of Sleeper Avenue (First Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County

Recorder, that lies southerly of the easterly extension of the north line of Lot 1, Block 29 of said plat, and northerly of a line defined between the Minnesota Department of Transportation monuments B2 and B3 as shown on the Minnesota Department of Transportation Right of Way Plat No. 31-131 on file and of record in the Office of the Itasca County Recorder;

right-of-way described as:

That part of Sleeper Avenue (First Avenue NE), according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies southerly of the easterly extension of the north line of Lot 1, Block 29 of said plat, and northerly of a line defined between the Minnesota Department of Transportation monuments B2 and B3 as shown on the Minnesota Department of Transportation Right of Way Plat No. 31-131 on file and of record in the Office of the Itasca County Recorder;

AND,

That part of the north – south alley located within Block 29, according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 4 through 21 inclusive.

AND: the City initiated vacation of the remaining 75' of the platted (N/S) Alley located within Block 29, according to the plat of Grand Rapids First Division, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 1-3 and 22-24.

The Commissioners reviewed the considerations for the record:

1. Is the right-of-way needed for traffic purposes?

Why/Why not? No, with the removal of the fire hall it will not be needed because traffic will be reduced.

2. Is the right-of-way needed for pedestrian purposes?

Why/Why not? No, most pedestrian traffic will use the new entrances at the Itasca County Courthouse.

3. Is the right-of-way needed for utility purposes?

Why/Why not? No, staff has accounted for utility relocation so it will not be needed.

4. Would vacating the right-of-way place additional land on the tax rolls?

Why/Why not? No.

5. Would vacating the right-of-way facilitate economic development in the City?

Why/Why not? Yes, with the expansion of the Itasca County Courthouse it will facilitate economic development and clean up the block.

The following roll call vote was taken: Yea: Johnson, Hubbes, Gothard, Goggin, MacGregor. Nay: None, motion passed unanimously.

Consider a recommendation to the City Council regarding the vacation of a public utility easement acquired by the City of Grand Rapids in July of 2002 through recorded document number A543974.

Mr. Trast provided the staff report.

Lonson Holdings, LLC. submitted a valid petition on February 10, 2021 requesting the vacation of the following described public utility easement:

A permanent utility easement in the south 20' of Outlot A of Block 1 of the Swanson Addition beginning 100' east of the west lot line ending 450' east of the west lot line adjacent to 17th St. SE., Itasca County, Minnesota

The utility easement is located in the rear vehicle storage/parking area at Grand Rapids GM (1610 S Pokegama Ave), and to date, has not been used for the placement of storm water infrastructure. (see attached location map)

As stated within the attached Public Vacation Application, the request made by the property owner, would remove an unused easement/encumbrance from the property, thus allowing for future development to take place.

There were no concerns or objections expressed, regarding the petitioned easement vacation, from the staff review committee which consists of: Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.

Motion by Commissioner Goggin, second by Commissioner Hubbes that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the vacation of a public utility, acquired by the City of Grand Rapids in recorded document number A543974 and described as:

A permanent utility easement in the south 20' of Outlot A of Block 1 of the Swanson Addition beginning 100' east of the west lot line ending 450' east of the west lot line adjacent to 17th St. SE, Itasca County, Minnesota

The Commissioners reviewed the considerations for the record:

1. Is the right-of-way needed for traffic purposes?

Why/Why not? No, it is not used for traffic purposes.

2. Is the right-of-way needed for pedestrian purposes?

Why/Why not? No, it is not used for pedestrian purposes.

3. Is the right-of-way needed for utility purposes?

Why/Why not? No, there is no need for utilities in that area.

4. Would vacating the right-of-way place additional land on the tax rolls?

Why/Why not? it will not add property but it will free up the land for future development.

5. Would vacating the right-of-way facilitate economic development in the City?

Why/Why not? Yes, it will allow for further development of the property.

The following roll call vote was taken: Yea: Goggin, Gothard, Hubbes, Johnson, MacGregor. Nay: None, motion passed unanimously.

Public Input

Miscellaneous\Updates

Adjourn

There being no further business the meeting adjourned at 4:45 p.m.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	21-1833	Version:	1	Name:	Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within Houghton's Addition to Grand Rapids.
Type:	Agenda Item	Status:			General Business
File created:	4/27/2021	In control:			Planning Commission
On agenda:	5/6/2021	Final action:			
Title:	Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within Houghton's Addition to Grand Rapids.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	HRA Vacation Request: Staff Report & Review Comm. Comments Alley Vacation Request: Area Maps R-O-W Vacation Considerations HRA Vacation Request: Application				

Date	Ver.	Action By	Action	Result
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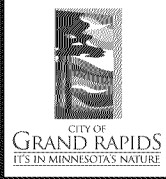
Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within Houghton's Addition to Grand Rapids.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within Houghton's Addition to Grand Rapids.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 5/6/21
Statement of Issue:	Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within Houghton's Addition to Grand Rapids.	
Background:	<p>The Itasca County HRA, co-signed by Mr. Ken Collinge (property owner of 716 NW 5th Ave.) submitted a valid petition, on April 5, 2021 requesting the vacation of the following described <u>public right-of-way</u>:</p> <p style="text-align: center;"><i>That part of the west – east alley located within Block 10, according to the plat of Houghton's Addition to Grand Rapids, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 7-12 and Lot 6 and Lot 13 inclusive;</i></p> <p>The HRA are the owners of Lots 1-12, Block 10, Houghton's Addition (411 Apartment building and 3 parcels separated by the alley adjacent to 4th Ave. NW). Mr. Collinge is the owner of Lot 13, Block 10 Houghton's Add. of which the HRA has an agreement in place to purchase the subject property.</p> <p>As stated within the attached Public Vacation Application, if approved, the right-of-way vacation, and also pending the outcome of an zoning map amendment request petitioned by the HRA, would both facilitate the completion of the purchase of property from Mr. Collinge (716 NW 5th Ave.), and ultimately the development & expansion of additional off-street parking spaces for the residents of the 411 Apartment Building. Additionally, the vacation would provide the HRA approximately 51,380 sq. ft. of contiguous land area helping address an existing deficiency (grandfathered nonconformity) of square footage of land area per unit.</p> <p>As described in the attached email correspondence, the Engineering Department/Public Works Department and the Fire Department support the petitioned vacation. The Grand Rapids Public Utilities Commission noted that alley contains overhead electric power lines serving the block, along with one block to the east and two blocks to the west, and thus requested that approval of alley vacation be contingent on the City retaining a utility easement over the entire area to be vacated.</p> <p>There were no concerns or objections regarding the petitioned right-of-way vacation from the remaining members of the staff review committee which consists of the Engineering/Public Works Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.</p>	

