

# **CITY OF GRAND RAPIDS**

*NOTICE OF MEETING  
PLANNING COMMISSION*



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

## **Meeting Agenda Full Detail**

**Tuesday, July 9, 2019**

**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**

19-0423 Approve the minutes of the June 6, 2019, 4:00 pm meeting.

**Attachments:** June 6, 2019 Planning Commission Meeting Minutes

**General Business**

19-0424 Consider a recommendation to the City Council regarding the final plat of Rebound Commercial Addition.

**Attachments:** Staff Report: Rebound Commercial Add. - Final Plat  
Final Plat: Rebound Commercial Addition

**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:  
August 1, 2019*



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 19-0423      **Version:** 1      **Name:** Approve the minutes of the June 6, 2019, 4:00 pm meeting.

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

**File created:** 6/25/2019      **In control:** Planning Commission

**On agenda:** 7/9/2019      **Final action:**

**Title:** Approve the minutes of the June 6, 2019, 4:00 pm meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [June 6, 2019 Planning Commission Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
7/9/2019	1	Planning Commission		

Approve the minutes of the June 6, 2019, 4:00 pm meeting.

**Background Information:**

*See attached draft meeting minutes.*

**Staff Recommendation:**

Approve the minutes of the June 6, 2019, 4:00 pm 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, June 6, 2019

4:00 PM

Grand Rapids Area Library

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### Call To Order

### Call of Roll

- Present** 4 - Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Mark Gothard, and Commissioner Ted Hubbes
- Absent** 3 - Commissioner Susan Lynch, Commissioner Lester Kachinske, and Commissioner Betsy Johnson

**Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.**

### Approval of Minutes

Approve the minutes of the May 2, 2019, 4:00 pm meeting.

**Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes of the May 2, 2019 regular meeting. The following voted in favor thereof: Goggin, Gothard, Hubbes, MacGregor. Opposed: None, passed unanimously.**

### General Business

Preliminary review of Lakewood Estates First Addition Planned Unit Development (PUD).

*Community Development Specialist Trast provided the staff report.*

*Dr. Dan Margo, on behalf of Horseshoe Properties LLC., recently submitted a letter to the Planning Commission, requesting a meeting involving a preliminary review of a proposed Planned Unit Development (PUD) entitled "Lakewood Estates First Addition". This required initial step in the PUD process, is intended to allow the Planning Commission and proposer an opportunity to discuss the potential for PUD approval, and to provide the Planning Commission an opportunity to preliminarily evaluate the PUD plan's level of consistency with City plans.*

*The total area of the subject property is 5 acres, and the tract is legally described as: Lots 5-10, Block 3, Plat of Lakewood Heights. The subject property is located within an R-3 (Multi-Family Residential- medium density), with the exception of the eastern most lot, which is within an R-1 (One-Family Residential) zoning district. Proposed*

uses within the PUD are that of eight single-family residential homes, which would cooperate in "an association" for lawn care and snow removal services.

Staff has reviewed the preliminary plat drawing of Lakewood Estates First Addition PUD, and, given the level of detail within the sketch, can provide the following initial observations:

- Section 30-703(a)(3) stipulates that a PUD conveys no right to the use of land other than is permitted by the underlying zoning district. The PUD proposes one-family residential units, and, with single-family detached listed in Table 1, Section 30-512 as a use that is permitted by right in R-3 & R-1 districts, there is no overall issue with the planned proposed use.
- One of the listed intents/benefits of using the PUD process is preservation of open space and natural features. The proposed layout plan depicts the clustering of units 5-8, sharing a common driveway, and individually connecting to a single sanitary sewer and water extension. As proposed, this layout preserves 45% of the site for open space, which appears to be consistent with the intent of the PUD process.
- Through the PUD process, new utility easements shall be granted to the City, with feedback provided from the Staff Review committee. \*Easements dedicated within the plat of Lakewood Heights Addition, will be vacated through the PUD process.

