

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, May 2, 2019

4:00 PM

**Public Works/Public Utilities Service Center
500 SE 4th Street, Grand Rapids, MN**

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

19-0259 Approve the minutes of the April 16, 2019, 4:00 pm special meeting.

Attachments: [April 16, 2019 Meeting Minutes](#)

Public Hearings

19-0263 Conduct a public hearing to consider the preliminary plat of Rebound Commercial Addition.

Attachments: [Staff Report: Rebound Commercial Add. Preliminary Plat](#)
[Rebound Commercial Add.: Area & Zoning Maps](#)
[Rebound Commercial Add.: Plat Documents](#)
[Preliminary Plat-Review Committee Comments](#)
[Rules for PH & Subdivision Considerations](#)
[Rebound Commercial Add.: Application](#)

General Business

19-0261 Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within the Remer-DeSchepper Addition to Grand Rapids.

Attachments: [Vacation Request: Staff Report & Review Committee Comments](#)
[Vacation Request: Area Maps & Plat](#)
[R-O-W Vacation Considerations](#)
[Vacation Request: South Application/Petition](#)

19-0260 Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

Attachments: [Staff Report: Election of PC Officers - 2019](#)

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, June 6th, 2019*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0259 **Version:** 1 **Name:** Approve the minutes of the April 16, 2019, 4:00 pm special meeting.

Type: Minutes **Status:** Approved

File created: 4/24/2019 **In control:** Planning Commission

On agenda: 5/2/2019 **Final action:**

Title: Approve the minutes of the April 16, 2019, 4:00 pm special meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [April 16, 2019 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
4/26/2019	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the April 16, 2019, 4:00 pm special meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the April 16, 2019, 4:00 pm special 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

Tuesday, April 16, 2019

4:30 PM

Council Chambers

Call To Order

Call of Roll

- Present** 6 - Commissioner Lester Kachinske, Chairperson Susan Lynch, Commissioner Molly MacGregor, Commissioner Ted Hubbes, Commissioner Patrick Goggin, 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 Goggin to approve the agenda as presented. The following voted in favor thereof: Goggin, MacGregor, Lynch, Kachinske, Hubbes, Johnson. Opposed: None, passed unanimously.

Approval of Minutes

Motion by Commissioner MacGregor, second by Commissioner Kachinske to approve the minutes of the March 7, 2019 regular meeting. The following voted in favor thereof: Lynch, Goggin, MacGregor, Johnson, Hubbes, Kachinske. Opposed: None, passed unanimously.

Approve the minutes of the March 7, 2019, 4:00 pm regular meeting.

General Business

Consider a recommendation to the City Council regarding the final plat of Great River Acres.

At the regular meeting, on March 7, 2019, the Planning Commission took up consideration of the preliminary plat of Great River Acres, conducted a public hearing, and made a recommendation to the City Council for its approval, contingent upon one request received during the public hearing made by the Forest History Center:

- *The City keeping the Forest History Center up to date/involved with the trail relocation portion of City Project 2019-1.*

The City Council, at their regular meeting on March 25, 2019, accepted the recommendation of the Planning Commission, and approved the preliminary plat as

recommended, with one additional requirement:

- *A utility easement along the south edge of Lot 8, Block 2 be added. (this was identified by the City Engineer and Surveyor after the Planning Commission had reviewed the preliminary plat.)*

The final plat documentation, in complete form, was recently filed with the City, with the required recommendation of the Planning Commission and City Council having been acknowledged and addressed. The City of Grand Rapids is requesting approval of the final plat of Great River Acres.

Motion by Commissioner MacGregor , second by Commissioner Kachinske that the Planning Commission does hereby forward to the City Council a recommendation to approve the final plat of Great River Acres. The following voted in favor thereof: Johnson, Hubbes, Kachinske, Lynch, MacGregor, Goggin. Opposed: None, passed unanimously.

Public Input

Miscellaneous\Updates

Planning Commission training: yearly review of Conflict of Interest, Open Meeting Law, 60-Day Rule, the Comprehensive Plan, and Findings of Fact.