	<p>Minnesota Statutes 412.851 governs the procedures for vacating right-of-way (or a portion of) in a statutory city. Generally speaking, under this statute the City Council has the authority to vacate public right-of-way on its own motion or through a petition of the majority of the land owners. The petition presented by the HRA, and Mr. Collinge, represents 100% participation of adjacent land owners, and therefore is valid.</p>
<p>Considerations:</p>	<p>When considering the vacation of public right-of-way, the Planning Commission must make findings of fact based on the attached list of considerations.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan.</p> <p>Prior to making a recommendation to the City Council to approve/not approve the vacations, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or not approve the right-of-way vacation.</p>
<p>Required Action:</p>	<p>Pass a motion forwarding a recommendation to the City Council for approval or non-approval of the proposed public right-of-way.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to (approve) (not approve) the vacation of public right-of-way described as:</p> <p><i>That part of the west – east alley located within Block 10, according to the plat of Houghton’s Addition to Grand Rapids, on file and of record in the Office of the Itasca County Recorder, that lies between Lots 7-12 and Lot 6 and Lot 13 inclusive;</i></p> <p><u>Contingent on the following stipulation(s):</u></p> <ul style="list-style-type: none"> • That a utility easement be retained across the full width of the vacated alley right-of-way.
<p>Attachments:</p>	<ul style="list-style-type: none"> • Site Map • Public Vacation Application/Petition • Staff Review Committee Comments • List of the Planning Commissions Vacation Considerations

Eric Trast

From: Jeremy Goodell <jjgoodell@grpuc.org>
Sent: Monday, April 26, 2021 3:45 PM
To: Eric Trast
Cc: Julie Kennedy; Steven Mattson
Subject: FW: HRA Alley Vacation
Attachments: HRA Alley Vacation.pdf

Importance: High

Eric,

We have reviewed the vacation request and have the following comments:

- This alley contains overhead electric power lines that serve this block along with one block to the east and two blocks to the west
- There are no GRPU water or sewer lines in this alley that we know of, this may change in the future
- We need to maintain a general utility easement through this alley for electric, water and sewer utilities along with other utilities

Thanks,

Jeremy Goodell, Electric Department Manager
Grand Rapids Public Utilities Commission
500 SE 4th St., Grand Rapids, MN 55744
W: 218.326.7182, F: 218.326.7499, jjgoodell@grpuc.org
www.grpuc.org "GRPUC – Service is Our Nature"

From: Julie Kennedy
Sent: Monday, April 26, 2021 3:01 PM
To: Jeremy Goodell <jjgoodell@grpuc.org>; Steve Mattson <srmatton@grpuc.org>
Subject: FW: HRA Alley Vacation
Importance: High

Please see attached Alley vacation request and provide comment to Eric Trast by the end of the day tomorrow, Tuesday April 27.

Julie Kennedy | General Manager
Grand Rapids Public Utilities Commission
500 SE 4th St. | Grand Rapids, MN 55744
W: 218.326.7687 | M: 218.259.5020 | F: 218.326.7499
www.grpuc.org | "GRPUC – Service is Our Nature"

From: Eric Trast [<mailto:ETrast@ci.grand-rapids.mn.us>]
Sent: Monday, April 26, 2021 2:06 PM
To: Julie Kennedy <jakennedy@grpuc.org>
Subject: HRA Alley Vacation

Eric Trast

From: Travis Cole
Sent: Monday, April 12, 2021 3:00 PM
To: Eric Trast
Cc: Rob Mattei
Subject: Petitioned vacation HRA

Eric,

The fire department has no issues with the vacation of platted alley for the HRA vacation request.

Thanks

Travis Cole
Fire Chief
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744-2662
Office: 218-326-7639
Mobile: 218-360-9702
Fax:

Eric Trast

From: Matt Wegwerth, PE
Sent: Tuesday, April 6, 2021 8:31 AM
To: Rob Mattei
Cc: Eric Trast
Subject: Petitioned vacation - HRA 411 Apartments

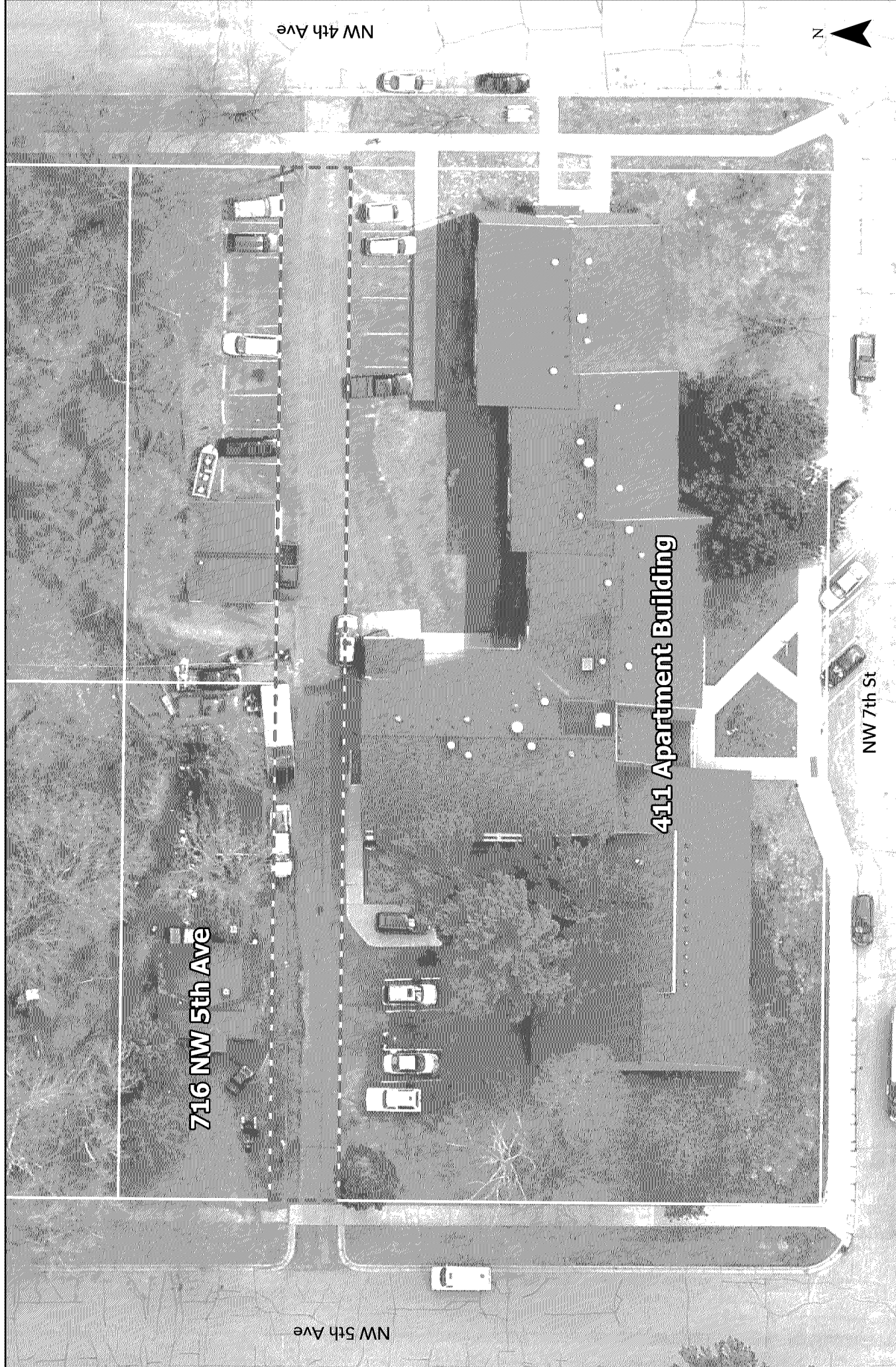
Rob,

Engineering/Public Works has no objection to the request.

