

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, June 4, 2020

4:00 PM

Council Chambers

Planning Commission

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

Call To Order

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

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

20-1102 Approve the minutes of the April 14, 2020, 4:00 pm regular meeting (rescheduled).

Attachments: [April 14, 2020 Planning Commission Meeting Minutes](#)

General Business

20-1104 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).

Attachments: [Staff Report: Restaurant Parking Numbers Text Amendments Sec. 30-628. Minimum number. Exhibit "A"](#)
[Staff Research Info: Restaurant Use parking numbers](#)
[Text Amendment Considerations](#)

20-1103 Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

Attachments: [Staff Report: Election of PC Officers - 2020](#)

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:
July Date TBD*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 20-1102 **Version:** 1 **Name:** Approve the minutes of the April 14, 2020, 4:00 pm regular meeting (rescheduled).

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

File created: 5/27/2020 **In control:** Planning Commission

On agenda: 6/4/2020 **Final action:**

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

Sponsors:

Indexes:

Code sections:

Attachments: [April 14, 2020 Planning Commission Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Approve the minutes of the April 14, 2020, 4:00 pm regular meeting (rescheduled).

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

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



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*

Tuesday, April 14, 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 - Commissioner Susan Lynch, Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Lester Kachinske, Commissioner Ted Hubbes, and Commissioner Betsy Johnson
- Absent** 1 - Commissioner Mark Gothard

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 Hubbes to approve the agenda as presented. The following roll call vote was taken: Yea: Goggin, Hubbes, Johnson, Kachinske, Lynch, MacGregor. Nay: None, passed unanimously.

Approval of Minutes

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

Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes of the March 5, 2020 regular meeting. The following roll call vote was taken: Yea: Lynch, Kachinske, Johnson, Hubbes, Goggin, Macgregor. Nay: None, passed unanimously.

PUBLIC HEARINGS- PLEASE NOTE A TELEPHONE NUMBER WILL BE PROVIDED IF YOU ARE WATCHING ICTV, YOU ARE ALSO INVITED TO ATTEND THE PULBIC HEARING VIA TELEPHONE BY CALLING 218-327-8833

Public Hearings

Conduct a public hearing to consider a recommendation to the City Council regarding

a request for a fifth amendment to the approved Conditional Use Permit granted to Wal-Mart Stores Inc., for the construction of a new Wal-Mart Supercenter located on Lot 1, Block 1, Plat of Wal-Mart Grand Rapids in December 2006.

Community Development Specialist Trast provided the background information.

LK Architecture, on behalf of Wal-Mart Real Estate Business Trust, has requested the Planning Commission's recommendation for approval, of a fifth amendment to a Conditional Use Permit originally approved in December 2006, allowing for the construction of a Wal-Mart Supercenter, as provided for under Division 14 of the City Code (Large Scale Commercial Development Standards). The requested amendment, would allow for a minor alteration to the most recently approved CUP amendment (October 2019), which included changes to the building's exterior paint colors, from the existing earth tone color scheme, to the current Wal-Mart brand standard of neutral grey with blue accent, and additionally, the updating of existing building signage. The current request would allow for the exterior dark gray accents on the liquor store component, to be replaced with dark blue, as well as updating the liquor store signage.

Staff has reviewed the application and the associated changes to the approved development plans and provides the following comment and potential condition:

- *That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, & 19-99 remain in effect.*

Motion by Commissioner Johnson, second by Commissioner Lynch to open the public hearing. The following roll call vote was taken: Yea: Goggin, Hubbes, Johnson, Kachinske, Lynch, MacGregor. Nay: None, passed unanimously.

City Attorney Sterle suggested a two minute recess to allow for anyone who would like to call in with input the opportunity to do so.

There was no public input.

Motion by Commissioner Kachinske to close the public hearing. The following roll call vote was taken: Goggin, Hubbes, Johnson, Kachinske, Lynch, MacGregor. Nay: None, passed unanimously.

Motion by Commissioner Lynch, 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 recommend that the City Council grant the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-130, to Wal-Mart Stores Inc., for the property legally described as: Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota:

- **Allow for the exterior dark gray accents on the liquor store component of the building, to be replaced with dark blue, as well as updating the liquor store signage, as described within the CUP application.**

and that the following conditions shall apply:

- **That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08, 08-22, 17-106, & 19-99 remain in effect.**

With the following considerations:

1. Will not be detrimental to the public health, safety, morals, or general welfare?

Why/Why not? No, it is just a change to the color of the building.