Dr. Dan Margo addressed the Planning Commission and provided information on the reason he applied for the PUD. He is hoping to have everything approved so construction can start this summer.

## Public Input

## Miscellaneous\Updates

## Adjourn

**Motion by Commissioner Goggin, second by Commissioner Hubbes to adjourn the meeting at 4:35 p.m. The following voted in favor thereof: MacGregor, Gothard, Hubbes, Goggin. Opposed: None, passed unanimously.**



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 19-0424      **Version:** 1      **Name:** Consider a recommendation to the City Council regarding the final plat of Rebound Commercial Addition.

**Type:** Agenda Item      **Status:** General Business

**File created:** 6/26/2019      **In control:** Planning Commission

**On agenda:** 7/9/2019      **Final action:**

**Title:** Consider a recommendation to the City Council regarding the final plat of Rebound Commercial Addition.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Staff Report: Rebound Commercial Add. - Final Plat](#)  
[Final Plat: Rebound Commercial Addition](#)

Date	Ver.	Action By	Action	Result
7/9/2019	1	Planning Commission		

Consider a recommendation to the City Council regarding the final plat of Rebound Commercial Addition.

**Background Information:**

*See attached Staff Report and Background Information.*

**Staff Recommendation:**

Consider a recommendation to the City Council regarding the final plat of Rebound Commercial Addition.



# Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 7/9/2019
<b>Statement of Issue:</b>	Consider a recommendation to the City Council regarding the final plat of Rebound Commercial Addition.	
<b>Background:</b>	<p>A preliminary plat entitled Rebound Commercial Addition was submitted by the planning firm: LJA (Lightowler-Johnson Associates) on behalf Rebound Hospitality (property owners Grand Rapids Sawmill Redevelopment, LLC, and Big Ten Real Estate, LLC). The property included within the preliminary plat is approximately 10.46 acres in area, including proposed right-of-way, and is located on the former Sawmill Inn property (2301 S US HWY 169).</p> <p>At the regular meeting, on May 2, 2019, the Planning Commission took up consideration of the preliminary plat of Rebound Commercial Addition, conducted a public hearing, and made a recommendation to the City Council for its approval, contingent upon addressing several recommendations (<i>some of which were more design related</i>) made by the staff review committee.</p> <p>The City Council, at their regular meeting on May 13, 2019, accepted the recommendation of the Planning Commission, and approved the preliminary plat as recommended by the Planning Commission.</p> <p>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 Rebound Commercial Addition.</p>	
<b>Considerations:</b>	The final plat documents are in order and appear to be consistent with the preliminary plat previously approved by the Planning Commission and the City Council.	
<b>Recommendation:</b>	That the Planning Commission reviews the final plat of Rebound Commercial Addition, and forward a favorable recommendation to the City Council.	
<b>Required Action:</b>	<p>Pass a motion forwarding a recommendation to the City Council for approval of the final plat.</p> <p><u>Example Motion:</u> Motion by _____, second by _____ that the Planning Commission does hereby forward to the City Council a recommendation to <b>approve</b> the final plat of Rebound Commercial Addition, contingent upon:</p> <ul style="list-style-type: none"> <li>• The execution of the associated Subdivision Agreement.</li> <li>• The easements (private – cross-access parking, and a temporary</li> </ul>	

	<p>public) required as a condition of preliminary plat approval be simultaneously executed and recorded with the final plat.</p> <ul style="list-style-type: none"><li>• 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.</li></ul>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Final Plat</li></ul>



**REBOUND COMMERCIAL ADDITION**  
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER  
SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST,  
ITASCA COUNTY, MINNESOTA