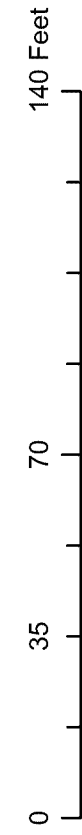
Matt Wegwerth, PE
Public Works Director / City Engineer
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744-2662
Office: 218-326-7625
Mobile: 218-244-1987
Fax: 218-326-7621

Vacation Request

(E/W Alley within Block 10, Houghton's Addition to Grand Rapids)



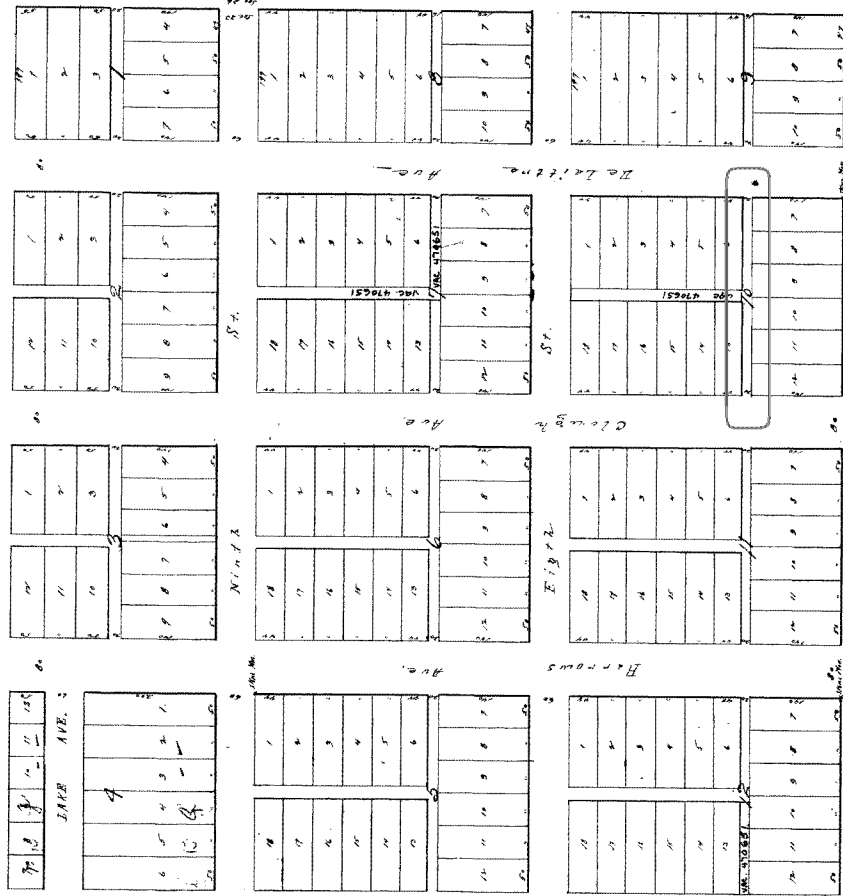
Proposed Vacation
Grand Rapids Parcels



HOUGHTON'S ADDITION TO GRAND RAPIDS

ITASCA CO. MINN.

Book 61 Page 6



See also plat 2111

From the original by
J. H. Houghton

I have to certify that the above plat is a true and correct copy of the original plat as filed in my office on the 17th day of June, 1899, and that the same has been duly recorded in Book 61, Page 6 of the records of Itasca County, Minnesota. I have also certified to the public in the public use, after the plat is shown to the public. I have caused the same to be surveyed and laid out in Itasca County, Minnesota, near the town of Houghton, near the village of Houghton.

J. H. Houghton, County Surveyor of Itasca County, Minn. & County Clerk. I have caused the same to be surveyed and laid out in Itasca County, Minnesota, near the town of Houghton, near the village of Houghton.

I have to certify that the above plat is a true and correct copy of the original plat as filed in my office on the 17th day of June, 1899, and that the same has been duly recorded in Book 61, Page 6 of the records of Itasca County, Minnesota. I have also certified to the public in the public use, after the plat is shown to the public. I have caused the same to be surveyed and laid out in Itasca County, Minnesota, near the town of Houghton, near the village of Houghton.

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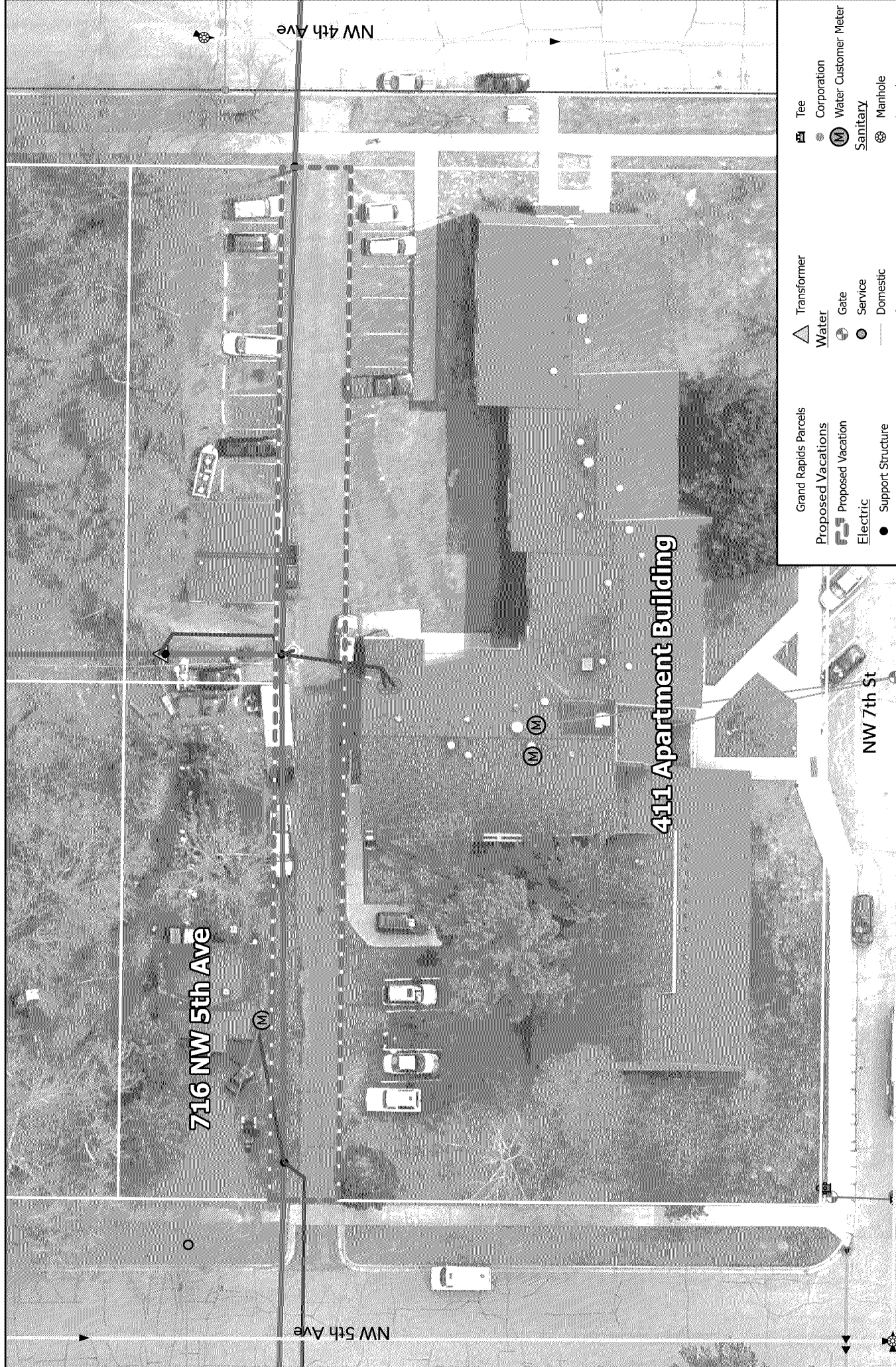
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Vacation Request