2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage?

Why/Why not? No, it will affect traffic or parking again it is a color change to the building.

3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area?

Why/Why not? No, it will enhance the building and add a more modern color scheme.

4. Will not impede the orderly development of other property in the area?

Why/Why not? No, changing the color will have no impact on development of other property in the area.

5. Will not impose an excessive burden on parks and other public facilities and utilities?

Why/Why not? No, a color change will not impact parks and other public facilities and utilities.

6. Is consistent with the Comprehensive Plan?

Why/Why not? Yes, there are no changes to what is in the Comprehensive Plan.

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

General Business

Consider a recommendation to the City Council regarding the rezoning of a 1.2-acre parcel of land from R-1 (One-Family Residential) to I-1 (Industrial Park).

Mr. Trast provided the staff report.

Aurora Heights LLLP, submitted a valid petition on January 30, 2020 requesting the vacation of retained public utility easements described in Itasca County Record #133666, and legally described as:

Retained public utility easements described as follows: Lying within Vacated 3rd Avenue SE ROW, S of 4th Street SE and N of 6th Street SE within Blocks 3 and 4 and Blocks 7 and 8, and public utility easements lying within that part of Vacated 5th Street SE lying easterly of the southerly extension of Lot 10, Block 3, and northerly extension of Lot 1, Block 7, all in Garland's Addition to Grand Rapids.

The vacation request is being made by Aurora Heights LLLP, who as the Housing and Redevelopment Authority in and for Itasca County, entered into a purchase agreement with the City in May of 2019, for the former Riverview School site, for the purpose of developing 56-units of affordable housing, having a mixture of apartment style housing and townhome style housing.

As stated within the attached Public Vacation Application, the removal of the unused easements/encumbrances from the property, would allow for the housing project to move forward, and provide a clear title to the property.

There were no concerns or objections expressed, regarding the petitioned easement vacation, from the staff review committee which consists of: Public Works Department, Engineering 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 utility easements retained by the Village of Grand Rapids in June of 1938 through Itasca County Record #133666, and legally described as:

Retained public utility easements described as follows: Lying within Vacated 3rd Avenue SE ROW, S of 4th Street SE and N of 6th Street SE within Blocks 3 and 4 and Blocks 7 and 8, and public utility easements lying within that part of Vacated 5th Street SE lying easterly of the southerly extension of Lot 10, Block 3, and northerly extension of Lot 1, Block 7, all in Garland's Addition to Grand Rapids

With the following considerations:

1. Will the change affect the character of neighborhoods?

Why/Why not? No, it is being used as intended and will not affect the character of the neighborhood.

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

Why/Why not? Yes, the construction will provide jobs as well as the staff that will be hired at the facility.

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

Why/Why not? Yes, it is a permitted use for that area.

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

Why/Why not? Yes, it will provide economic and sociological benefits to the community.

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

Why/Why not? Yes, it is as shown in the plan.

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

Public Input

Miscellaneous\Updates

Community Development Director Mattei provided an update on the loan program being offered by the GREDA and progress on development at the old Sawmill site.

Adjourn

Motion by Commissioner Kachinske, second by Commissioner Lynch to adjourn the meeting at 4:50. The following roll call vote was taken: Lynch, Kachinske, Johnson, Hubbes, Goggin. Nay: None, passed unanimously.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	20-1104	Version:	1	Name:	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).
Type:	Agenda Item	Status:			General Business
File created:	5/28/2020	In control:			Planning Commission
On agenda:	6/4/2020	Final action:			
Title:	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).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Report: Restaurant Parking Numbers Text Amendments Sec. 30-628. Minimum number. Exhibit "A" Staff Research Info: Restaurant Use parking numbers Text Amendment Considerations				

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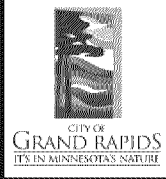
Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend Section 30-628 of Chapter 30 *Land Development Regulations*, pertaining to required off-street parking (minimum numbers).

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

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).