**OWNERS CERTIFICATE**

Know All Persons By These Presents: Brett Reese, is the Owner and Proprietor of a parcel of land in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Thirty-three (33), Township Fifty-five (55) North of Range Twenty-five (25) West of the 4th Principal Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing South 01 degree 23 minutes 50 seconds East along the East Line of said Northwest Quarter of the Northwest Quarter 450.00 feet; thence South 88 degrees 38 minutes 10 seconds West 75.00 feet to the Point of Beginning, said Point of Beginning being on the westerly right of way line of U.S. Highway No. 169; thence continue South 88 degrees 38 minutes 10 seconds West 651.00 feet; thence South 01 degree 23 minutes 53 seconds East 570.36 feet; thence South 88 degrees 36 minutes 07 seconds West 225.08 feet; thence South 01 degree 26 minutes 04 seconds East 280.06 feet to the South line of the Northwest Quarter of the Northwest Quarter; thence South 89 degrees 53 minutes 39 seconds East along the South line of the Northwest Quarter of the Northwest Quarter; thence North 01 degree 25 minutes 12 seconds West 255.97 feet; thence North 88 degrees 36 minutes 45 seconds East 650.96 feet to the westerly right of way line of U.S. Highway No. 169; thence North 01 degree 23 minutes 41 seconds West along the westerly right of way line of U.S. Highway No. 169 a distance of 600.10 feet to the Point of Beginning. Containing 10.43 acres, more or less.

And that said party has caused the same to be surveyed and platted as REBOUND COMMERCIAL ADDITION.

\_\_\_\_\_  
BRETT REESE  
Chief Manager, Big Ten Real Estate, LLC  
President, Grand Rapids Sawmill Redevelopment LLC

**SURVEYORS CERTIFICATE AND ACKNOWLEDGMENT**

I, Rodney W. Boyer, a Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify that I have supervised the survey and preparation of this plat of REBOUND COMMERCIAL ADDITION to the City of Grand Rapids, Itasca County, Minnesota; that said plat is a true and correct representation of the survey thereof; that all distances are correctly shown on said plat; all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands upon the platted property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 2019.

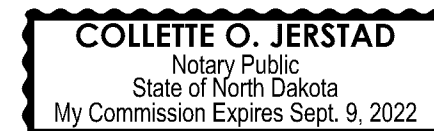
\_\_\_\_\_  
Rodney W. Boyer, Licensed Land Surveyor  
Minnesota License No. 11560

STATE OF NORTH DAKOTA  
COUNTY OF CASS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public within and for said County and State, personally appeared Rodney W. Boyer, Professional Land Surveyor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

\_\_\_\_\_  
Notary Public, Cass County, ND

My Commission Expires \_\_\_\_\_.



**CITY OF GRAND RAPIDS**

We hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 the City of Grand Rapids, Minnesota approved this plat.

By: \_\_\_\_\_  
Dale Adams, Mayor

By: \_\_\_\_\_  
Kimberly Gibeau, City Clerk

**ITASCA COUNTY AUDITOR**

I hereby certify that there are no delinquent taxes on the above described property as of this \_\_\_\_\_ day of \_\_\_\_\_, 2019