(E/W Alley within Block 10, Houghton's Addition to Grand Rapids)



Grand Rapids Parcels	Transformer	Tee
Proposed Vacations	Water	Corporation
Electric	Gate	Water Customer Meter
City	Service	Sanitary
Service Point	Domestic	Manhole
Primary Overhead Conductor	Customer	Lateral
Secondary Overhead Conductor	Distribution	Storm
	Lead	Catch Basin
	Fire Hydrants	Main

PLANNING COMMISSION

Considerations

RIGHT-OF-WAY VACATIONS

1. Is the right-of-way needed for traffic purposes?
Why/Why not?

2. Is the right-of-way needed for pedestrian purposes?
Why/Why not?

3. Is the right-of-way needed for utility purposes?
Why/Why not?

4. Would vacating the right-of-way place additional land on the tax rolls?
Why/Why not?

5. Would vacating the right-of-way facilitate economic development in the City?
Why/Why not?



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

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

General Information:

Grand Rapids Housing & Redevelopment Authority

Name of Applicant
102 NE 3rd Street, Suite 160

Address
Grand Rapids MN 55744

City State Zip
218-326-7978/ diane@itascacountyhra.org

Business Telephone/e-mail address

Name of Owner (If other than applicant)

Address

City State Zip

Business Telephone/e-mail address

Please check which of the following you are applying for:

- Street Vacation Alley Vacation Easement Vacation

Provide a legal description of the property to be vacated (for example, the North-South alley adjacent to lots 8-12, block 5, Grand Rapids 5th Division). Attach an exhibit and/or electronic file if the legal description is lengthy.

The East-West alley between NW 4th Avenue and NW 5th Avenue, Block 10, Houghton's Addition to Grand Rapids

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.

Diane R Larson
Signature(s) of Applicant(s)

March 29, 2021
Date

Kevin Collier
Signature(s) of Owner(s)-If other than applicant

4/8/21
Date

Date Received 3/29/2021 Certified Complete 4/5/2021 **Office Use Only** Fee Paid \$505⁰⁰

Does the boundary of the requested vacation terminate at or abut a public water body: Yes No

Planning Commission Recommendation Approved _____ Denied _____ Meeting Date 5/6/2021

City Council Action Approved _____ Denied _____ Meeting Date _____

Summary of Special Conditions of Approval: _____

Required Submittals:

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

**1The 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 Vacation: Please answer the following question (attach additional pages if needed). The Planning Commission and City Council will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

1. Explain why the proposed vacation would be in the public’s best interest. Please refer to the factors being considered by the Planning Commission and City Council that are listed on the final page of this application. The Grand Rapids HRA is requesting vacation of the above listed alley. Currently the HRA owns the property running the entire south side of the alley and the property to the northeast of the alley. The HRA is acquiring the property to the northwest of the alley; the HRA will then own all property adjacent to this alley on both the north/south sides. With the vacation, the HRA property will be a contiguous site and bring our property nearer to compliance with the minimum lot size requirements. The alley is not needed for traffic or pedestrian purposes.

Additional Instructions:

Prior to submitting your Petition for Vacation, 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.

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:

- Is the street right-of-way needed for traffic purposes?
- Is the street right-of-way needed for pedestrian purposes?
- Is the street right-of-way needed for utility purposes?
- Would vacating the street right-of-way place additional land on the tax rolls?
- Would vacating the street right-of-way facilitate economic development in the City?

In cases where a street/alley or public right-of-way is adjacent to a public water (lake or river), the City will also give consideration to comments submitted by the Minnesota Department of Natural Resources.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Complete applications shall be submitted to the Community Development Department one month prior to the Planning Commission’s review of the vacation. 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.

Petition for Vacation


PETITION FOR VACATION OF (PART OF) alley (STREET/ALLEY/EASEMENT) IN THE CITY OF GRAND RAPIDS.

To the City Council of Grand Rapids, Minnesota:

The undersigned, a majority of the owners of property as set forth opposite their respective names, abutting on alley (Street/Alley/Easement), respectfully petition the City Council to vacate the aforesaid (part of) alley (Street/Alley/Easement).

Names (If not owner, describe nature of the interest in this property)	Description of Property
<u>Ken Collinge</u>	<u>TIN 91-550-1040</u>
<u>Grand Rapids Housing & Redevelopment Authority</u>	<u>TIN 91-550-1030</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Received on the 5 day of April, 2021.


City Clerk

*This petition must be signed by at least **FIFTY PERCENT (50%)** of the property owners, or those with property interests abutting the property (street, alley or easement) to be vacated. Please provide the appropriate number of names and addresses and signatures, as needed to meet this requirement (attach additional sheet if necessary).*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	21-1832	Version:	1	Name:	Consider a recommendation to the City Council regarding the rezoning of 1.05 acres of land from R-2 (One and two Family Residential) to R-4 (Multiple-family Residential- high density).
Type:	Agenda Item	Status:		Status:	General Business
File created:	4/26/2021	In control:		In control:	Planning Commission
On agenda:	5/6/2021	Final action:			
Title:	Consider a recommendation to the City Council regarding the rezoning of 1.05 acres of land from R-2 (One and two Family Residential) to R-4 (Multiple-family Residential- high density).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	HRA Zoning Map Amendment: Staff Report & Considerations Area Zoning Maps #1 & #2 Zoning Map Amendment: HRA Application				

Date	Ver.	Action By	Action	Result
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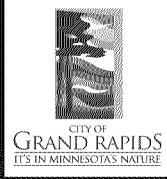
Consider a recommendation to the City Council regarding the rezoning of 1.05 acres of land from R-2 (One and two Family Residential) to R-4 (Multiple-family Residential- high density).