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 6/4/2020
Statement of Issue:	Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend Section 30-628 of Chapter 30 <i>Land Development Regulations</i> , pertaining to required off-street parking (minimum numbers).	
Background:	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • <i>Restaurant, cafes, bars</i> – requires 1- parking stall per 75 sq. ft. of gross floor area (gfa). • <i>Drive-up restaurants</i> – requires 1- parking stall per 50 sq. ft. of gfa + 6 stacking spaces per drive-up window. <p>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.</p> <p>On March 5, 2020 the Planning Commission formally initiated the review and potential amendment process to the above mentioned portion of the Zoning Ordinance.</p> <p>Staff has spent time reviewing existing Ordinance language from other municipalities, trends in the food and beverage service industry as related to parking and drive-thru type restaurants, and developing potential amendments to the text of the Zoning Ordinance, to be presented to the Planning Commission for review and recommendation to the City Council.</p> <ul style="list-style-type: none"> • Reviewed General Business zoning or comparable zoning district and off-street parking requirements (related to food and beverage service uses) in other Minnesota city's: <ul style="list-style-type: none"> ○ Parking calculations varied between straight square footage 	

of gross floor area ratios and calculations that applied the seating/space occupancy requirements as directed by building codes.

- Trends vary nationwide in the food/beverage industry:
 - Food and beverage delivery/pick-up services are becoming more popular through mobile devices/applications.
 - According to an article on the fast food industry in the American Planning Associations “Planning” (published 1-month prior to the Covid-19 pandemic) 70% of all fast-food sales in America take place at the drive thru windows.
 - Larger Urban/Downtown areas are banning the development of new drive-thru windows on restaurants to avoid pedestrian/vehicle conflicts, as well as reducing emissions from idling vehicles. Likewise, these areas are test markets for smaller “cantina” style fast food restaurants, providing walk up service, in a small-scale setting, some serving alcohol/beer, without a drive-thru facilities.

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.

	<p>*Draft Additions to the Ordinance are shown in Red <u>underscored</u> text.</p> <p>*Draft Deletions to the Ordinance are shown in Blue crossed-out text.</p>
Considerations:	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community? 3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance? 4. Would the change be in the best interest of the general public? 5. Would the change be consistent with the Comprehensive Plan?
Recommendation:	<p>Based on the above findings the Commission should consider a recommendation to the City Council in regard to these draft changes.</p>
Required Action:	<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 amendments to Chapter 30 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 draft amendments to Section 30-628 required off-street parking (minimum numbers) of Chapter 30 <i>Land Development Regulations</i>, as depicted in Exhibit “A” .</p>
Attachments:	<ul style="list-style-type: none"> • Draft Text Amendment <ul style="list-style-type: none"> ○ Exhibit “A” • Staff Parking number research • Text Amendment Considerations

Exhibit "A"

Sec. 30-628. - Minimum number.

The minimum number of off-street parking spaces by type of use shall be required in accordance with the following schedule. When determining the number of required parking spaces results in a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half require one parking space.

RESIDENTIAL USES		MINIMUM PARKING REQUIRED
1.	One- and two-family units	2 per dwelling unit
2.	Multiple-dwellings	2 per dwelling unit ¹
3.	Senior citizens housing	0.5 per dwelling unit
4.	Boarding and roominghouses	1 per rooming unit
5.	Accessory apartments	1 per unit
6.	Bed and breakfast	1 per room ²
7.	Day care/nursery schools	Same as one-two family units
8.	Group and foster homes	Same as one-two family units
9.	Mobile home parks	2 per dwelling unit

>PUBLIC AND QUASIPUBLIC USES		MINIMUM PARKING REQUIRED
1.	Churches	1 per 3 seats in largest assembly room
2.	Elementary school	2 per classroom
3.	Junior high school	2 per classroom
4.	Senior high schools	6 per classroom plus 1 per 6 seats in main auditorium
5.	Post high schools	10 per classroom

6.	Stadiums, arenas, auditoriums (accessory to a school)	1 per 6 seats
7.	Stadiums, arenas, theaters and auditoriums	1 per 3 seats
8.	Museums, libraries, and art galleries	1 per 500 square feet (gross floor area)
9.	Golf and country clubs	6 per hole
10.	Government offices	1 per 200 square feet gross floor area
11.	Hospitals	2 per bed
12.	Nursing homes	1 per 3 beds
13.	Clubs and lodges, social and fraternal	1 per 2 persons based on occupancy rating

¹ In the R-3 zone, 25 percent of the required parking shall be enclosed. In the R-4 zones, 12.5 percent of the required parking shall be enclosed.