Community Development Director Trast provided a power point reviewing Conflict of Interest, Open Meeting Law, 60-Day Rule, the Comprehensive Plan and Findings of Fact.

Adjourn

Motion by Commissioner Kachinske, second by Commissioner Goggin to adjourn the meeting at 5:27 p.m. The following voted in favor thereof: Lynch, Kachinske, Goggin, Hubbes, Johnson, MacGregor. Opposed: None, passed unanimously.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0263 **Version:** 1 **Name:** Conduct a public hearing to consider the preliminary plat of Rebound Commercial Addition.

Type: Public Hearing **Status:** PC Public Hearing

File created: 4/25/2019 **In control:** Planning Commission

On agenda: 5/2/2019 **Final action:**

Title: Conduct a public hearing to consider the preliminary plat of Rebound Commercial Addition.

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report: Rebound Commercial Add. Preliminary Plat](#)
[Rebound Commercial Add.: Area & Zoning Maps](#)
[Rebound Commercial Add.: Plat Documents](#)
[Preliminary Plat-Review Committee Comments](#)
[Rules for PH & Subdivision Considerations](#)
[Rebound Commercial Add.: Application](#)

Date	Ver.	Action By	Action	Result
4/26/2019	1	Planning Commission		

Conduct a public hearing to consider the preliminary plat of Rebound Commercial Addition.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a public hearing to consider the preliminary plat of Rebound Commercial Addition.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 5/2/19
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of Rebound Commercial Addition.	
Background:	<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). A complete legal description of the subject property is included within the preliminary plat documents.</p> <p>The proposed area of the subdivision is currently zoned GB (General Business), with the exception of Outlot A which is located within an R-3 (Multi-family Residential-<i>medium density</i>) zoning district. The existing zoning designation was consistent with the former use of the property, and will also accommodate the proposed uses within the plat.</p> <p>Upon completion of removal of the former Sawmill Inn building and surface parking area, the property will be reconfigured with city streets, water, sanitary sewer, and storm sewer system, and will generally be developed as follows:</p> <ul style="list-style-type: none"> • <u>Block 1</u> <ul style="list-style-type: none"> ○ Lot 1: 1.76 acres, hotel proposed for future use. ○ Lot 2: 1.81 acres, potential restaurant for future use. ○ Lot 3: 2.81 acres, mixture of potential future uses- bank, fast food restaurant, daycare center. • <u>Block 2</u> <ul style="list-style-type: none"> ○ Lot 1: .58 acres, undetermined commercial future use. ○ Lot 2: 1.03 acres, combination of retail space and potential coffee shop w/drive-thru for future use. • <u>Outlot A</u>, 1.46 acres dedicated for a storm-water retention pond, serving several lots with in Rebound Commercial Add., and potentially from future development on 15 acre lot owned by Big Ten Real Estate, LLC. An association will be formed (for ownership, maintenance and tax purposes), which will include all lots within the plat, draining storm water to the holding pond 	

- 23rd Street SW, will provide access to the plat area from US Highway 169 and extend west to 1st Avenue SW. The two access points to the former Sawmill Inn property, will be consolidated into one access point (23rd St. SW) which will be aligned with the entrance drive to the Target (and Super One) properties on the east side of Hwy 169. Additionally, a right turn lane will be added to Hwy. 169, for the southbound entrance onto 23rd Street.
- 1st Avenue SW, will extend to the northern edge of the plat from its intersection point with 23rd St. SW. Proposed road extension to the north will depend on future development. An easement will be established in the area north of 1st Avenues end point, for city maintenance vehicle/snow plow turn-around and snow storage.

The 2011 Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of: Commercial use designation on the former Sawmill Inn site, and Multi-Family Residential use designation for the north and west of the plat area, including Outlot A, and owned by the plat petitioners. These future land use designations are consistent with the zoning in the area, and past and proposed uses.