Background Information:

See attached Staff Report and Background Information

Staff Recommendation:

Consider a recommendation to the City Council regarding the rezoning of 1.05 acres of land from R-2 (One and two Family Residential) to R-4 (Multiple-family Residential- high density).



Planning Commission Staff Report

Agenda Item #3	Community Development Department	Date: 5/6/21
Statement of Issue:	Consider a recommendation to the City Council regarding the rezoning of 1.05 acres of land from R-2 (One and two Family Residential) to R-4 (Multiple-family Residential- high density).	
Background:	<p>The Itasca County HRA, co-signed by Mr. Ken Collinge (property owner of 716 NW 5th Ave.), filed an application for a Zoning Map Amendment with the City on April 5, 2021. The application requests the City's consideration of the rezoning of the following described properties from their current R-2 (One and two Family Residential) designation to that of R-4 (Multiple-family Residential- <i>high density</i>):</p> <p style="text-align: center;"><i>Lots 1-6 & E ½ of VAC N/S Alley and Lot 13 & W ½ of VAC N/S Alley, All in Block 10, Houghton's Addition to Grand Rapids, Itasca County, Minnesota</i></p> <p>The petition submitted by the HRA involves 1.05 acres of land (<i>1- parcel currently owned by Mr. Collinge, and 3-parcels owned by the HRA</i>), and is generally located north of the HRA's 411 NW 7th Avenue Apartment Building (<i>see map #1</i>). Map #1 illustrates the subject properties in relation to the existing zoning in the area: R-4 (Multiple-family Residential- <i>high density</i>) adjacent to the south, R-2 (One and Two-Family Residential) to the north, west, and east, and PU (Public Use) to the northeast.</p> <p>The Zoning Map Amendment, if approved and described by the petitioner in their application, and also pending the outcome of an alley vacation request petitioned by the HRA, would both facilitate the completion of the purchase of property from Mr. Collinge (716 NW 5th Ave.), and ultimately the development & expansion of additional off-street parking spaces for the residents of the 411 Apartment Building, as well as provide the HRA approximately 51,380 sq. ft. of contiguous land area helping address an existing deficiency (grandfathered nonconformity) of square footage of land area per unit.</p> <p>The existing nonconformity of units per square foot of land area (<i>currently 16 units allowed at an R-4 designation on current lot configuration, 37 units would be permitted if the rezoning and alley vacation are approved; 50 units of multi-family housing currently exist in apartment building</i>). The rezoning would not allow the HRA to add additional units to the property.</p> <p>A sample listing of the uses permitted by right in an R-4 zoning district are as follows:</p> <ul style="list-style-type: none">• Single family detached, twin homes, two family attached, <u>multi-family</u>, rooming houses for 7 + roomers, group and foster homes for 17 or	

more residents, senior housing w/services for greater than 17 residents, daycare/nurseries- 14 or fewer persons, accessory buildings, neighborhood parks, and public athletic facilities.

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 persons, churches, daycare/nurseries- 15 or more persons, and elementary and secondary schools.

The following table shows a comparison of the yard and bulk requirement of R-4 and R-2 zoning, and illustrates several differences between the two zoning districts; larger lot size requirements, greater maximum building height, and a lack of surface coverage requirements, within R-2 zoning.

	R-2 (existing zoning)	R-4 (requested zoning)
Min. Lot Size	gross area-7,000 s.f. area (unit)- 5,000 s.f., width- 50 ft.	gross area-15,000 s.f. <u>area (unit)-2,500 s.f.</u> , width- 100 ft.
Min. Yard Setbacks	front-30 ft., int. side-6-9 ft., street side-15 ft., rear- 30 ft.	front-35 ft., int. side-20 ft., street side-30 ft., rear- 35 ft.
Max. Lot Coverage	building-N/A, total surface-N/A, GUOS-N/A	building-35%, total surface-75%, GUOS (unit)- 400
Building Size	max. height- 30 ft., min. dimension- 24 ft.	max. height- 45 ft., min. dimension- 24 ft.

The Future Land Use map contained within the 2020 Comprehensive Plan (*see location map #2*) shows the subject property located within a larger area indicated as future "Traditional Neighborhood", which is consistent with uses in the surrounding area.

Considerations:

When reviewing a request for a Zoning Map Amendment, the Planning Commission must make findings based on the attached list of considerations.

Recommendation

Staff recommends that the Planning Commissioners visit the site and look at the situation, and surrounding uses in the area.

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.

Required Action:

Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested Zoning Map Amendment.

	<p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to (approve)(deny) the Zoning Map Amendment, as petitioned by Itasca County HRA, and adjacent property owner Mr. Ken Collinge, described within the Staff Report and as shown in the maps presented here today, from the current R-2 (One and two Family Residential) zoning designation to that of R-4 (Multiple-family Residential- <i>high density</i>);</p> <p><u>Contingent on the following stipulation(s):</u></p> <hr/>
Attachments:	<ul style="list-style-type: none">• Site/Location Maps• Copy of the rezoning petition and associated documentation.• List of the Planning Commissions Rezoning 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?

