

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, November 5, 2020

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

20-1420 Approve the minutes of the June 4, 2020, 4:00 pm regular meeting.

Attachments: June 4, 2020 Planning Commission Meeting Minutes.

General Business

20-1432 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).

Attachments: Zoning Map Amendment Request: Staff Report
Zoning Map Amendment Request: Exhibit Maps 1 & 2
Zoning Map Amendment Considerations w/checklist
Arrowhead Medical Rezoning Request: Application

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, December 3rd, 2020*



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Legislation Details (With Text)

File #: 20-1420 **Version:** 1 **Name:** Approve the minutes of the June 4, 2020, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 10/19/2020 **In control:** Planning Commission

On agenda: 11/5/2020 **Final action:**

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

Sponsors:

Indexes:

Code sections:

Attachments: [June 4, 2020 Planning Commission Meeting Minutes.](#)

Date	Ver.	Action By	Action	Result
11/5/2020	1	Planning Commission		

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

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the June 4, 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, June 4, 2020

4:00 PM

Council Chambers

Call To Order

Call of Roll

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

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.

Approved As Presented

Approval of Minutes

Approve the minutes of the April 14, 2020, 4:00 pm regular meeting (rescheduled).

Motion by Commissioner Goggin, second by Commissioner Lynch to approve the minutes of the April 14, 2020 regular meeting. The following roll call vote was taken: Yea: Goggin, Lynch, Hubbes, Gothard, MacGregor. Nay: None, passed unanimously.

General Business

Commissioner Kachinske joined the meeting a 4:05 p.m.

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend Section 30-628 of Chapter 30 *Land Development Regulations*, pertaining to required off-street parking (minimum numbers).

During staff's preliminary discussions with various commercial developers, over the past couple of years, the topic of minimum required off-street parking (number of spaces) for restaurant type uses, that include a drive-thru, has been an area of discussion, both with new development and remodeling projects on current establishments.

Section 30-628 of the Zoning Ordinance, establishes the minimum number of required off-street parking stalls for various Residential, Public and Quasi-public, Business, and Industrial uses. There are currently two parking ratios for food/beverage service related uses in our ordinance:

- Restaurant, cafes, bars – requires 1- parking stall per 75 sq. ft. of gross floor area (gfa).
- Drive-up restaurants – requires 1- parking stall per 50 sq. ft. of gfa + 6 stacking spaces per drive-up window.

From those discussions, staff felt that there was an opportunity, at a minimum, to review and potentially enhance or modernize portions of the City's Zoning Ordinance, which would better reflect today's building, and land use trends. As we have mentioned in the past, when considering past amendments to the Zoning Ordinance, the majority of the text in City's Zoning Ordinance dates back to 1978.

On March 5, 2020 the Planning Commission formally initiated the review and potential amendment process to the above mentioned portion of the Zoning Ordinance.

The approach taken in developing the proposed amendment was; to limit the complexity of the amendment, take opportunities to modernize the City's Zoning Ordinance, consider environmental impacts of potential amendments, and consider impacts of potential amendments as they relate to similar existing uses (not creating a nonconformity situation).

The draft amendments are summarized below:

EXHIBIT "A" - Section 30-628 Minimum number.

- Amended existing #9 Restaurants, cafes, bars to include:
 - All Restaurants, cafes, coffee/beverage establishments, taproom/tasting room, bars
 - parking ratio: 1 per 75 square feet gross floor area, plus 6 stacking spaces per drive-up window.
- Removed: #10 Drive up restaurants. (as #10 was merged into #9)

The amendment for your consideration is depicted within Exhibit A and shown in the "marked-up" attachments. The draft amendment may be forwarded to the City Council "as is", or with any additional amendments the Planning Commission deems appropriate.

Motion by Commissioner Lynch, second by Commissioner Goggin 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 recommendation to the City Council regarding draft amendments to Section 30-628 required off-street parking (minimum numbers) of Chapter 30 Land Development Regulations, as depicted in Exhibit "A" .

The Commissioners reviewed the considerations for the record:

1. Will the change affect the character of neighborhoods?
Why/Why not? No, there will be no change to the neighborhoods.
2. Would the change foster economic growth in the community?
Why/Why not? Yes, this could be positive for development in the community.

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

Why/Why not? Yes, nothing will be changing in the ordinance.

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

Why/Why not? Yes, because it could help create more development.

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

Why/Why not? Yes, it allows for orderly development.

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

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

Commissioner Kachinske nominated Commissioner MacGregor for Chair. The following roll call vote was taken: Yea: Lynch, Goggin, Kachinske, Hubbes, Gothard, MacGregor. Nay: None, passed unanimously.

Commissioner Lynch nominated Commissioner Goggin for Vice Chair. The following roll call vote was taken: Yea: Kachinske, Lynch, Hubbes, Gothard, Goggin, MacGregor. Nay: None, passed unanimously.

Public Input

Miscellaneous\Updates

Community Development Specialist Trast gave an update on the new hotel at the old Sawmill site. The contractor has submitted the plans and they are currently under review.

Commissioner Lynch stated ICC has submitted plans for a 5 million dollar remodel and addition of a new student center.

Adjourn

There being no further business Chair MacGregor adjourned the meeting at 4:41 p.m.

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