By: \_\_\_\_\_  
Jeffery T. Walker, Auditor / Treasurer

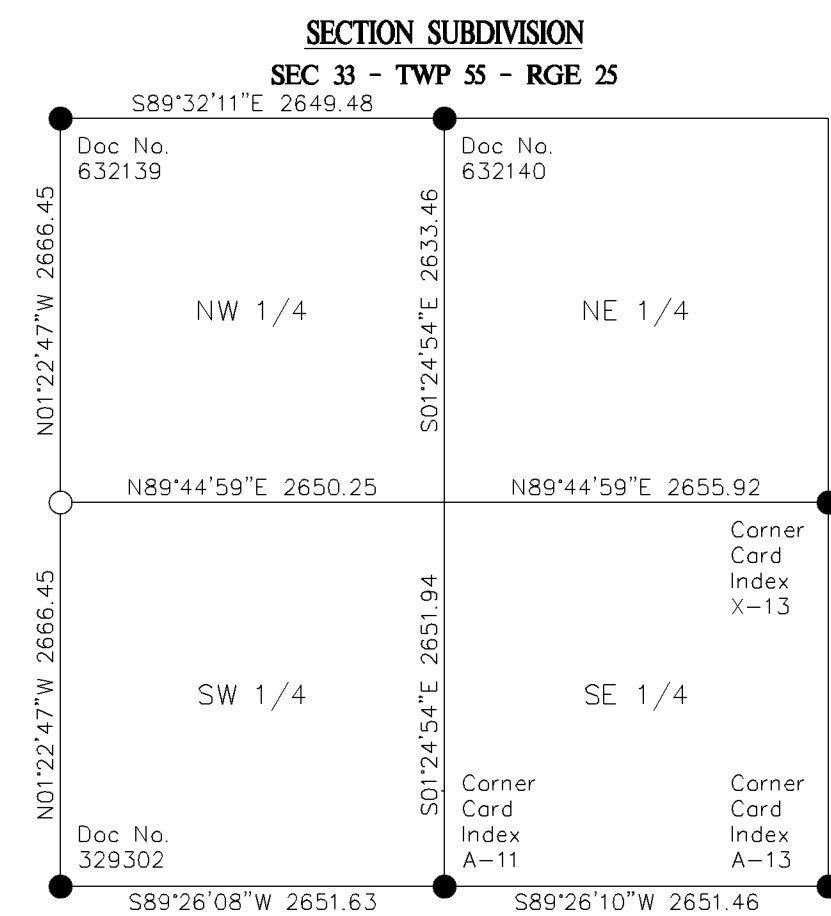