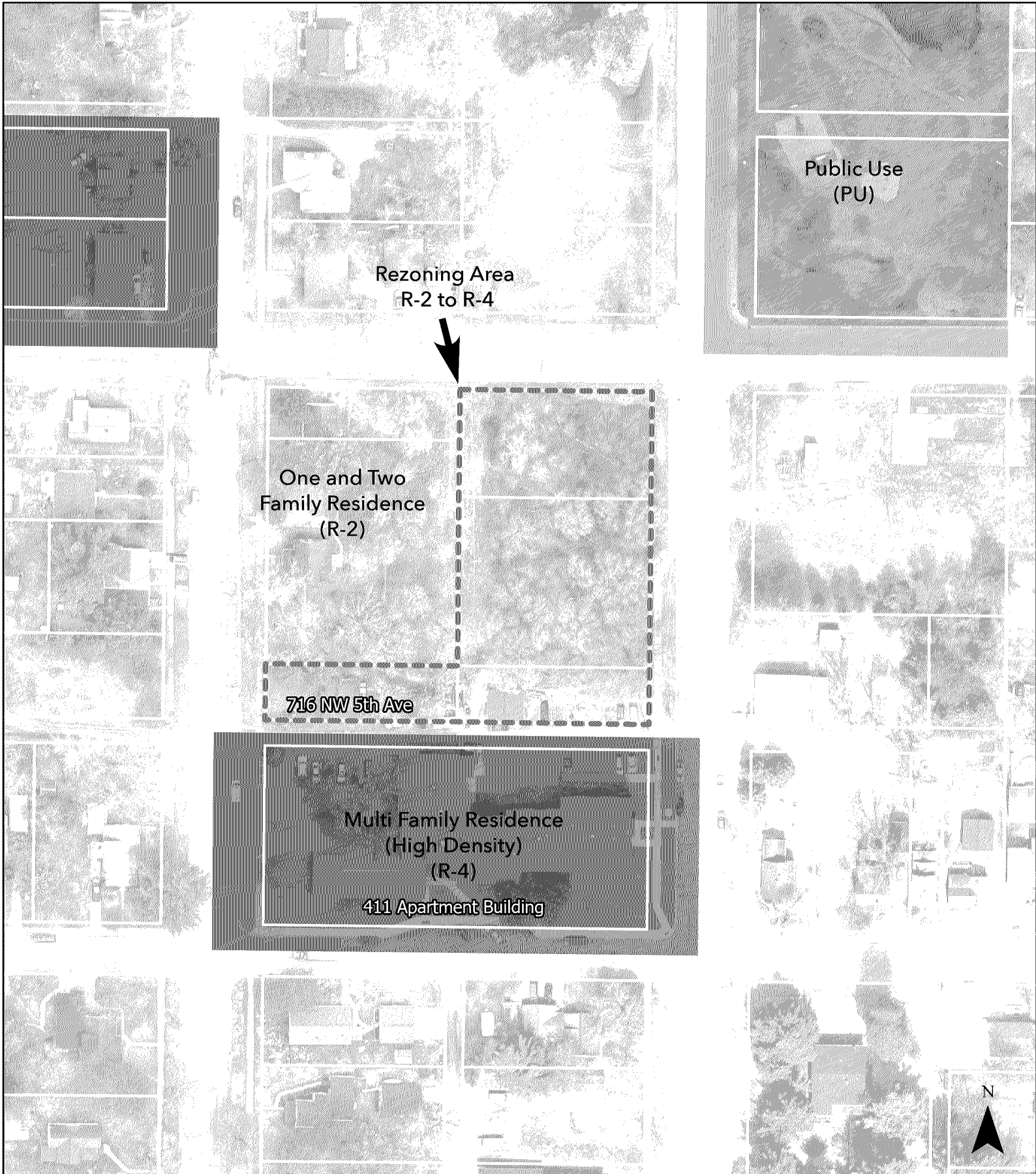
SUPPLEMENTAL CHECKLIST FOR REZONING



When considering rezoning property, the following questions should also be considered:




1. Has there been a change in the development policies of the community?
2. Are there changed conditions in the community that would change the proper zoning of the property?
3. Was there a mistake in the original zoning ordinance?
4. Is the zoning ordinance up to date?
5. Is similarly zoned land currently available?
6. Does the proposed rezoning (or amendment) conform to the comprehensive plan?
7. Is the proposed use compatible with adjacent land uses?
8. Is the proposed rezoning (or amendment) spot zoning?
9. Is the timing proper for the proposed rezoning (or amendment)?
10. What is the effect of the proposed rezoning on public utilities?
11. Will the proposed rezoning place an undue financial burden on the community?
12. Will the rezoning increase tax revenues?

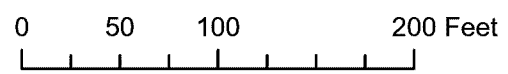
Zoning Map Amendment Request

R-2 to R-4

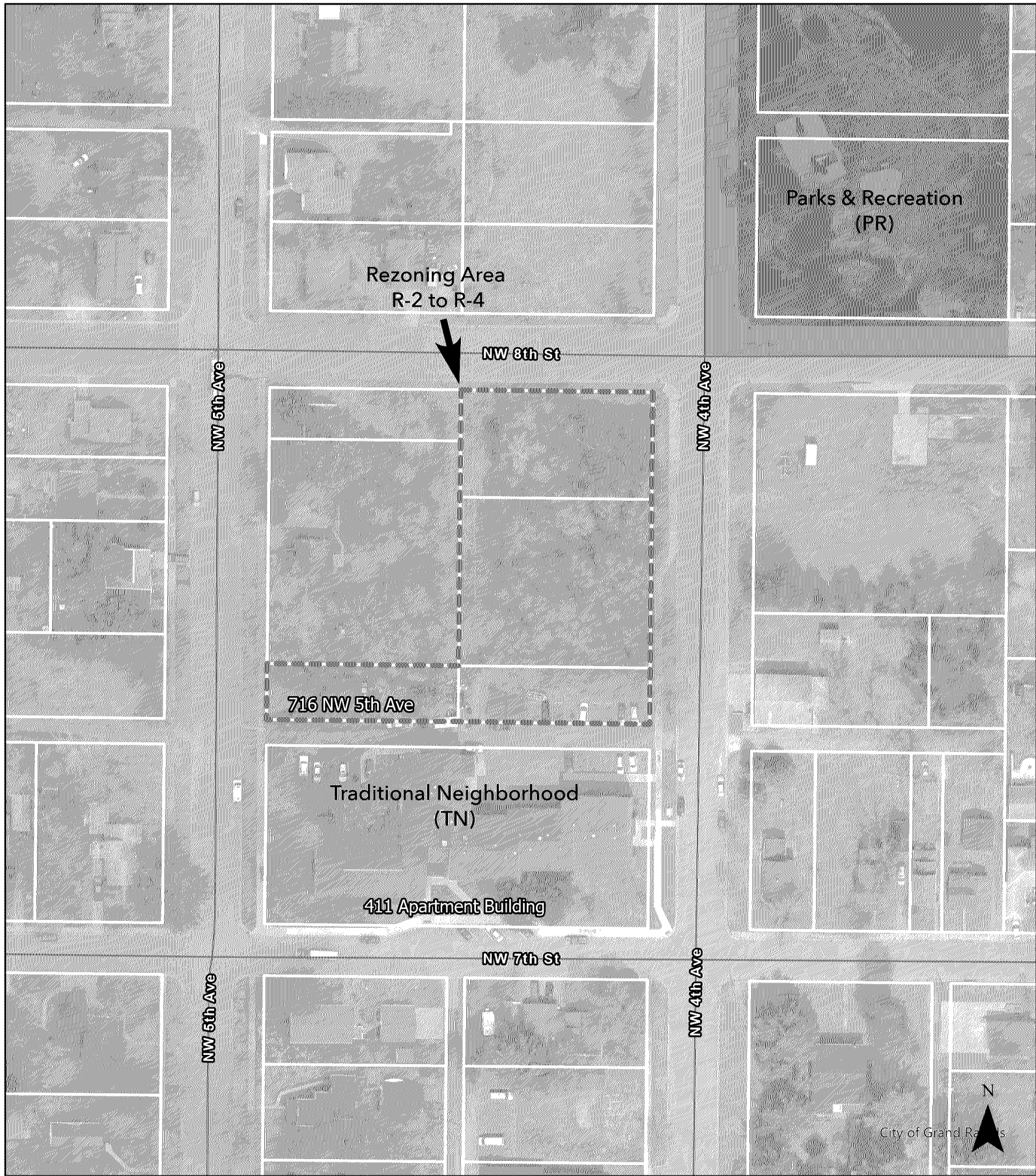


 Proposed Re Zoning
 Grand Rapids Parcels

 One and Two-Family Residence
 Multi-Family Residence (High Density)
 Public Use



Zoning Map Amendment Request (Future Land Use)



