

# 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 6, 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**

20-0908 Approve the minutes of the January 8, 2020, 4:00 pm regular meeting.

**Attachments:** [January 8, 2020 Planning Commission Meeting Minutes](#)

**Public Hearings**

20-0921 Conduct a Public Hearing to consider a recommendation regarding adoption of the amended Comprehensive Plan.

**Attachments:** [Comprehensive Plan Review: Staff Report & Rules for PH](#)  
[State Statute 462.355](#)  
[Hyperlink](#)

**General Business**

20-0917 Consider a recommendation to the City Council regarding the final plat of The Pillars.

**Attachments:** [Final Plat - The Pillars - Staff Report](#)  
[Final Plat](#)

20-0919 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).

**Attachments:** [The Pillars - Zoning Map Amendment Request: Staff Report](#)  
[Zoning Map Amendment: Area Zoning Maps \(1 & 2\)](#)  
[Zoning Map Amendment Considerations w/checklist](#)  
[Zoning Map Amendment Request: Application w/narrative & map](#)

**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:  
[Enter Date Here]*



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 20-0908      **Version:** 1      **Name:** Approve the minutes of the January 8, 2020, 4:00 pm regular meeting.

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

**File created:** 1/24/2020      **In control:** Planning Commission

**On agenda:** 2/6/2020      **Final action:**

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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [January 8, 2020 Planning Commission Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
2/6/2020	1	Planning Commission		

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

**Background Information:**

*See attached meeting minutes.*

**Staff Recommendation:**

Approve the minutes of the January 8, 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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Wednesday, January 8, 2020

4:00 PM

Council Chambers

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### Call To Order

### Call of Roll

- Present** 4 - Commissioner Susan Lynch, Chairperson Molly MacGregor, Commissioner Ted Hubbes, and Commissioner Betsy Johnson
- Absent** 3 - Vice Chair Patrick Goggin, Commissioner Mark Gothard, 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 Lynch, second by Commissioner Johnson to approve the regular agenda as presented. The following voted in favor thereof: Hubbes, Johnson, Lynch, MacGregor. Opposed: None, passed unanimously.**

### Approval of Minutes

Approve the minutes of the October 17, 2019, 4:30 pm regular/rescheduled meeting.

**Motion by Commissioner Lynch, second by Commissioner Hubbes to approve the minutes of the October 17, 2019 Regular Meeting. The following voted in favor thereof: Hubbes, MacGregor, Lynch, Johnson. Opposed: None, passed unanimously.**

### Public Hearings

Conduct a public hearing to consider the preliminary 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. (see attached location map) A complete legal description of the subject property is included with the preliminary plat documents.*

*The plat petitioner has indicated that the three proposed lots will be developed as*

follows:

- *Lot 1, Block 1: northern most lot (7.96 acres) will be retained by Grand Itasca Clinic and Hospital, also retaining the existing SM (Shoreland Medical) zoning designation. Future development and/or a request for a possible zoning change is undetermined at this time.*
- *Lot 2, Block 1: southern most lot (5.8 acres) will be purchased by Oppidan Holdings from Grand Itasca, and developed into 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. A Zoning Map Amendment request will be petitioned for this lot in the near future, requesting a change from the existing SM (Shoreland Medical) zoning designation to that of SR-4 (Shoreland Multi-family Residential-high density).*
- *Outlot A (.11 acres) ownership retained by Grand Itasca Clinic and Hospital and will serve as a storm water basin for a portion of the 8th Street SW runoff.*

*The plat area, part of Grand Itasca's greater 74 acre medical campus, is currently undeveloped, except for a non-motorized, multi-purpose trail crossing the northern one-third of the property, and was previously inaccessible for development prior to the platting of Great River Acres, and the extension of city infrastructure into the adjacent property.*

*The 2011 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of Medical Campus, which is consistent with the existing use of the eastern portion of the greater parcel owned by Grand Itasca. Properties to the west and south are shown as future Multi-family Residential. A future rezoning of a portion of the subject property from the currently established SPU (Shoreland Public Use) to a SR-4 designation to take place under separate petition. It should be noted that the boundaries for land uses, in the Future Land Use Map, are not precise and that the actual boundaries are intended to be shaped by market conditions, demographic changes, and economic events that occur over the life of the Comprehensive Plan.*