The staff review committee, consisting of the City Engineer, Public Works Director, Fire Chief, Grand Rapids PUC, Parks and Recreation Director, 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:

1. Update legal description of plat area on cover page, to incorporate new area of Outlot A.
2. Verify/update ownership signature lines on cover page.
3. Graphically depict public easements consistently.
4. Add 20' utility easement along north side of Block 2.
5. Add 15' utility easement along west side of Lot 3, Block 1 – project north through portion of Lot 2, Block 1.
6. Add 30' utility easement along south side of Lot 2, Block 1.
7. Add 20' utility easement along south side of Lot 3, Block 1.
8. All road should be shown as 40' wide, face of curb to face of curb.
9. 6' sidewalks should be shown on both sides of public roads.
10. Confirm use (or lack of) of existing sanitary sewer line within the SE area of the plat (Lot 3, Block 1).
11. Confirm plan for storm water treatment on Lots 1 & 2, Block 2.
12. Storm sewer laterals from Lot 2 & 3, Block 1 should connect to a manhole.
13. Existing electrical infrastructure located on private property to be relocated or abandoned.
14. Electric lines on public right-of-way to be reconstructed on public right-of-way.

	<p>15. Cap waterline and remove old hydrant (location of new entrance to site).</p> <p>16. Add new valve and hydrant (south side of new entrance to site)</p> <p style="padding-left: 40px;">a. New hydrant spec's: top of hydrants set between 36" – 42" above grade</p> <p>17. Individual water shut-offs at each site.</p> <p>18. Class 52 ductile or C900 plastic on water main.</p> <p>Additionally, the preliminary plat was circulated to the MN Department of Transportation, as the plat is accessed off of US Trunk Highway 169 (<i>review comment attached</i>), as required by Minnesota Statute 505.03.</p>
Considerations:	<p>When reviewing the preliminary plat, the Planning Commission needs to make findings as to whether or not the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.</p>
Recommendation:	<p>Staff recommends that the Planning Commissioners; review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the preliminary plat, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations.</p> <p>If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If the findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future meeting date allowing sufficient time for revisions to be made and reviewed.</p>
Required Action:	<p>Pass a motion forwarding a recommendation to the City Council for approval of the preliminary plat.</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 to the City Council a recommendation to approve the preliminary plat of Rebound Commercial Addition, contingent upon the applicant making the following corrections/clarifications:</p> <ul style="list-style-type: none"> • (See review committee recommendations) • <i>Any additional revisions the Planning Commission sees as necessary.</i>

Attachments:

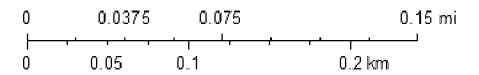
- Preliminary Plat and associated documents
- Review Committee comments
- Subdivision Considerations
- Site Maps

Rebound Commercial Addition (preliminary Plat)



