

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, February 4, 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

21-1625 Approve the minutes of the November 5, 2020, 4:00 pm regular meeting.

Attachments: [November 5, 2020 Planning Commission Meeting Minutes](#)

General Business

21-1643 Consider a recommendation to the City Council regarding the rezoning of a 0.60 acre parcel of land from LB (Limited Business) to GB (General Business).

Attachments: [Zoning Map Amendment Request:Staff Report & Maps 1 & 2](#)
[Zoning Map Amendment: Considerations w/checklist](#)
[Kellin-CoHaus Zoning Map Amendment Request: Application](#)
[CoHaus Collective Info and Conceptual Drawings](#)

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, March 4, 2021*



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Legislation Details (With Text)

File #: 21-1625 **Version:** 1 **Name:** Approve the minutes of the November 5, 2020, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 1/20/2021 **In control:** Planning Commission

On agenda: 2/4/2021 **Final action:**

Title: Approve the minutes of the November 5, 2020, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [November 5, 2020 Planning Commission Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
2/4/2021	1	Planning Commission		

Approve the minutes of the November 5, 2020, 4:00 pm regular meeting.

Background Information:

See attached meeting minutes.

Staff Recommendation:

Approve the minutes of the November 5, 2020, 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, November 5, 2020

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** 6 - Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Mark Gothard, Commissioner Lester Kachinske, Commissioner Ted Hubbes, and Commissioner Betsy Johnson
- Absent** 1 - Commissioner Susan Lynch

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 Kachinske, second by Commissioner Goggin to approve the agenda with the addition of considering the extension of the 60 day rule as it applies to the Arrowhead Medical, LLC. The following roll call vote was taken: Yea: Gothard, Hubbes, Goggin, Kachinske, Johnson, MacGregor. Nay: None, passed unanimously.

Approval of Minutes

Approve the minutes of the June 4, 2020, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Johnson to approve the minutes of the June 4, 2020 regular meeting. The following roll call vote was taken: Yea: Johnson, Kachinske, Goggin, Hubbes, Gothard, MacGregor. Nay: None, passed unanimously.

General Business

Consider a recommendation to the City Council regarding the rezoning of 9.2 acres of land from SI-2 (Shoreland General Industrial Park) to SBP (Shoreland Business Park).

Community Development Specialist Trast provided a power point and background information.

Arrowhead Medical LLC. and property owner, Cutsforth LLC., filed an application for a Zoning Map Amendment with the City on September 22, 2020. The application requests the City's consideration of the rezoning of property (legally described within the application) from its current SI-2 (Shoreland General Industrial Park) to SBP (Shoreland Business Park).

The petition submitted by Arrowhead Medical LLC and Cutsforth LLC, involves 9.2 acres of land (two parcels), and is generally located on the south side of Co. Road 63, east of Hammerlund Construction, and adjacent to and west of the Izaak Walton Park/Boat Launch on the Blandin Reservoir (see map #1). Map #1 also illustrates the subject property in relation to the existing zoning in the area: SGB (Shoreland General Business) north across Co. Rd. 63, PU (Public Use) to the east, and SI-2 (Shoreland General Industrial Park) to the west and south.

The subject property has an approximately 9,800 sq. ft. building, previously occupied by Cutsforth LLC. and used for light manufacturing and office space (permitted in the SI-2 zoning district, as well as the BP zoning district), but has been vacant for the last 5 years. The Zoning Map Amendment, if approved, would facilitate the purchase of the subject property by Arrowhead Medical LLC, and allow them to relocate their medical equipment and supply sales/distribution company (a use permitted within the SBP zoning district, but not the SI-2 zoning district) to the site.

The Commissioners reviewed the considerations for the record:

1. Will the change affect the character of neighborhoods?

Why/Why not? No it will not change the character of the neighborhood.

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

Why/Why not? Yes, it will bring a business into a vacant building.

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

Why/Why not? Yes, it is still keeping the shoreland designation but it also allows for a business to prosper.

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

Why/Why not? Yes, there is a high demand for medical equipment.

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

Why/Why not? Yes, because it is consistent with the future land use.

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 Zoning Map Amendment, as petitioned by Arrowhead Medical LLC and property owner, Cutsforth LLC, legally described within the Staff Report and as shown in the maps presented here today, from SI-2 (Shoreland General Industrial Park) to SBP (Shoreland Business Park); The following roll call vote was taken: Yea: Gothard, Hubbes, Goggin, Kachinske, Johnson, MacGregor. Nay: None, motion passed unanimously.

Consider the extension of the 60-Day Rule as it applies to the Arrowhead Medical LLC. and property owner, Cutsforth LLC. Zoning Map Amendment request.

Due to the date the Zoning Map Amendment application was received by the city (September 22, 2020), in relation to the Planning Commission and City Council's regular meeting schedules, staff is requesting that the Planning Commission exercise their ability to extend the 60 Day Rule an additional 30 days, per Minnesota Statute §§ 15.99, Subd. 3(f). This action is only to ensure that the City has sufficient time to review and render a decision on the rezoning petition. The City Council is scheduled to conduct a public hearing on the rezoning petition November 23, 2020 (the 62nd day).

Motion by Commissioner Kachinske, second by Commissioner Goggin to extend the 60 Day Rule and additional 30 days, as it applies to the Arrowhead Medical LLC and property owner Cutsforth LLC Zoning Map Amendment request. The following roll call vote was taken: Yea: Johnson, Kachinske, Goggin, Hubbes, Gothard, MacGregor. Nay: None, passed unanimously.

Public Input

Miscellaneous\Updates

Adjourn

Adjourn

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