*The staff review committee, consisting of the Director of Public Works/City Engineer, Fire Chief, Grand Rapids PUC, Director of Parks and Recreation, and Community Development Department, has reviewed the preliminary plat for technical standards and found that it substantially complies with the City's subdivision requirements. However, there are a few comments identified by the review committee that should be addressed. Those items are as follows: (various items have already been addressed on the preliminary plat, prior to the Public Hearing)*

- *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.*

*Additionally, the preliminary plat was circulated to the Commissioner of the MN DNR, as required by MN Shoreland Rules.*

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

Shannon Rusk, 4521 Lyndale Ave, Minneapolis a representative for the developer answered questions regarding the project.

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

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 preliminary plat of The Pillars; (Contingent upon the applicant making the following corrections/clarifications):

- Those changes suggested by the Review Committee

With the following considerations:

1. Has there been a change in the development policies of the community? No, the development policies have been consistent.
2. Was there a mistake in the original zoning ordinance?  
No, there was not a mistake in the zoning ordinance.
3. Is the Zoning Ordinance up to date?  
Yes, the Zoning Ordinance is up to date.
4. Is the proposed subdivision compatible with adjacent land uses?  
Yes, it fits in with the school, residential and medical uses.
5. Will the proposed subdivision cause undue traffic congestion?  
No, that was taken into consideration when the new streets were built.
6. Will the proposed subdivision affect public utilities?  
Yes, they will build a new storm water pond.
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare? No, it will add to the public health and welfare.
8. Will the proposed subdivision impede orderly development of other property in the area? No, there is still developable land available.
9. Will the proposed subdivision cause a decrease in value of adjacent property? No, due to the development it should increase the value.
10. Will the proposed subdivision increase tax revenues?  
Yes, the development will increase the tax base.
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities? No, it has taken recreational opportunities into consideration.
12. Is the proposed subdivision consistent with the Comprehensive Plan?  
Yes, it is consistent with the Comprehensive Plan.

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

Conduct a Public Hearing to consider a variance petition submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.

*Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital have applied for one variance, which if granted, would allow for the construction of a four story, 120-unit senior living community building having an average building height to the mid-point of the roof of 50 ft. 4 inches on property currently the subject of a preliminary plat/subdivision petition.*

*The subject property (in its current form) is 36.8 acres in area, but is part of a preliminary plat application which will subdivide the parent parcel into approximately 14.45 acres (3 lots: plat of The Pillars), and the remaining and unplatted 22.35 acres staying attached to the Grand Itasca Clinic and Hospital campus. The property is currently located within a SM (Shoreland Medical) zoning district (subject to a future rezoning request) and legally described as:*

*DESCRIPTION OF PROPOSED PARCEL Subject to Variance Request (future: Lot 2, Block 1, Plat of The Pillars, Itasca County, Minnesota):*

*That part of the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼), Section Thirty (30), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, less the South 250 feet of the West 347 feet thereof, according to the United States Government Survey thereof, Itasca County, Minnesota, lying within the following described figure:*

*BEGINNING at the Northwest Corner of the said NE ¼ of the NE ¼, thence North 88 degrees 42 minutes 05 seconds East, along the north line of the said NE ¼ of the NE ¼, a distance of 695.68 feet; thence South 1 degree 17 minutes 55 seconds East a distance of 664.15 feet; thence South 59 degrees 09 minutes 58 seconds West a distance of 377.00 feet; thence South 57 degrees 10 minutes 33 seconds West a distance of 160.00 feet; thence South 35 degrees 59 minutes 01 second West a distance of 174.63 feet to the north line of the said South 250 feet of the West 347 feet; thence South 88 degrees 54 minutes 03 seconds West, along said north line, a distance of 160.59 feet to the west line of said NE ¼ of the NE ¼, thence North 00 degrees 34 minutes 33 seconds East, along said west line, a distance of 1072.62 feet to the Point of Beginning and there terminating.*

*Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital have requested the Planning Commission's consideration of one variance from Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts.*

*The requested variance, if approved, would allow for the construction of a four story, 120-unit senior living community building. As proposed, the residential structure would have an average building height to the mid-point of the roof of 50 ft. 4 inches, exceeding the 45 ft. maximum building height allowed within a SR-4 (Shoreland Multiple-Family Residential- high density) zoned district by 5 ft. 4 inches. (future rezoning of a portion of the subject property from the currently established SPU (Shoreland Public Use) to a SR-4 designation to take place under separate petition)*



*The applicant, within the variance petition, cites a need for the proposed 4-story building in order to maximize density and maintain a cohesive building design and placement for the proposed development, while creating an inviting outdoor space that fits the look and feel of the neighborhood, all while working with the sites unique topography, as several reasons for the variance request.*

*The construction of a four story, 120-unit senior living community building having an average building height to the mid-point of the roof of 50 ft. 4 inches, as proposed, would require the Planning Commission’s approval of one variance.*

*1. Section 30-512 Table 17C-2 of the Municipal Code, which lists District Development Regulations for Principal Structures (setbacks/lot coverage/building height) within Shoreland Districts, and establishes a 45 ft. maximum building height for principal structures within a SR-4 zoning district.*

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

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

**Motion by Lynch, second by Hubbes that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby grant the following variance to Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital for the property legally described above/within Staff Report;**

- **to allow a one-time waiver of the requirements of Section 30-512 Table 17C-2 of the Municipal Code for the construction of a four story, 120-unit senior living community building which would have an average building height to the mid-point of the roof of 50 ft. 4 inches, exceeding the 45 ft. maximum building height allowed within a SR-4 (Shoreland Multiple-Family Residential- high density) zoned district by 5 ft. 4 inches, as depicted in the variance application submitted by Oppidan Holdings, LLC, and property owner, Grand Itasca Clinic and Hospital.**

**and that the following condition(s) shall apply:**

- **The variance applies to Lot 2, Block 1, Plat of the Pillars (upon completion of subdivision process).**
- **The variance approval is contingent on the subject property being successfully rezoned from the current SM (Shoreland Medical) to SR-4 (Shoreland Multiple-Family Residential- high density)**

**With the following considerations:**

- 1. Is this an “Area” variance rather than a “Use” variance?  
This is an area variance.**
- 2. Does the proposal put property to use in a reasonable manner?  
Why/Why not- Yes, it ties in with the Comprehensive Plan.**

3. Is the owner's plight due to circumstances which are unique to the property and

which are not self-created by the owner? Why/Why not- It unique in that it is a smaller lot and they are trying to maximize the space they have, however they could choose not to build as big.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not- Yes, they are shifting it away from the property line in order not impede neighboring properties.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not- No, it will be consistent with the development in the area.

6. Is the variance consistent with the comprehensive plan?

Why/Why not- Yes, it is consistent with the Comprehensive Plan.

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

**General Business**

Consider a recommendation to the City Council regarding the rezoning of 7.3 acres of land from PU (Public Use) to R-4 (Multiple-family Residential- high density).

*Aurora Heights LLLP, co-signed by the City of Grand Rapids (property owner of record), filed an application for a Zoning Map Amendment with the City on December 2, 2019. The application requests the City's consideration of the rezoning of the following described property (former Riverview Elementary School site) from its current PU (Public Use) designation to that of R-4 (Multiple-family Residential- high density):*

*Lots 1-10, Block 11, GARLAND'S ADDITION TO GRAND RAPIDS, including adjoining vacated south half of Sixth Street SE and adjoining vacated west half of Third Avenue SE;*

*AND*

*All lands depicted within that parcel of land labeled "South Side School", CORRECTED PLAT OF GARLAND'S ADDITION TO GRAND RAPIDS, according to the recorded plat thereof, Itasca County, Minnesota, said lands being also known as:*

*Lots 1-10, Block 3, GARLAND'S ADDITION TO GRAND RAPIDS, including adjoining vacated west half of Third Avenue SE and adjoining vacated north half of Fifth Street SE;*