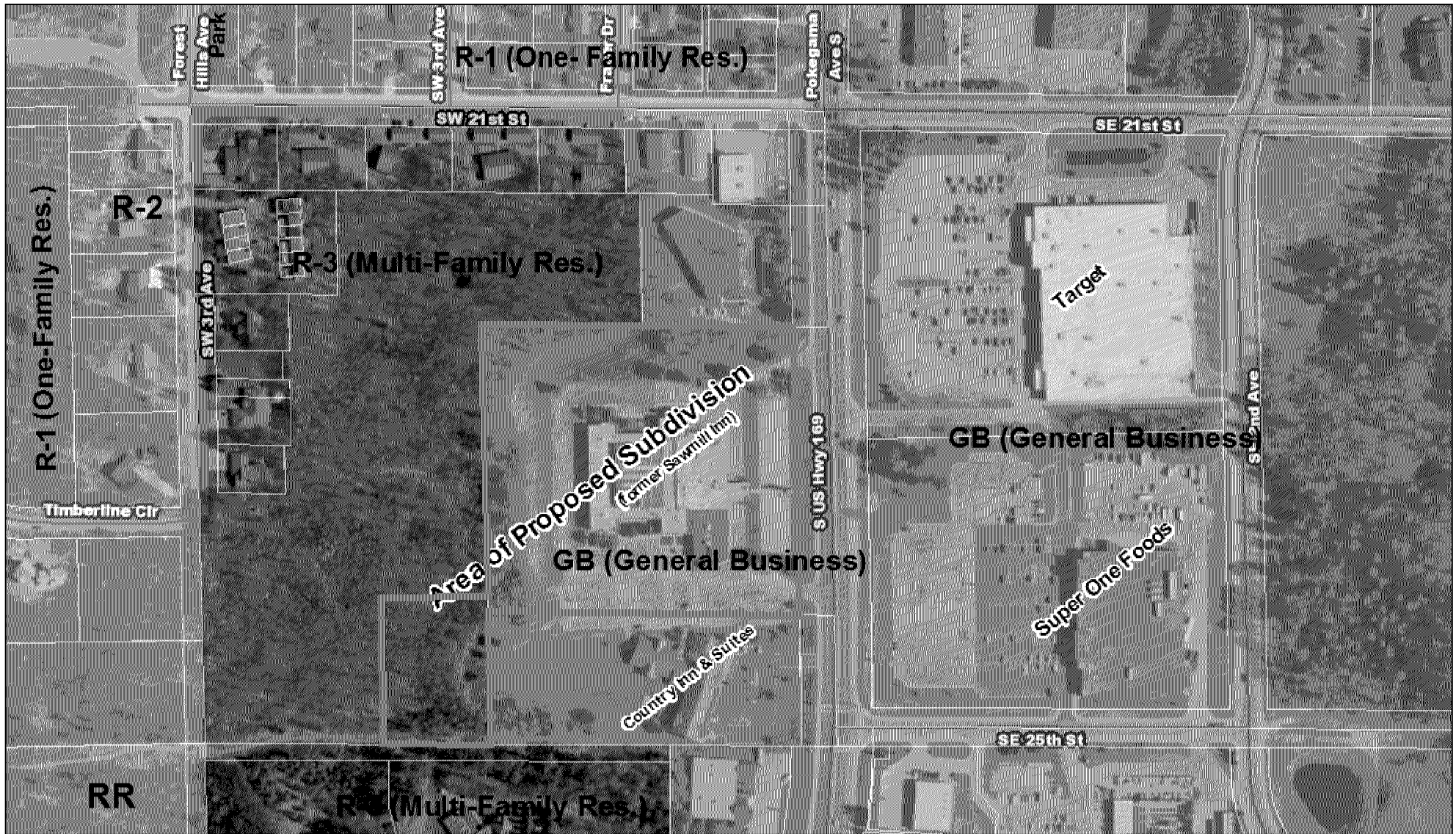
April 22, 2019

1:3,106

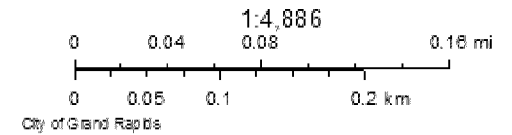


City of Grand Rapids

Rebound Commercial Addition (preliminary Plat)- Existing Zoning



April 25, 2019



REBOUND COMMERCIAL ADDITION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST,
ITASCA COUNTY, MINNESOTA
(A MAJOR SUBDIVISION)

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 120.00 feet; thence South 88 degrees 36 minutes 07 seconds West 225.00 feet; thence South 01 degree 23 minutes 53 seconds East 250.00 feet; thence North 88 degrees 36 minutes 07 seconds East 225.00 feet; thence South 01 degree 23 minutes 53 seconds East 230.36 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 10.26 acres, more or less.

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

BRETT REESE, President
Big Ten Development and 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 _____, 2019.

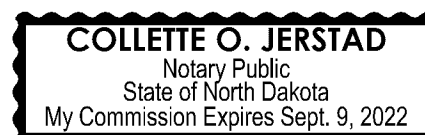
Rodney W. Boyer, Licensed Land Surveyor
Minnesota License No. 11560

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: _____
Kimberly Gibeau, City Clerk

