

# **CITY OF GRAND RAPIDS**

*NOTICE OF MEETING  
PLANNING COMMISSION*



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

## **Meeting Agenda Full Detail**

**Thursday, March 5, 2020**

**4:00 PM**

**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**

20-0964 Approve the minutes of the February 6, 2020, 4:00 pm regular meeting.

**Attachments:** [February 6, 2020 Planning Commission Meeting Minutes](#)

**General Business**

20-0965 Consider a recommendation to the City Council regarding the vacation of public utility easements retained by the Village of Grand Rapids in June of 1938 through recorded document number 133666.

**Attachments:** [Easement Vacation Request: Staff Report w/Maps](#)  
[Easement Vacation Request: Staff Comments](#)  
[Easement Vacation Considerations](#)  
[Aurora Heights Vacation Request: Application](#)

20-0970 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:  
Thursday, April 2nd, 2020



CITY OF  
GRAND RAPIDS  
ITS IN MINNESOTA'S NATURE

# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 20-0964      **Version:** 1      **Name:** Approve the minutes of the February 6, 2020, 4:00 pm regular meeting.

**Type:** Minutes      **Status:** Approved

**File created:** 2/26/2020      **In control:** Planning Commission

**On agenda:** 3/5/2020      **Final action:**

**Title:** Approve the minutes of the February 6, 2020, 4:00 pm regular meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [February 6, 2020 Planning Commission Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
3/5/2020	1	Planning Commission		

Approve the minutes of the February 6, 2020, 4:00 pm regular meeting.

**Background Information:**

*See attached meeting minutes.*

**Staff Recommendation:**

Approve the minutes of the February 6, 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**

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Thursday, February 6, 2020

4:00 PM

Council Chambers

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### 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.**

**Approved As Presented**

### Approval of Minutes

Approve the minutes of the January 8, 2020, 4:00 pm regular meeting.

**Motion by Commissioner Johnson, second by Commissioner Hubbes to approve the minutes of the January 8, 2020 Regular Meeting. The following voted in favor thereof: Goggin, Johnson, Gothard, Hubbes, MacGregor. Opposed: None, passed unanimously.**

### Public Hearings

Conduct a Public Hearing to consider a recommendation regarding adoption of the amended Comprehensive Plan.

*Stephanie Falkers from SRF Consulting provided a power point presentation which touched on the chapters of the draft comprehensive plan and also the changes that had been made from the previous plan.*

**Motion by Commissioner Goggin, second by Commissioner Johnson to open the public hearing. The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes, Gothard. Opposed: None, passed unanimously.**

There was no public comment.

**Motion by Commissioner Goggin, second by Commissioner Hubbes to close the public hearing. The following voted in favor thereof: Gothard, Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.**

**Motion by Commissioner Johnson, second by Commissioner Goggin to forward a favorable recommendation regarding adoption of the Update Comprehensive Plan with one correction, Kelly Chandler's title be changed to Health and Human Services. The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes, Gothard. Opposed: None, passed unanimously.**

### **General Business**

Consider a recommendation to the City Council regarding the final plat of The Pillars.

*A preliminary plat entitled "The Pillars" was submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital, and filed with the City on December 6, 2019. The property included within the preliminary plat is 14.45 acres in area, including proposed right-of-way, and its location can generally be described as west of the Grand Itasca Clinic and Hospital, north of the Golf Course Road (Co. Rd. 23), and accessed from the west by way of the newly constructed 8th Street SW within the plat of Great River Acres.*

*At the regular meeting, on January 8, 2020, the Planning Commission took up consideration of the preliminary plat of The Pillars, conducted a public hearing, and made a recommendation to the City Council for its approval, contingent upon addressing several comments made by the staff review committee:*

- *Provide a street lighting plan for 8th St. SW prior to final plat approval.*
- *The Subdivision Agreement, to be considered at the final plat approval, shall incorporate a parkland dedication fee, in lieu of dedication of land and in accordance with Section 30-266.*

*The City Council, at their regular meeting on January 13, 2020, accepted the recommendation of the Planning Commission, and approved the preliminary plat as recommended by the Planning Commission.*

*The final plat documentation, in complete form, including conditions for approval of the preliminary plat having been addressed, was recently filed with the City, with the required recommendations of the review committee having been addressed. The plat petitioners are now requesting approval of the final plat of The Pillars.*

**Motion by Goggin, second by Johnson that the Planning Commission does hereby forward to the City Council a recommendation to approve the final plat of The Pillars, contingent upon:**

- **The execution of the associated Subdivision Agreement.**
- **In accordance with Minnesota Statute §§505.02, Subdivision 1, the Subdivider shall set survey monuments of a permanent character in the locations on the boundary of the subdivision, and within it, as required within 1 year of the filing and recording of the Plat.**

**The following voted in favor thereof: Gothard, Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.**

Consider a recommendation to the City Council regarding the rezoning of 5.8 acres of land from SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential-high density).

*Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital, filed an application for a Zoning Map Amendment with the City on January 8, 2020. The application requests the City's consideration of the rezoning of the following described property from its current SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density): \*pending Final Plat approval*

*Lot 2, Block 1, plat of The Pillars, Itasca County, Minnesota*

*The Zoning Map Amendment, if approved, would facilitate the completion of the purchase of the subject property by Oppidan Holdings, LLC, and ultimately the development of a 120-unit senior living community (independent living, assisted living, and memory care) providing: underground parking, a fitness center, theater room, pub/gathering room, salon and spa, chapel, roof deck and outdoor activity space.*

*In addition to the petitioned rezoning, staff recommends the Planning Commission consider an expansion of the Zoning Map Amendment request by including the Grand Rapids Economic Development Authority's (GREDA) parcel (Lot 1, Block 1, Great River Acres), outlined in red on maps #1 and #2, to SR-4 (Shoreland Multiple-family Residential- high density).*

*This expansion of SR-4 zoning to the petitioned parcel and the GREDA parcel would be consistent with both the 2011 Comprehensive Plan Future Land Use Map as well as the proposed 2020 Comprehensive Plan's Future Land Use Map recently recommended by the Steering Committee.*

*The City Council or the Planning Commission may, upon their own motion, initiate a request to amend the Zoning Ordinance text or the Official Zoning Map. If in considering the petitioned request, the Planning Commission desires to initiate and provide a recommendation to the City Council for a broader area of rezoning they can do so by their motion.*

**Motion by Commissioner Johnson, 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 rezoning of property, as petitioned by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital, and as expanded by the Planning Commission, legally described as (pending approval of final plat of The Pillars); Lot 2, Block 1, The Pillars, Itasca County, Minnesota and as shown in the maps presented here today, from the established SM (Shoreland Medical) to SR-4 (Shoreland Multiple-family Residential- high density);**

**AND**

**Lot 1, Block 1, Plat of Great River Acres, Itasca County, Minnesota and as shown in the maps presented here today, from the established combination of PU (Public Use)/SPU (Shoreland Public Use)/SR-1 (Shoreland One-Family Residential) to SR-4 (Shoreland Multiple-family Residential- high density), as recommended by the Comprehensive Plan.**

**Contingent on the following stipulation(s):**

- Final Plat approval of The Pillars

With the following considerations for both sites:

1. Will the change affect the character of neighborhoods?  
Why/Why not? The character will not change having an assisted living and for the GREDA parcel it would continue to expand the uses of the area.
2. Would the change foster economic growth in the community?  
Why/Why not? In the case of both sites yes it would encourage building and growth in the community.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?  
Why/Why not? Yes, for both sites it would optimize land use and encourage development consistent with the comprehensive plan.
4. Would the change be in the best interest of the general public?  
Why/Why not? Yes, there is a need for housing.
5. Would the change be consistent with the Comprehensive Plan?  
Why/Why not? Yes, it meets all the projected land use in the comprehensive plan.

The following voted in favor thereof: Johnson, MacGregor, Goggin, Hubbes, Gothard. Opposed: None, passed unanimously.

**Public Input**

**Miscellaneous\Updates**

**Adjourn**

Motion by Commissioner Goggin, second by Commissioner Johnson to adjourn the meeting a 5:04 p.m. The following voted in favor thereof: Gothard, Hubbes, Goggin, MacGregor, Johnson. Opposed: None, passed unanimously.

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# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

<b>File #:</b>	20-0970	<b>Version:</b>	1	<b>Name:</b>	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.
<b>Type:</b>	Agenda Item	<b>Status:</b>			General Business
<b>File created:</b>	2/28/2020	<b>In control:</b>			Planning Commission
<b>On agenda:</b>	3/5/2020	<b>Final action:</b>			
<b>Title:</b>	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Staff Report: Election of PC Officers- 2020</a>				

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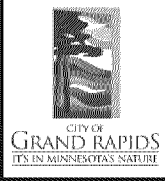
Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

**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

<b>Agenda Item # 3</b>	<b>Community Development Department</b>	<b>Date: 3/5/2020</b>
<b>Statement of Issue:</b>	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.	
<b>Background:</b>	<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 (1<sup>st</sup> Term), and Commissioner Goggin currently serving as the Vice Chairperson/Secretary (1<sup>st</sup> 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>	
<b>Considerations:</b>		
<b>Recommendation:</b>	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.	
<b>Required Action:</b>	Consider nominations to elect a Chairperson and Vice Chairperson/Secretary.	