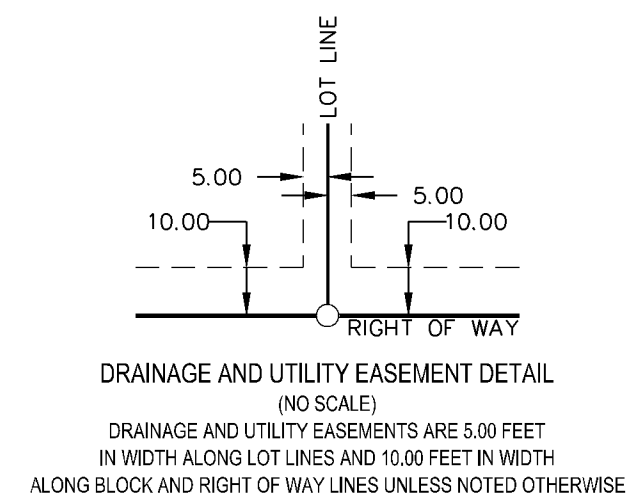
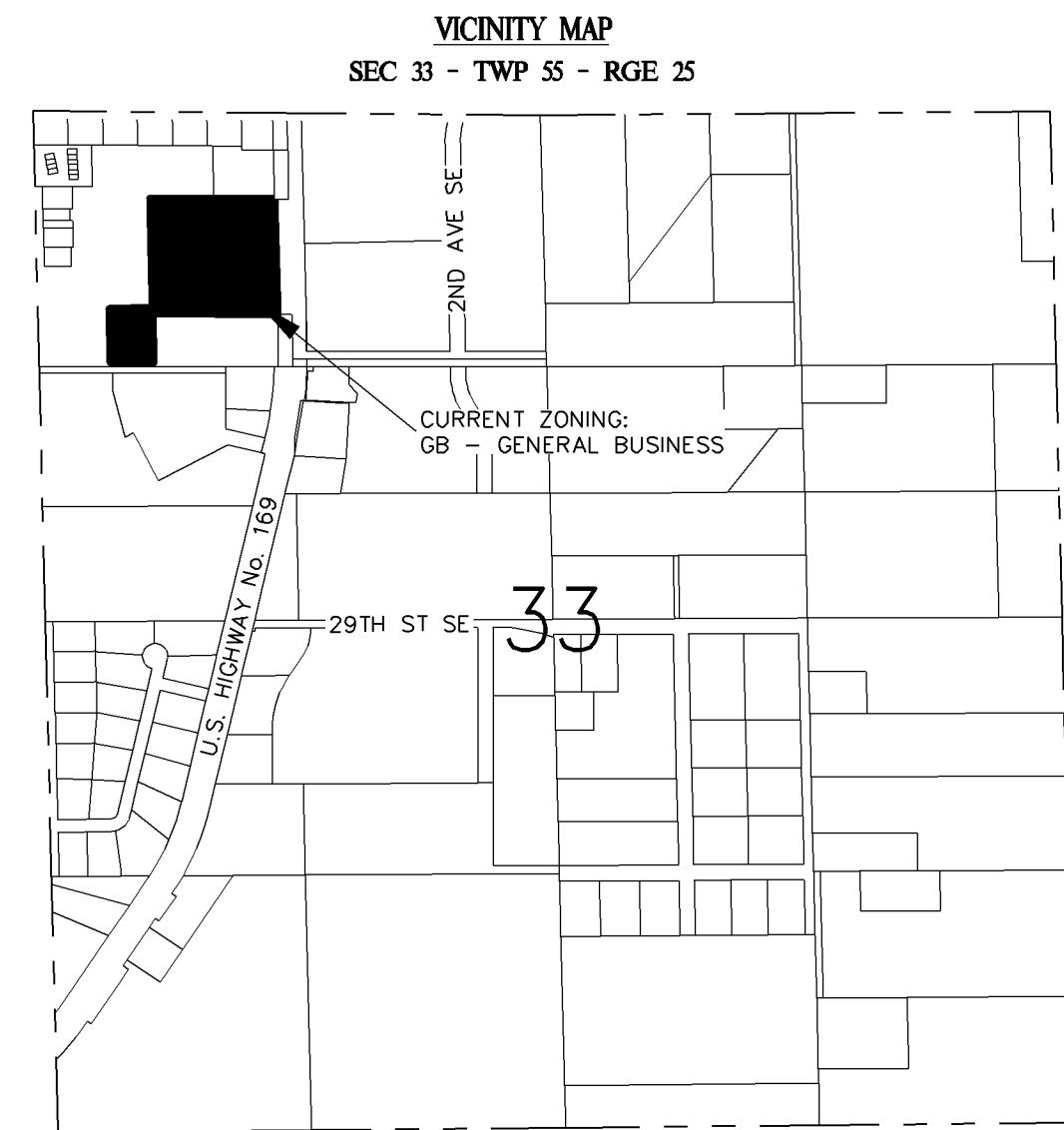
**ITASCA COUNTY RECORDER**