By: _____
Dale Adams, Mayor

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

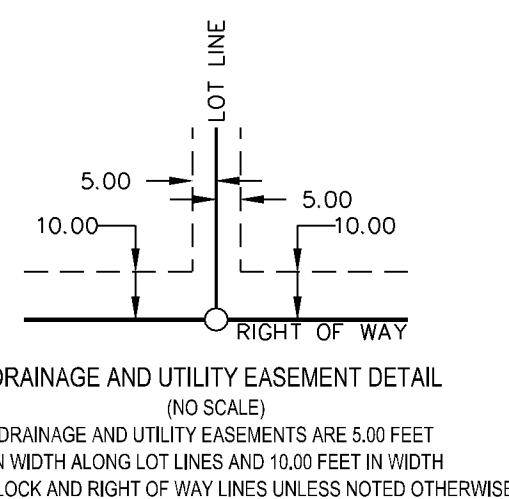
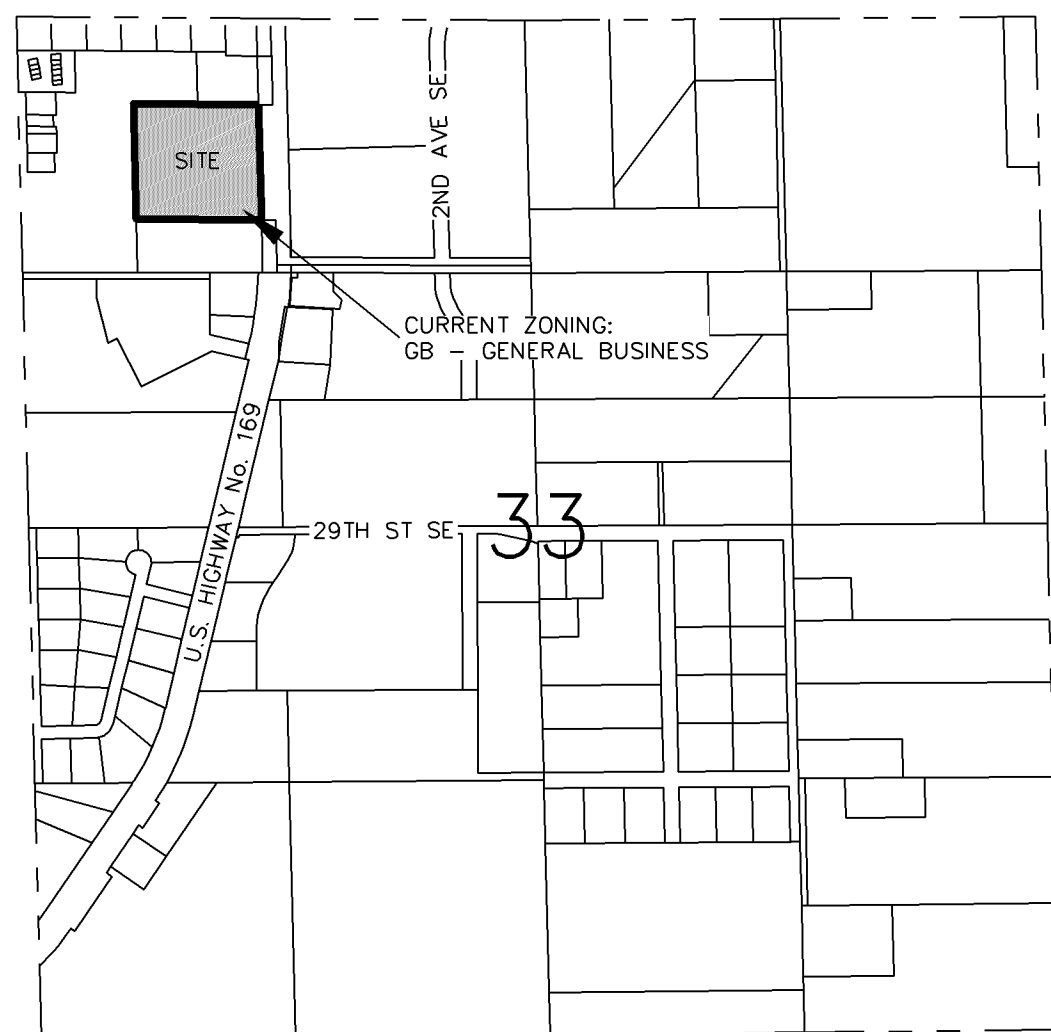
I hereby certify that the within instrument was filed in this office for record this _____ day of _____, 2019, at _____ o'clock ____M as Document Number _____.