*AND*

*Lots 1-10, Block 4, GARLAND'S ADDITION TO GRAND RAPIDS, including adjoining vacated east half of Third Avenue SE and adjoining vacated north half of Fifth Street SE;*

*AND*

*Lots 1-10, Block 7, GARLAND'S ADDITION TO GRAND RAPIDS, including adjoining vacated west half of Third Avenue SE and adjoining vacated north half of Sixth Street SE;*

*AND*

*Lots 1-9, Block 8, GARLAND'S ADDITION TO GRAND RAPIDS, including adjoining vacated east half of Third Avenue SE, all according to the recorded plat thereof, Itasca County, Minnesota*

*The petition submitted by Aurora Heights LLLP, involves 7.3 acres of land (former Riverview Elementary School site – closed in 2005, demo'd in 2010), and is generally located south of 4th Street SE, north of 7th Street SE (see map #1). Map #1 illustrates the subject property in relation to the existing zoning in the area: PU (Public Use) adjacent to the east, R-2 (One and Two-Family Residential) to the north and west, and a combination of R-1 and PU to the south. Additionally, the Airport Safety Zone "B" for Runway 16-34 slightly impacts the northeast corner of the subject properties.*

*The Zoning Map Amendment, if approved, would facilitate the completion of the purchase of the subject property by Aurora Heights LLLP, and ultimately the development of 56-units of affordable housing, having a mixture of apartment style housing and townhome style housing.*

**Motion by Commissioner Lynch, 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 Aurora Heights LLLP, and co-signed by the City of Grand Rapids (property owner of record), described within the Staff Report and as shown in the maps presented here today, from the current PU (Public Use) zoning designation to that of R-4 (Multiple-family Residential- high density);**

**With the following considerations:**

- 1. Will the change affect the character of neighborhoods?  
Why/Why not? Yes, it will fit in well with the surrounding neighborhood.**
- 2. Would the change foster economic growth in the community?  
Why/Why not? Yes, there is a need for more housing.**
- 3. Would the proposed change be in keeping with the spirit and intent of the ordinance?  
Why/Why not? Yes, it is consistent with the spirit and intent of the ordinance.**
- 4. Would the change be in the best interest of the general public?  
Why/Why not? Yes, it will tie together the surrounding neighborhoods.**
- 5. Would the change be consistent with the Comprehensive Plan?  
Why/Why not? Yes, it is.**

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

**Public Input**

**Miscellaneous\Updates**

**Adjourn**

**Motion by Commissioner Lynch, second by Commissioner Johnson to adjourn the meeting at 5:05 p.m. The following voted In favor thereof: Lynch, Hubbes, MacGregor, Johnson. Opposed: None, passed unanimously.**



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

<b>File #:</b>	20-0921	<b>Version:</b>	1	<b>Name:</b>	Conduct a Public Hearing to consider a recommendation regarding adoption of the amended Comprehensive Plan.
<b>Type:</b>	Public Hearing	<b>Status:</b>			PC Public Hearing
<b>File created:</b>	1/30/2020	<b>In control:</b>			Planning Commission
<b>On agenda:</b>	2/6/2020	<b>Final action:</b>			
<b>Title:</b>	Conduct a Public Hearing to consider a recommendation regarding adoption of the amended Comprehensive Plan.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Comprehensive Plan Review: Staff Report &amp; Rules for PH</a> <a href="#">State Statute 462.355</a> <a href="#">Hyperlink</a>				

Date	Ver.	Action By	Action	Result
2/6/2020	1	Planning Commission		

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

**Background Information:**

*See attached Staff Report and Draft Comprehensive Plan.*

*FINAL DRAFT "GROW Grand Rapids" 2040 Comprehensive Plan document available at below link to Update Project Web Page*