I hereby certify that the within instrument was filed in this office for record this \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_M as Document Number \_\_\_\_\_

By: \_\_\_\_\_  
Nicolle Zuehlke, Itasca County Recorder / Registrar  
Itasca County, Minnesota

# REBOUND COMMERCIAL ADDITION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER  
SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST,  
ITASCA COUNTY, MINNESOTA



## LEGEND

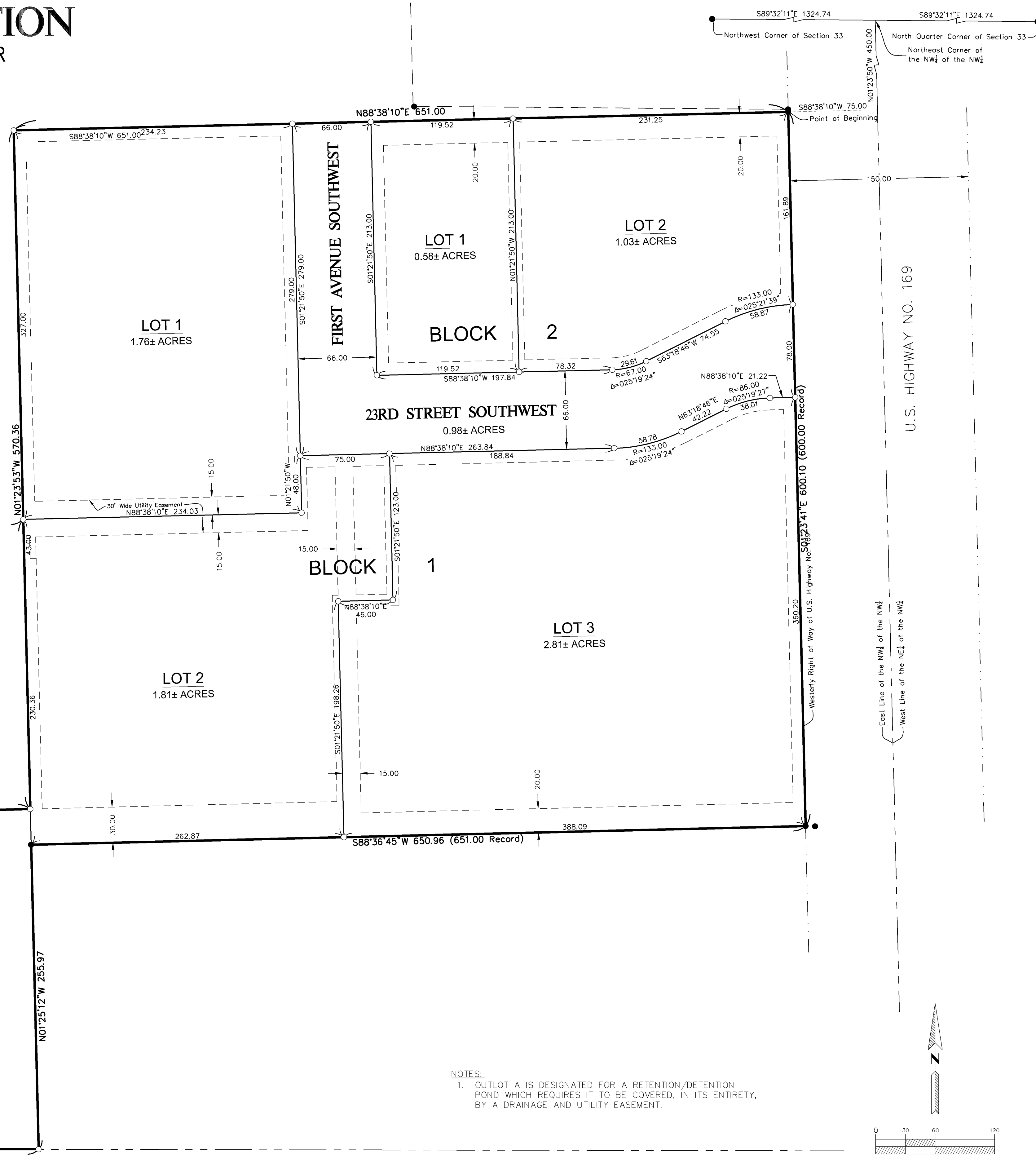
- FOUND SURVEY MONUMENT
- 5/8" REBAR SET AND MARKED 11560
- BOUNDARY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE

Surveyor: Rodney Boyer  
Lightowler Johnson Associates  
700 Main Avenue  
Fargo, ND 58103

Owner: Bret Reese, President  
Big Ten Development  
527 Professional Drive, Suite 100  
Northfield, MN 55058

DATE OF PREPARATION: 1/25/19

**LJA** ARCHITECTURE ENGINEERING  
PLANNING LAND SURVEYING  
FARGO, ND 701.293.1350  
ST PAUL, MN  
WWW.LJA-1.COM



## NOTES:

1. OUTLOT 'A' IS DESIGNATED FOR A RETENTION/DETENTION POND WHICH REQUIRES IT TO BE COVERED, IN ITS ENTIRETY, BY A DRAINAGE AND UTILITY EASEMENT.