By: _____
Nicolle Zuehlke, Itasca County Recorder / Registrar
Itasca County, Minnesota

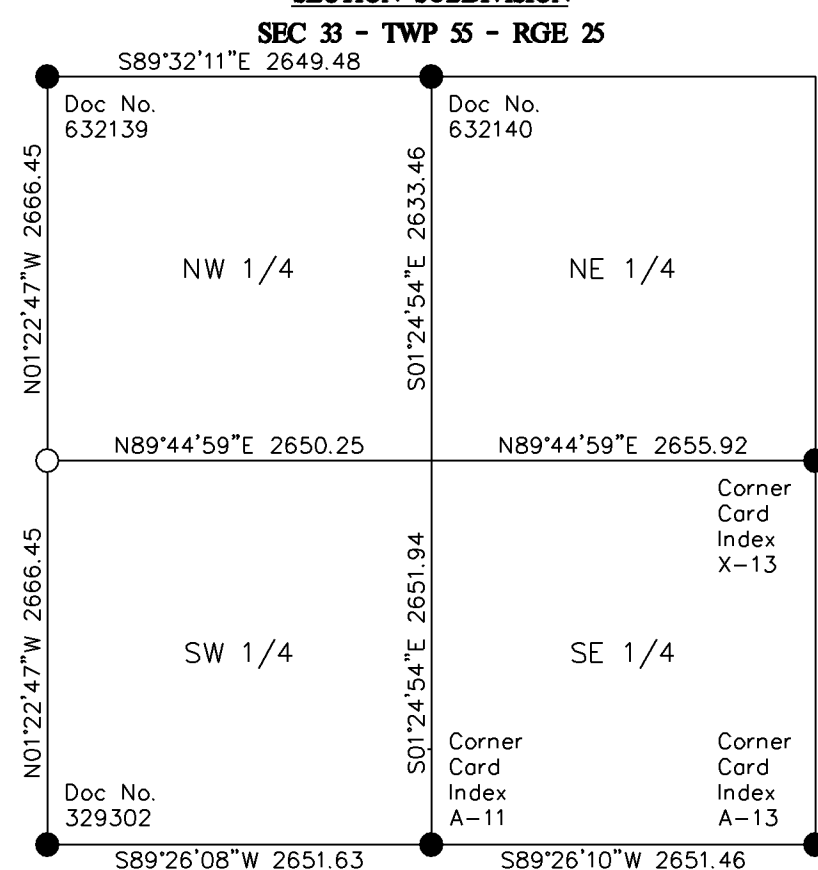
REBOUND COMMERCIAL ADDITION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 33, TOWNSHIP 55 NORTH, RANGE 25 WEST,
ITASCA COUNTY, MINNESOTA
(A MAJOR SUBDIVISION)