**Staff Recommendation:**

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



# Planning Commission Staff Report

<b>Agenda Item #2</b>	<b>Community Development Department</b>	<b>Date: 2/6/2020</b>
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider a recommendation regarding adoption of the amended Comprehensive Plan.	
<b>Background:</b>	<p>One of the primary responsibilities of the City in its role as a planning agency is to prepare, review, and periodically amend the City's Comprehensive Plan.</p> <p>A Comprehensive Plan identifies a community's desired future, looking out 20 years, or in this case, the Grand Rapids of 2040. The desired future is described with a future land use map and supporting written goals and policies. Plans typically have three important parts –background information to define our current condition or “where are we now,” maps and goals to define the “desired future condition,” and a set of implementation actions to bridge between the “where are we now” and the “desired future.”</p> <p>As the guide for community development, the comprehensive plan influences many decisions. The comprehensive plan will:</p> <ul style="list-style-type: none"> <li>• Lead to modifications in the City Zoning Ordinance and other land use controls</li> <li>• Influence the form, pace and location of new development.</li> <li>• Guide City investment in roads, utilities and parks</li> <li>• Help determine the need for City involvement in economic development and housing.</li> </ul> <p>To summarize, the comprehensive plan is a principal point of reference for many decisions made by the City Council and their various boards and commissions.</p> <p>Stephanie Falkers, Project Manager for SRF Consulting, will provide an overview of the revised Comprehensive Plan which has been prepared by the appointed Steering Committee over the past year.</p> <p>In accordance with State statute and the Zoning Ordinance, the Planning Commission must conduct this public hearing before making their recommendation to the City Council regarding adoption of the Comprehensive Plan.</p>	
<b>Required Action:</b>	<ul style="list-style-type: none"> <li>• Upon hearing testimony from all those wishing to speak or submit written comments during the Public Hearing portion of this item, move to close that portion the hearing and enter into Planning Commission discussion.</li> <li>• Entertain and act on any motions put on to the floor for amendments</li> </ul>	

	<p>to the draft Comprehensive Plan, as it has been presented.</p> <p><b>Make a motion to forward a favorable recommendation regarding adoption of the Updated Comprehensive Plan with any approved recommended amendments.</b></p>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• MN Statute 462.355</li><li>• DRAFT Comprehensive Plan</li></ul>



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

## Grand Rapids Planning Commission

*Grand Rapids, MN – City Hall*

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### **RULES FOR A PUBLIC HEARING**

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairperson will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.

**462.355 ADOPT, AMEND COMPREHENSIVE PLAN; INTERIM ORDINANCE.**

Subdivision 1. **Preparation and review.** The planning agency shall prepare the comprehensive municipal plan. In discharging this duty the planning agency shall consult with and coordinate the planning activities of other departments and agencies of the municipality to insure conformity with and to assist in the development of the comprehensive municipal plan. In its planning activities the planning agency shall take due cognizance of the planning activities of adjacent units of government and other affected public agencies. The planning agency shall periodically review the plan and recommend amendments whenever necessary. When preparing or recommending amendments to the comprehensive plan, the planning agency of a municipality located within a county that is not a greater than 80 percent area, as defined in section 103G.005, subdivision 10b, must consider adopting goals and objectives that will protect open space and the environment. When preparing or recommending amendments to the comprehensive plan, the planning agency must consider (1) the location and dimensions of airport safety zones in any portion of the municipality, and (2) any airport improvements identified in the airport's most recent approved airport layout plan.

Subd. 1a. **Update by metropolitan municipalities.** Each municipality in the metropolitan area, as defined in section 473.121, subdivision 2, shall review and update its comprehensive plan and fiscal devices and official controls as provided in section 473.864, subdivision 2.

Subd. 2. **Procedure to adopt, amend.** The planning agency may, unless otherwise provided by charter or ordinance consistent with the municipal charter, recommend to the governing body the adoption and amendment from time to time of a comprehensive municipal plan. The plan may be prepared and adopted in sections, each of which relates to a major subject of the plan or to a major geographical section of the municipality. The governing body may propose the comprehensive municipal plan and amendments to it by resolution submitted to the planning agency. Before adopting the comprehensive municipal plan or any section or amendment of the plan, the planning agency shall hold at least one public hearing thereon. A notice of the time, place and purpose of the hearing shall be published once in the official newspaper of the municipality at least ten days before the day of the hearing.