Area of Interest
 Proposed Re Zoning

Grand Rapids Parcels
 Grand Rapids Parcels

Future Land Use
 Parks & Recreation
 Traditional Neighborhood

0 50 100 200 Feet





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

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:

Itasca County HRA
Name of Applicant
102 NE Third St, Suite 160
Address
Grand Rapids MN 55744
City State Zip
218-326-7978; diane@itascacountyhra.org
Business Telephone/e-mail

Ken Collinge
Name of Owner (If other than applicant)
24198 State Highway 6
Address
Cohasset MN 55721
City State Zip
218-244-4895
Business Telephone/e-mail

Parcel Information:

Tax Parcel # 91-550-1040 and 91-550-1020 and 91-550-1010 Property Size: 0.15 acres
Existing Zoning: R-2 One & Two family residence Requested Zoning: R-4 Multifamily residence
Existing Use: Single family residential
Proposed Use: Expanded parking for adjacent multi-family residential
Property Address/Location: 716 NW First Ave, 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.

Diane R Larson
Signature(s) of Applicant(s)

March 26, 2021
Date

Ken Collinge
Signature(s) of Owner(s)-(If other than applicant)

4/8/21
Date

Office Use Only

Date Received 3/29/2021 Certified Complete 4/5/2021 Fee Paid \$505.00
Planning Commission Recommendation Approved _____ Denied _____ Meeting Date 5/6/2021
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.
The Grand Rapids HRA owns and manages a 50-unit Public Housing multi-family building directly to the south zoned R-4 Multi-Family Residential. The parcel directly to the east is currently used for parking for the Public Housing and is also zoned R-4. The property to the north is a single-family residential home. There are 50 apartments in the Public Housing with only 17 parking spaces.
- B.** Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?
This Public Housing building consists of 49 one bedroom apartments and 1 two bedroom apartment. When it was originally constructed, it was permitted with only 17 parking spaces. This currently presents a challenge not only for management and residents but also the City, especially during the winter snow removal months. Parking currently exists directly to the east so expansion along the entire north side of the alley would be appropriate.
- C.** Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)?
Yes and no changes are proposed to existing infrastructure.
- D.** Demonstrate the need for additional property in the proposed zoning district.
As stated above, the current lack of parking in this area creates an issue and there is definitely a need for additional off-street parking to accommodate existing residents. We have been working with city staff in both the Police Department and the office of Community Develop to work on creative ways to reduce city staff administrative burden when issuing citations during times when existing residents have nowhere to move their vehicle during a snow removal day.

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? The proposed rezoning will not necessarily affect the growth and development of the existing neighborhood. It will, however, have a positive impact on the aesthetics and appeal of the neighborhood by providing additional off street parking and removing blight from the existing site.

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. The current property is zoned R-2, a designation that does not allow for parking use. To expand parking for the existing multifamily property, this request is the minimum change needed to allow for the intended use. It is reasonable to consider the request given the property does not meet current zoning for number of parking stalls.

G. How does the proposed rezoning conform to the City's Comprehensive Plan? Housing is a community asset. The Comprehensive Plan includes goals of preserving existing housing and supporting a variety of housing models, including affordable housing. It is important to preserve the existing PH building in this neighborhood and the provision of adequate parking for residents is important as an increased number of eligible residents own vehicles and are driving longer. The Comprehensive Plan also supports the concept of right-sizing the supply of surface parking to meet demand. In this case, this request clearly meets the intent of the plan.

H. Is the timing proper for the proposed rezoning?
Options for expanded parking in and around the Public Housing building are extremely limited. In addition, the property to be acquired has not been for sale for many years. This is an opportune time to correct the limited parking spaces for an existing multi-family property. Swift action on this is important to the seller and the buyer.

I. Any additional information that the Petitioner would like to supply. _____

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.

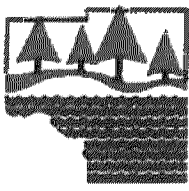
Findings for Approval:

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.

 <p>Itasca County Parcel Information System Itasca County's Web Site</p>	<p>Mon, Mar 29, 2021</p> <p>Parcel Info Data Date: March 24, 2021 CRV Info Data Date: March 24, 2021 Payment Detail Data Date: March 24, 2021</p>
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[Parcel Information](#) [CRV Information](#) [Lake Finder](#) [FAQ](#) [Request Info](#)

2020 Assessor's Market Values For Taxes Payable In 2021

Parcel Number: 91-550-1040

Taxpayer of Record COLLINGE, KENNETH
24198 HWY 6
COHASSET MN 55721

Physical Address:	716 NW 5TH AVE GRAND RAPIDS MN 55744
Plat Name:	HOUGHTONS ADD. TO GRAND RAPIDS
1st Line of Legal Desc:	LOT 13 BLK 10 & W 1/2 OF VAC N/S ALLEY LYG
Deeded Acres:	0.15
Sec-Twp-Rng:	17-55-25
Lake (# / Name):	
Emergency Number:	NOT AVAILABLE



[View the Itasca County GIS map](#) for this parcel in a NEW WINDOW.

This parcel has 1 property tax classification(s). Valuations are provided below for each classification.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Class Code 204 Non-Homestead Qualifying Single Res Unit</td> </tr> <tr> <td style="width: 70%;">Land Value:</td> <td style="text-align: right;">\$22,600</td> </tr> <tr> <td>Building Value:</td> <td style="text-align: right;">\$39,400</td> </tr> <tr> <td>Total Class Value:</td> <td style="text-align: right;">\$62,000</td> </tr> </table>	Class Code 204 Non-Homestead Qualifying Single Res Unit		Land Value:	\$22,600	Building Value:	\$39,400	Total Class Value:	\$62,000	<p>Total Land Value = \$22,600</p> <p>Total Building Value = \$39,400</p> <p>Grand Total Value = \$62,000</p>	<p>91-550-1040</p> <p>Click Here To See The Current Year Tax Record For This Parcel</p>
Class Code 204 Non-Homestead Qualifying Single Res Unit										
Land Value:	\$22,600									
Building Value:	\$39,400									
Total Class Value:	\$62,000									

Minnesota Counties Information Systems (MCIS) makes no warranties, implied or explicit, as to the accuracy or completeness of this data. The data presented on this site is provided directly by the County, and MCIS merely converts it to a searchable web format. This data is intended to be used for informal informational purposes only. It is not intended for use in abstract work, land surveys, title opinions, appraisals, or any other legal documents or for any other purposes. For up-to-date and/or certified information, the user should contact the County Auditor/Treasurer.