VICINITY MAP
SEC 33 - TWP 55 - RGE 25



SECTION SUBDIVISION



LEGEND

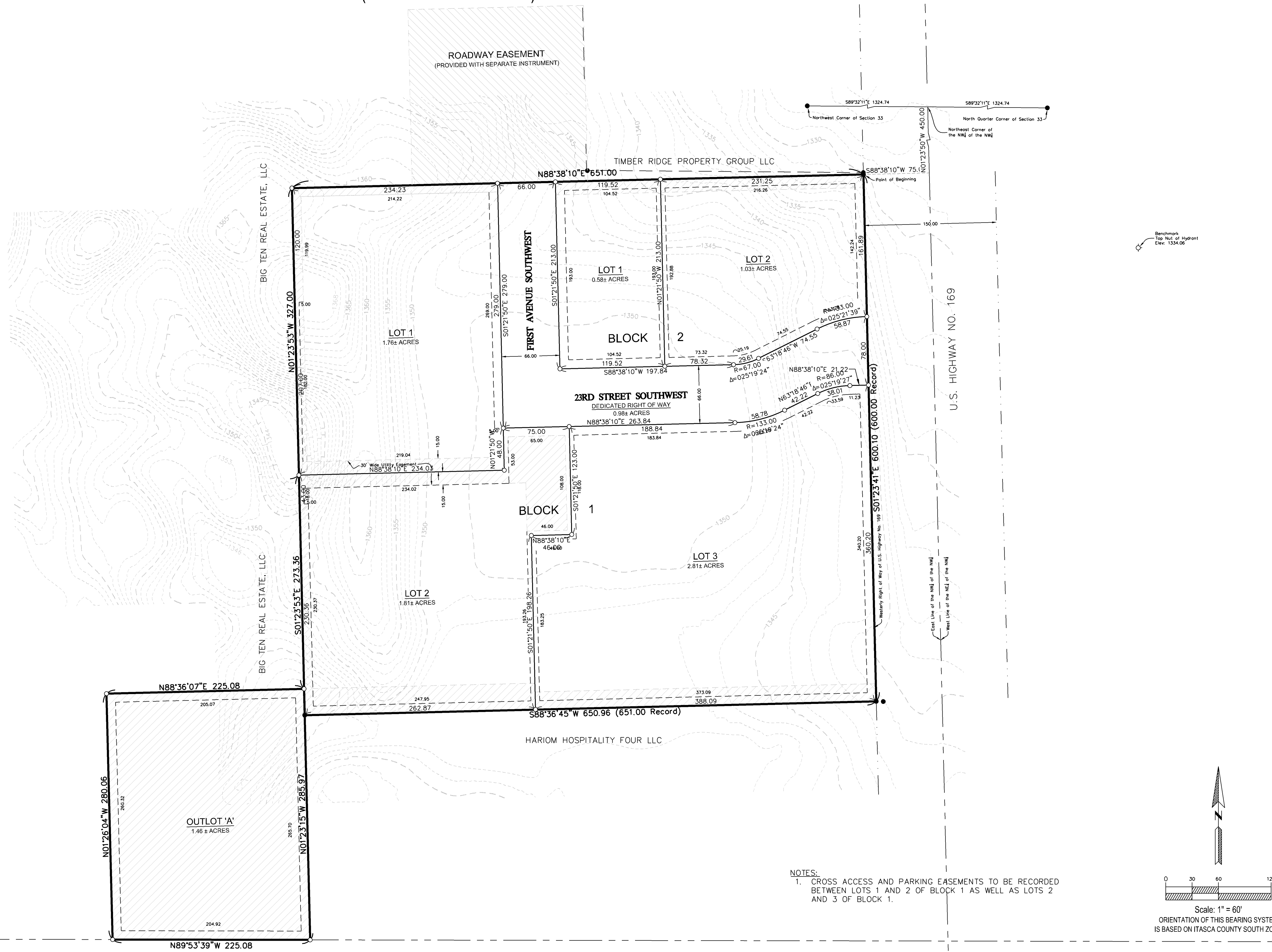
- FOUND SURVEY MONUMENT
- 5/8" REBAR SET AND MARKED 11560
- BOUNDARY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE

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

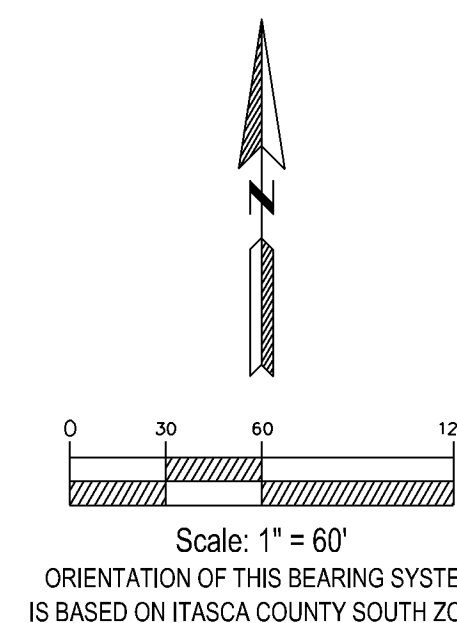
Owner: Bret Reese, President
Big Ten Development
527 Professional Drive, Suite 100
Northfield, MN 55058