Subd. 3. **Adoption by governing body.** A proposed comprehensive plan or an amendment to it may not be acted upon by the governing body until it has received the recommendation of the planning agency or until 60 days have elapsed from the date an amendment proposed by the governing body has been submitted to the planning agency for its recommendation. Unless otherwise provided by charter, the governing body may by resolution adopt and amend the comprehensive plan or portion thereof as the official municipal plan upon such notice and hearing as may be prescribed by ordinance. Except for amendments to permit affordable housing development, a resolution to amend or adopt a comprehensive plan must be approved by a two-thirds vote of all of the members. Amendments to permit an affordable housing development are approved by a simple majority of all of the members. For purposes of this subdivision, "affordable housing development" means a development in which at least 20 percent of the residential units are restricted to occupancy for at least ten years by residents whose household income at the time of initial occupancy does not exceed 60 percent of area median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development, and with respect to rental units, the rents for affordable units do not exceed 30 percent of 60 percent of area median income, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development.

Subd. 4. **Interim ordinance.** (a) If a municipality is conducting studies or has authorized a study to be conducted or has held or has scheduled a hearing for the purpose of considering adoption or amendment of a comprehensive plan or official controls as defined in section 462.352, subdivision 15, or if new territory for which plans or controls have not been adopted is annexed to a municipality, the governing body of the municipality may adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of



protecting the planning process and the health, safety and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit any use, development, or subdivision within the jurisdiction or a portion thereof for a period not to exceed one year from the date it is effective.

(b) If a proposed interim ordinance purports to regulate, restrict, or prohibit activities relating to livestock production, a public hearing must be held following a ten-day notice given by publication in a newspaper of general circulation in the municipality before the interim ordinance takes effect.

(c)(1) A statutory or home rule charter city may adopt an interim ordinance that regulates, restricts, or prohibits a housing proposal only if the ordinance is approved by majority vote of all members of the city council.

(2) Before adopting the interim ordinance, the city council must hold a public hearing after providing written notice to any person who has submitted a housing proposal, has a pending housing proposal, or has provided a written request to be notified of interim ordinances related to housing proposals. The written notice must be provided at least three business days before the public hearing. Notice also must be posted on the city's official website, if the city has an official website.

(3) The date of the public hearing shall be the earlier of the next regularly scheduled city council meeting after the notice period or within ten days of the notice.

(4) The activities proposed to be restricted by the proposed interim ordinance may not be undertaken before the public hearing.

(5) For the purposes of this paragraph, "housing proposal" means a written request for city approval of a project intended primarily to provide residential dwellings, either single family or multi-family, and involves the subdivision or development of land or the demolition, construction, reconstruction, alteration, repair, or occupancy of residential dwellings.

(d) The period of an interim ordinance applicable to an area that is affected by a city's master plan for a municipal airport may be extended for such additional periods as the municipality may deem appropriate, not exceeding a total additional period of 18 months. In all other cases, no interim ordinance may halt, delay, or impede a subdivision that has been given preliminary approval, nor may any interim ordinance extend the time deadline for agency action set forth in section 15.99 with respect to any application filed prior to the effective date of the interim ordinance. The governing body of the municipality may extend the interim ordinance after a public hearing and written findings have been adopted based upon one or more of the conditions in clause (1), (2), or (3). The public hearing must be held at least 15 days but not more than 30 days before the expiration of the interim ordinance, and notice of the hearing must be published at least ten days before the hearing. The interim ordinance may be extended for the following conditions and durations, but, except as provided in clause (3), an interim ordinance may not be extended more than an additional 18 months:

(1) up to an additional 120 days following the receipt of the final approval or review by a federal, state, or metropolitan agency when the approval is required by law and the review or approval has not been completed and received by the municipality at least 30 days before the expiration of the interim ordinance;

(2) up to an additional 120 days following the completion of any other process required by a state statute, federal law, or court order, when the process is not completed at least 30 days before the expiration of the interim ordinance; or

(3) up to an additional one year if the municipality has not adopted a comprehensive plan under this section at the time the interim ordinance is enacted.