Minnesota Counties Information Systems
 Grand Rapids, MN
 Website hosting & maintenance provided by [Two Dogs in the Web, LLC](#)

Tax Parcel #91-550-1040

Address:

Legal Description: *Lot 13 and the West One-Half of the vacated North/South Alley lying adjacent thereto, Block 10, Houghton's Addition to Grand Rapids.*

Itasca County GIS Web Map

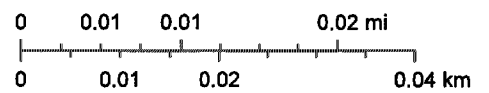


3/17/2021, 10:53:05 AM

1:1,128

Parcel Number Label

Tax Parcel





CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	21-1834	Version:	1	Name:	Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.
Type:	Agenda Item	Status:		Status:	General Business
File created:	4/28/2021	In control:		In control:	Planning Commission
On agenda:	5/6/2021	Final action:			
Title:	Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	City Initiated Text Amendments: Staff Report				

Date	Ver.	Action By	Action	Result
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Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.

Background Information:

See attached Staff Report.

Staff Recommendation:

Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.



Planning Commission Staff Report

Agenda Item #	Community Development Department	Date: 5/6/21
Statement of Issue:	Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.	
Background:	<p>Over the past year, staff has again accumulated a short list of sections within Article VI (Zoning) of Chapter 30 (Land Development of the Municipal Code that could use review, and if deemed necessary, new added text, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated.</p> <p>At this time, staff will provide an overview of the areas of the Zoning Ordinance suggested for review and examination. Additionally, we recommend the formation of a Planning Commission Sub-Committee (2-3 Commissioners) to work with staff to bring possible draft amendments to the full Planning Commission for consideration at a later date, and potentially the forwarding of a recommendation to the City Council for adoption.</p> <p>Sections of Zoning Ordinance suggested for review and justification for consideration:</p> <ol style="list-style-type: none"> 1. Sec. 30-596. <i>Parking lot design and maintenance standards.</i> (Section establishes standards to promote the safe and efficient storage, circulation and channelization of motor vehicles development on-site.) <ul style="list-style-type: none"> Subpart b(2) <ol style="list-style-type: none"> a. #2 <i>No closer than <u>25 feet</u> to the nearest point of any street/alley intersection.</i> (This measurement refers to distance between a private driveway entrance and the nearest street intersection). <p style="margin-left: 40px;">*Amend to <u>50 feet</u> and define where measurement is taken from (establish a definition intersection/point of measurement) per City Engineers recommendation and consistency with MnDot requirements.</p> 2. Section 30-512. <i>Table of permitted uses.</i> (Section is a list of uses permitted by right (permitted uses), uses permitted with restrictions, and conditional uses, within the various zoning districts) <ol style="list-style-type: none"> a. <i>Add Salon/Barbershop use to permitted use table under "Retail" subheading.</i> <p style="margin-left: 40px;">* Amendment would create consistency with Sect. 30-628 which establishes off-street parking requirements that are</p> 	

	<p>unique to this use. Without a separately listed use in 30-512, the salon/barber shop use has thus far been classified as “general retail sales & services use”.</p> <p>3. Section 30-482. Zoning districts map. <i>The location and boundaries of the districts established in section 30-481 are shown upon the official zoning map, together with all notations, references and other information shown thereon, and all amendments thereto, shall be as much a part of this division as if fully set forth and described in this section. The zoning map shall be kept on file in the office of the <u>city administrator</u>.</i></p> <p><i>*Zoning map has historically been kept on file or displayed in the office of the “Zoning Administrator”.</i></p> <p>4. Section 30-628. Minimum number. (Section establishes a minimum numbers of off-street parking spaces to be provided and maintained for various identified uses)</p> <p><i>*Review off-street parking requirements for Car Washes and the footnote establishing stacking spaces for the wash bays:</i></p> <p><i>a) <u>4 stacking spaces per manual self-serve bay; b) 12 stacking spaces per automatic bay; and c) 1 per 140 square feet gross floor area of retail space. In addition, one detailing space shall be provided for each car wash bay of any type, plus one detail space for each vacuum machine if machines are not located within the stacking spaces. If machines are located within the stacking spaces, no additional detail space is required.</u></i></p> <p><i>Staff, in discussions with various developers, has noted an opportunity to review and potentially modernize these requirements.</i></p> <p>5. Consider the addition and establishment of a “Small Scale Agricultural” or “Farm Stand” use within the Rural Residential zoning district areas of town, as recommended by the 2020 Comprehensive Plan.</p> <p>Upon establishment of a Subcommittee of Planning Commissioners to work with staff on exploring the proposed amendments, staff will begin gathering zoning information from other communities, as well as drafting text amendments as a starting point for discussions.</p>
Considerations:	
Recommendation:	Pass a motion initiating the review and updating/amendments to the text of several sections of the Zoning Ordinance, and establish a Subcommittee of 2-3 Commissioners to work with staff on developing amendments.
Required Action:	

Attachments:	<ul style="list-style-type: none">•



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	21-1825	Version:	1	Name:	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.
Type:	Agenda Item	Status:		Status:	General Business
File created:	4/23/2021	In control:		In control:	Planning Commission
On agenda:	5/6/2021	Final action:			
Title:	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Report: Election of Officers 2021				

Date	Ver.	Action By	Action	Result
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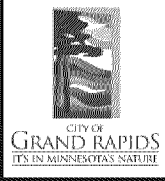
Consider the election of Planning Commission Officer s-Chairperson and Vice Chairperson/Secretary.

Background Information:

See attached Staff Report.

Staff Recommendation:

Consider the election of Planning Commission Officer s-Chairperson and Vice Chairperson/Secretary.



Planning Commission Staff Report

Agenda Item # 3	Community Development Department	Date: 5/6/2021
Statement of Issue:	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.	
Background:	<p>Section 30-31 of the City Code requires the Planning Commission to elect a Chairperson and a Vice Chairperson/Secretary, as well as any other officers it deems necessary.</p> <p>To date, the Planning Commission's slate of officers has consisted of a Chairperson and a Vice Chairperson/Secretary, with Commissioner MacGregor currently serving as Chairperson (2nd Term), and Commissioner Goggin currently serving as the Vice Chairperson/Secretary (2nd Term).</p> <p>Per Article I, Section E(4) of the Planning Commission Bylaws, the Planning Commission may re-elect the current Chair and/or Vice-Chair/Secretary to a second term, but may only re-elect either officer to a third successive term if no other nominations are put forth.</p> <p>The Planning Commission Bylaws call for the election of officers to take place at the first meeting of the year; however, in the past several years the Planning Commission has chosen to wait until the April or May meeting.</p>	
Considerations:		
Recommendation:	After staff reads this short introduction, the Chair will request nominations for Chairperson first; it is customary to nominate one or more candidates. When all nominations have been made, then the vote is taken on each, in the order in which they were nominated, until one is elected. The nominations need not be seconded.	
Required Action:	Consider nominations to elect a Chairperson and Vice Chairperson/Secretary.	