² Plus minimum requirement for other permitted uses.

	BUSINESS USES	MINIMUM PARKING REQUIRED
1.	Business, insurance and general offices	1 per 300 square feet gross floor area
2.	Medical, dental offices and clinics	1 per 300 square feet gross floor area
3.	Agricultural/animal sales	1 per 400 square feet gross floor area
4.	Automotive sales/repair	1 per 300 square feet gross floor area
5.	Beauty/barbershop	3 per chair
6.	Bank/savings and loan/loan agency	1 per 250 square feet gross floor area (see footnote ³)

7.	Car washes (principal use)	3 plus (see footnote ⁴)
8.	Car washes (accessory)	4 stacking spaces per bay
9.	<u>All Restaurants, cafes, coffee/beverage establishments, taproom/tasting room, bars</u>	<u>1 per 75 square feet gross floor area, plus 6 stacking spaces per drive-up window (when applicable)</u>
10.	Drive-up restaurants	1 per 50 square feet gross floor area plus 6 stacking spaces per drive-up window
11.	Athletic facilities	
	a. Racquetball/tennis	6 per court
	b. All other	1 per 200 square feet gross floor area
12.	Movie theaters	1 per 4 seats
13.	Gasoline stations	3 plus 2 per service stall plus 1 per 100 square feet gross floor area of retail space
14.	Bowling alleys	5 per lane
15.	Hotels, motels and tourist homes	1 space per room, plus 1 space per each 8 rooms, plus 1 space per each employee on maximum shift
16.	Conference center/meeting room/banquet hall	1 per 3 seats (design capacity)
17.	Funeral homes and mortuaries	1 per 3 seats in largest parlor or chapel
18.	Home furnishings stores	1 per 500 square feet gross floor area
19.	Hardware/home improvement	1 per 300 square feet gross floor area
20.	Daycare/group homes (commercial)	1 per 5 persons enrolled
21.	Indoor/outdoor recreation (amusement centers, pool halls, roller and ice rinks, exhibition halls)	1 per 2 persons based on occupancy rating or facility design capacity

22.	Miniwarehouse	1 per 10 units
23.	Convenience retail	1 per 100 square feet gross floor area
24.	Retail sales and services(not listed)	Minimum: 1 per 250 square feet gross floor area (minimum 5) Maximum: 1 per 175 square feet gross floor area when building exceeds 70,000 square feet
25.	Single use retail sales and services (not listed), gross floor area over 100,000 square feet	Minimum: 1 per 300 square feet gross floor area Maximum: 1 per 175 square feet gross floor area

INDUSTRIAL USES		MINIMUM PARKING REQUIRED
1.	Custom manufacturing	1 per 300 square feet retail space plus 1 per employee on major shift
2.	Other manufacturing	2 per 3 employees or 1 per 2,000 square feet gross floor area whichever is greater.
3.	Storage, warehousing, wholesaling	1 per 1,000 square feet gross floor area up to 10,000 square then 1 per 2,000 square feet gross floor area above 10,000 square feet.

³ Plus 4 stacking spaces per drive up window.

⁴ a) 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.

(Code 1978, § 23.7(H); Ord. No. 07-02-04, 2-12-2007; Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007; Ord. No. 16-05-05, Exh. D, 5-23-2016; Ord. No. 18-08-06, Exh. B, 8-27-2018)