**History:** 1965 c 670 s 5; 1976 c 127 s 21; 1977 c 347 s 68; 1980 c 566 s 24; 1983 c 216 art 1 s 67; 1985 c 62 s 1,2; 1995 c 176 s 4; 2004 c 258 s 1; 2005 c 41 s 17; 1Sp2005 c 1 art 1 s 91; 2008 c 297 art 1 s 59; 2010 c 347 art 1 s 24; 2017 c 94 art 11 s 3; 1Sp2019 c 3 art 3 s 109



FRIDAY, 13 MARCH, 2020  
420 N. POKEGAMA AVENUE  
CITY HALL: 218-326-7600

	Your Government	Residents	Visitors	Maps	Doing Business
Engineering & Public Works		Parks & Recreation		Public Safety	

## City Comprehensive Plan Update Project

**Project Updates:** City Council Public Hearing on February 24, 2020 - 5:30 pm

**NEW: FINAL DRAFT "GROW Grand Rapids" 2040 Comprehensive Plan available for review. (see below links)**

For more information on the remainder of the Comprehensive Plan Update Project schedule, and future opportunities to participate in the update process: [GROW Grand Rapids Schedule](#)

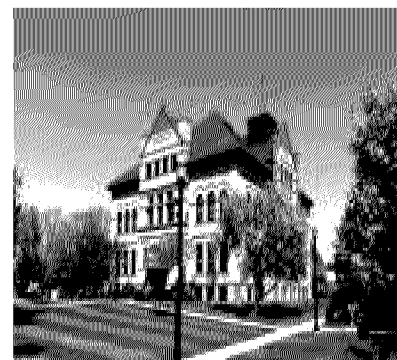
FINAL DRAFT for public review and comment:

- FINAL DRAFT: Grow Grand Rapids - Chapters 1 -3
- FINAL DRAFT: Grow Grand Rapids - Chapter 4 Land Use
- FINAL DRAFT: Grow Grand Rapids - Chapter 5 Housing
- FINAL DRAFT: Grow Grand Rapids - Chapters 6 & 7
- FINAL DRAFT: Grow Grand Rapids - Chapters 8 & 9
- Appendix A - Maps
  - Maps: Figures 4.3 - 7.2
  - Maps: Figures 7.3 - 7.5
  - Maps: Figures 8.1 - 8.9
  - Maps: Figures 9.1 - 9.5
- Appendix B - Public Engagement Summary



CITY OF  
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### Historic Central School Info



### City Calendar

Community engagement is a key component of the Comprehensive Plan update. The goals and recommendations developed within the Plan will be derived from the input received by residents throughout the process. **Check back for updates!**

### Steering Committee Meeting Agenda's:

- Agenda Meeting #1 - January 15, 2019
- Agenda Meeting #2 - February 27, 2019
- Agenda Meeting #3 - June 20, 2019
- Agenda Meeting #4 - September 11, 2019
- Agenda Meeting #5 - December 4, 2019
  - Meeting #5 PowerPoint Presentation
- Agenda Meeting #6 - January 21, 2020

### What is a Comprehensive Plan?

Minnesota law enables cities to adopt a “comprehensive” plan to guide economic development, transportation, and land use actions. The comprehensive plan is a policy document rather than an ordinance or law, but provides the legal foundation for the city’s ordinances, programs, and capital investment plans.

A Comprehensive Plan identifies a community’s desired future, looking out 20 years, or in this case, the Grand Rapids of 2040. The desired future is described with a future land use map and supporting written goals and policies. Plans typically have three important parts –background information to define the “what is,” maps and goals to define the “desired future condition,” and a set of implementation actions to bridge between the “what is” and the “desired future.”

### The Existing Comprehensive Plan

In July of 2011, the City of Grand Rapids adopted an updated Comprehensive Plan, after a yearlong process of background studies, engaging residents and businesses, and detailed discussion. Since adoption, many 2011 Plan goals have been achieved, including public investment in new street connections, new economic development projects and initiatives, and additional planning efforts such as the Arts and Culture Roadmap and an updated Parks and Trails Master Plan.

Changing situations, however, diminish the importance of some Plan goals, and new challenges and opportunities, not envisioned during the creation of the 2011 Plan, are arising. Has there been a change in the community’s vision of an ideal future or the core community values that drive that vision. Should the current and desired future socioeconomic environment change

[View Full Calendar](#)

- 17**  
**MAR**

**Pokegama Golf Course Board Meeting**  
 Starts: 03/17/20  
 07:00am
- 23**  
**MAR**

**City Council Meeting**  
 Starts: 03/23/20  
 05:00pm
- 07**  
**APR**

**Arts and Culture Commission Meeting**  
 Starts: 04/ 7/20  
 03:45am
- 13**  
**APR**

**City Council Meeting**  
 Starts: 04/13/20  
 05:00pm
- 15**  
**APR**

**Public Utilities Commission Meeting**  
 Starts: 04/15/20  
 04:00pm
- 21**  
**APR**

**Pokegama Golf Course Board Meeting**  
 Starts: 04/21/20  
 07:00am

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### Popular Articles

- [Building Permits, Code & Inspections](#)
- [Animal Control / Pet Licenses](#)
- [K9 Patrol](#)
- [Grand Rapids Police Department D.A.R.E.Program](#)

### More Articles



#### Burning Permits

Open Burning / Burning Permits are issued for

the City’s long-term priorities? What actions should be taken to achieve the vision and is the City situated to sustain its resources - community, economy, and natural – over the long term?

### What happens, and how can I be involved?

The Comprehensive Plan update will take place over 9-10 months. The City will hold two public meetings, to present draft maps, policies and other work for public input, as well as a final comment meeting. In addition to public meetings, the City intends to conduct a public survey, and conduct a series of community engagement discussions to get detailed input on issue identification and community vision, values, and redevelopment/growth area preferences.

The City Council has appointed a Comprehensive Plan Steering Committee to serve as advisors to the Planning Commission and the City Council and to be the decision-making body for creating a draft Plan.

The structure of the Comprehensive Plan Steering Committee is intended to ensure a wide representation of interests. The Steering Committee represents the following interests:

- Business- Manufacturing Representative (1)
- Business- Downtown Retail/Service Representative (1)
- Business- Non-downtown Retail/Service Representative (1)
- Builder/Developer Representative (1)
- Tourism/Hospitality Industry Representative (1)
- Social Services Representative (1)
- Housing Representative (1)
- Health Care Industry Representative (1)
- Education Representative (1)
- Residential Representatives (4- residents/one from each quadrant of town)

In addition to these volunteer appointments, the Steering Committee will have two representatives from the Planning Commission and two City Council representatives. The Grand Rapids EDA will provide oversight and guidance in the development of the economic development element of the plan.

For more information on the project, contact Rob Mattei, Director of Community Development, City of Grand Rapids, 218-326-7601.

## Are You Looking For...

### PUBLIC SAFETY

▣ Identity Theft Information

### ADMINISTRATION

▣ Employment Opportunities

piled materials such as...



### Grand Rapids Retail Market Study Released

With technical assistance provided by the University of Minnesota Extension, the Grand...



### University of Minnesota study reveals economic impact of IRA Civic Center

The University of Minnesota Extension's Tourism Center found that the IRA Civic...

- Missing Person/Runaway Form
- Animal Control
- Burning Permits
- Crime Victim Rights

## GOVERNMENT

- City Council
- Boards & Commissions
- Getting Involved

## LIBRARY

- Library Home Page
- Search the Catalog

## COMMUNITY PLANNING

- Building Permits
- Special Assessments
- Municipal Code

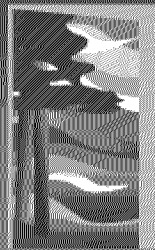
## RECREATION

- Parks & Trails
- IRA Civic Center

## IT'S IN MINNESOTA'S NATURE

*For those seeking the ideal  
balance of community and  
wilderness*

*Grand Rapids and Itasca  
County are in the middle of  
the Minnesota north woods  
where the nature of the  
community reflects and  
complements the splendor  
and strength of the outdoors  
so priorities are in their  
natural order and  
perspective remains fresh.*



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