City (population)	Restaurant (food-beverage service type use) Off-Street Parking - Min. # Requirements	Parking Req. for 3,000 s.f. Rest. Type use (2K s.f. seating (133 occ.)/.1K s.f. kitchen area (5 occ.))
Grand Rapids	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	40 stalls 60 stalls 27 stalls
Albert Lea (18,165)	Restaurants = 1/5 seats	44 stalls
Alexandria (13,951)	Restaurants, Bars, and Taverns with sales and consumption on the premises = 1/3 seats based on maximum capacity	20 stalls
Andover (32,728)	Drive in establishment and convenience food = 1 space for each 150 square feet of gross floor area, but not less than 15 spaces Restaurants, cafes, private clubs serving food and/or drinks, bars, on sale nightclubs = 1 stall for every 2.5 seats.	53 stalls
Anoka (18,573)	Drive-in establishment and convenience food = One parking space for each 150 square feet of gross floor area, but not less than 15 spaces Restaurants, cafes, private clubs serving food and/or drinks, bars, or nightclubs = One space for each 40 square feet of gross floor area of dining and bar area and one additional space for each 80 square feet of kitchen area	20 stalls 63 stalls
Austin (25,589) Baxter (8,478)	Restaurants, taverns and nightclubs = one parking space for each 75 square feet of floor area Drive-through food establishment = 1 space per 15 square feet of gross area excluding kitchen and dining area, or based on total seat calculations like restaurants, or a minimum of 8 spaces where there is no interior ordering area, whichever is greater. Restaurants, cafes, bars, taverns, nightclubs = 1 space for each 2.5 seats for restaurant area; 1 space for each 2.0 seats in bar area	40 stalls 53 stalls
Bemidji (15,462)	Restaurants, Bars, Taverns or Cafes = One (1) space per three (3) seats based on maximum fixed seating design capacity for restaurants without liquor service, provided that drive-in restaurants shall have at least ten spaces.	44 stalls
Blaine (66,667)	Establishments handling the sale and consumption of food and refreshment on the premises = At least one (1) parking space for each one hundred (100) square feet of floor area.	30 stalls
Brainerd (13,732)	Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs = One (1) space for each forty (40) square feet of dining or bar area and one (1) space for each eighty (80) square feet of kitchen area. Restaurants, Fast Food = Fifteen (15) spaces per one thousand (1,000) square feet of gross floor area	63 stalls 45 stalls
Chanhassen (26,266)	Restaurant, cafe, nightclub, tavern or bar/ Fast-food: Without drive-thru = One space per 60 square feet of gross floor area. OR With drive-thru = One space per 80 square feet of gross floor area.	38 stalls
Cloquet (12,347)	Restaurants, Night Clubs, Clubs = One space for each 40 square feet of floor area of dining and bar area and one space for each 80 square feet of kitchen area.	63 stalls

Detroit Lakes (9,475)	Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, Taverns, Nightclubs = One (1) space for each forty (40) square feet of dining and bar area and one (1) space for each eighty (80) square feet of kitchen area. Drive-in Establishment and Convenience Food = One (1) space for each fifteen (15) square feet of gross floor area but not less than fifteen (15) spaces	63 stalls
Duluth (87,213)	Restaurant = 6.5 spaces per 1,000 sq. ft. of gross floor area	200 stalls? (*drive-in classification?)
Edina (52,535)	Restaurants (except within shopping centers) = Spaces equal in number to one-third the maximum seating capacity, plus one space for each employee on the major shift.	20 stalls 44 stalls +
Elk River (24,891)	Class II restaurant (counter service) = one parking space for each 40 square feet of indoor or outdoor customer area, but not less than six spaces, plus room to stack a minimum of five vehicles per drive-through lane.	50 stalls
Faribault (23,884)	Coffee shop with limited entertainment = 30% of building capacity	41 stalls
Farmington (22,880)	Restaurant, class II (counter/fast food service) = 1 per every 2 customers to maximum seating capacity	67 stalls
Fergus Falls (13,747)	Drive-in restaurants = shall have 20 parking spaces or one space for each 20 square feet of floor area, whichever is greater Restaurants, cafés, nightclubs, taverns or bars = shall have one parking space for each 100 square feet of floor area	150/100 (*drive-in classification) 30 stalls
Forest Lake (20,598)	Restaurant, cafe, bar, tavern, night club = One space for each 2.5 seats based on design capacity and 1 space per employee based on largest working shift or as determined by the business plan and approved by the city Restaurant, drive-in or take out = One space for each 15 square feet of floor area allocated to patron service and counter area, plus 1 space for every 2.5 seats based on design capacity	53 stalls + 53 stalls +
Mahtomedi (8,040)	Restaurant: fast food or carry out = 1 per 4 seats for sit-down, 1 per 50 sf GFA of building area for carry-out + 1 per employee at maximum shift	33 stalls/ 60 stalls +
Mankato (43,571)	Restaurant and Eating and Non-alcoholic Drinking Establishments = One (1) space per each four (4) seats, one (1) space for each two (2) employees on major shift, one (1) space for each delivery vehicle, and one (1) space for customer food pick-up	53 stalls +
Marshall (13,783)	Drinking or dining establishment, restaurant, bar = 1/ 50 S.F. of seating area or 1/4 seats, whichever is greater, plus 1/100 S.F. of kitchen and storage	50 stalls
Monticello (13,782)	Specialty Eating Establishments = 1.0 space for each two hundred (200) square feet/in downtown = one (1) space per three hundred fifty (350) square feet of floor space Restaurants Sit down/dining area = 1.0 space for each forty (40) square feet of gross floor area of dining and bar area Pick-up or Counter Area = 1.0 space for each fifteen (15) square feet of gross floor area but not less than fifteen (15) spaces Kitchen Area = 1.0 space for each eighty (80) square feet of kitchen area	15 stalls/9 stalls 50 stalls

Moorhead (44,522)	Drive-in and fast food restaurants = 1 parking space for each 75 square feet of gross floor area of service and dining area. Additionally, 100 feet of stacking space must be provided for each drive-through aisle Restaurants, cafes, private clubs serving food and/or drinks, bars, on-sale nightclubs = At least 1 space for each 75 square feet of floor area of dining and bar area	27 stalls 27 stalls
New Ulm (13,645)	Drive-in restaurant = Twenty parking spaces, or one space for each 20 square feet of floor area whichever is greater Restaurant, cafe, nightclub, tavern, or bar = One parking space for each 100 square feet of floor area	150 stalls (*drive-in classification) 30 stalls
Otsego (17,323)	Coffee/doughnut shop with or without drive through = 1 stall per 50 square feet Fast food restaurant with or without drive through = 1 stall per 70 square feet Restaurants, clubs, lodges, brewpubs, taprooms, tasting rooms = 1 stall per 40 square feet of dining area and 1 stall for each 80 square feet of kitchen area	60 stalls 43 stalls 63 stalls
Prior Lake (26,135)	Food Service = 1 parking space for each 25 sq. ft. of customer floor area Restaurants w/o liquor = 1 parking space for each 60 sq. ft. of customer floor area	80 stalls 33 stalls
Red Wing (16,522)	Drive-in and fast food restaurants = 1 space for each 100 square feet of usable floor area or 1 space for each 2 seats provide + stacking spaces.	30 or 66 stalls
Rosemount (24,324)	Restaurants, cafes, bars, cocktail rooms and taprooms /Drive-up Restaurants = 1 per 3 seats	44 stalls
Shakopee (41,506)	Restaurants (Class II) = 1 per 50 square feet of congregation area, plus 1 per 3 seats	44 stalls +
Stillwater (19,915)	Drive-in food establishments = One for each 100 square feet of gross floor area, with drive-through facility add ten stacking spaces for drive-in window, with a minimum of five spaces designated for the ordering station.	30 stalls
Waconia (13,124)	Fast food establishment, drive-in restaurant = One (1) space for each 35 square feet of gross floor area and an additional two (2) parking spaces shall be added for drive through service facilities Restaurants, cafes, bars, taverns, night clubs = One (1) space for every three seats based on design capacity	86 stalls + 44 stalls
White Bear Lake (25,458)	Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs = At least one (1) parking stall for every two and one-half (2.5) seats based on the maximum design capacity of the use. Drive-In Restaurant = At least one (1) parking space for each fifteen (15) square feet of gross floor area, but not less than fifteen (15) spaces (sit down eating area not included).	53 stalls 200 stalls (*drive-in classification)
Urban Land Institute (Dimensions of Parking – 2010)	Fast Food = 15 spaces per 1,000 sq. ft. of GFA.	45 stalls

**Drive-in classification, I assume to be comparable to the old A & W Drive in format (very limited customer space inside restaurant).*

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?



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	20-1103	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:	5/27/2020	In control:		In control:	Planning Commission
On agenda:	6/4/2020	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 PC Officers - 2020				

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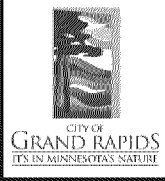
Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

Background Information:

Agenda Item was tabled at the March 5, 2020 meeting. 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: 3/5/2020
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 (1st Term), and Commissioner Goggin currently serving as the Vice Chairperson/Secretary (1st 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 March or April 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.	