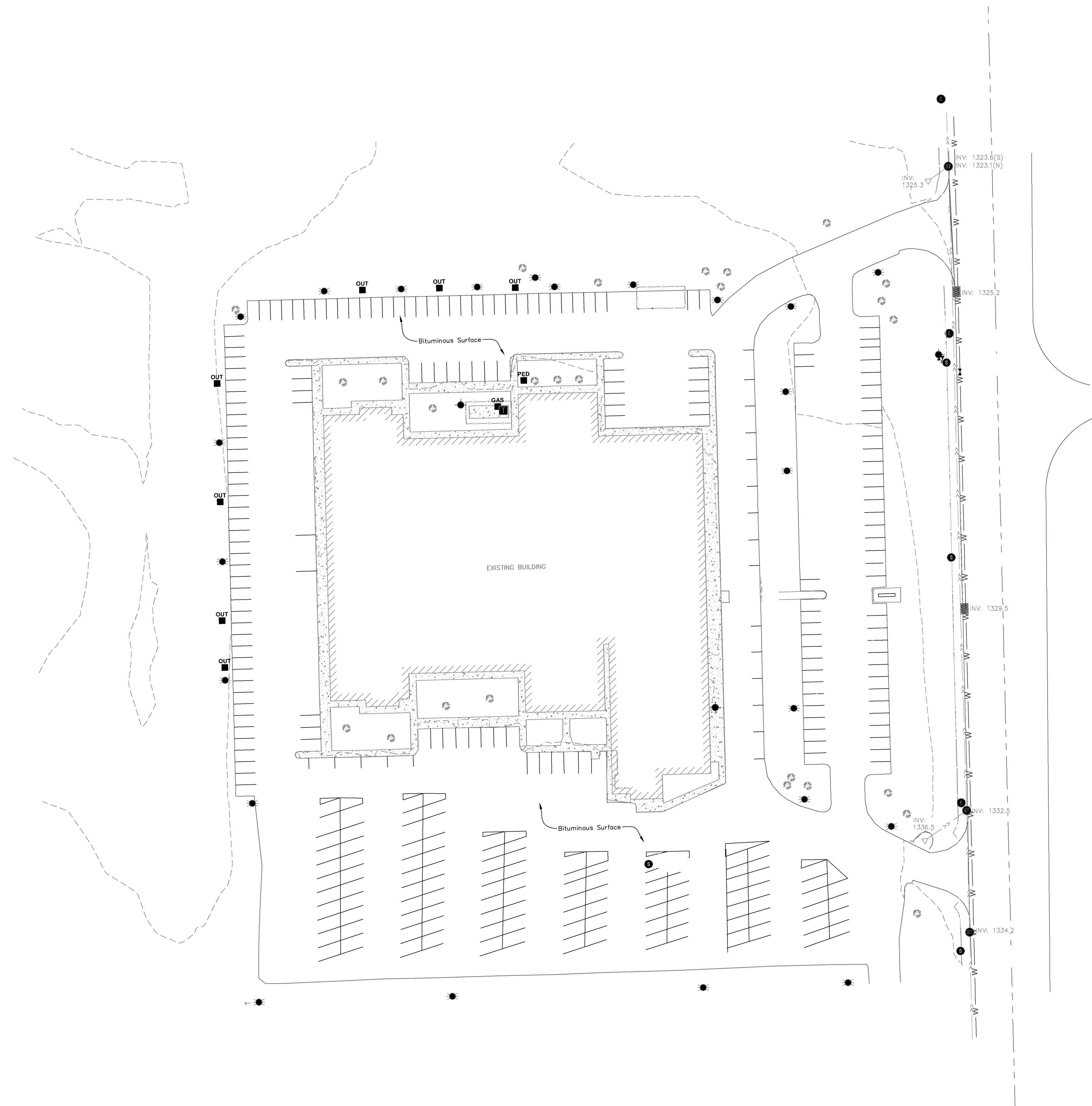
DATE OF PREPARATION: 1/25/19

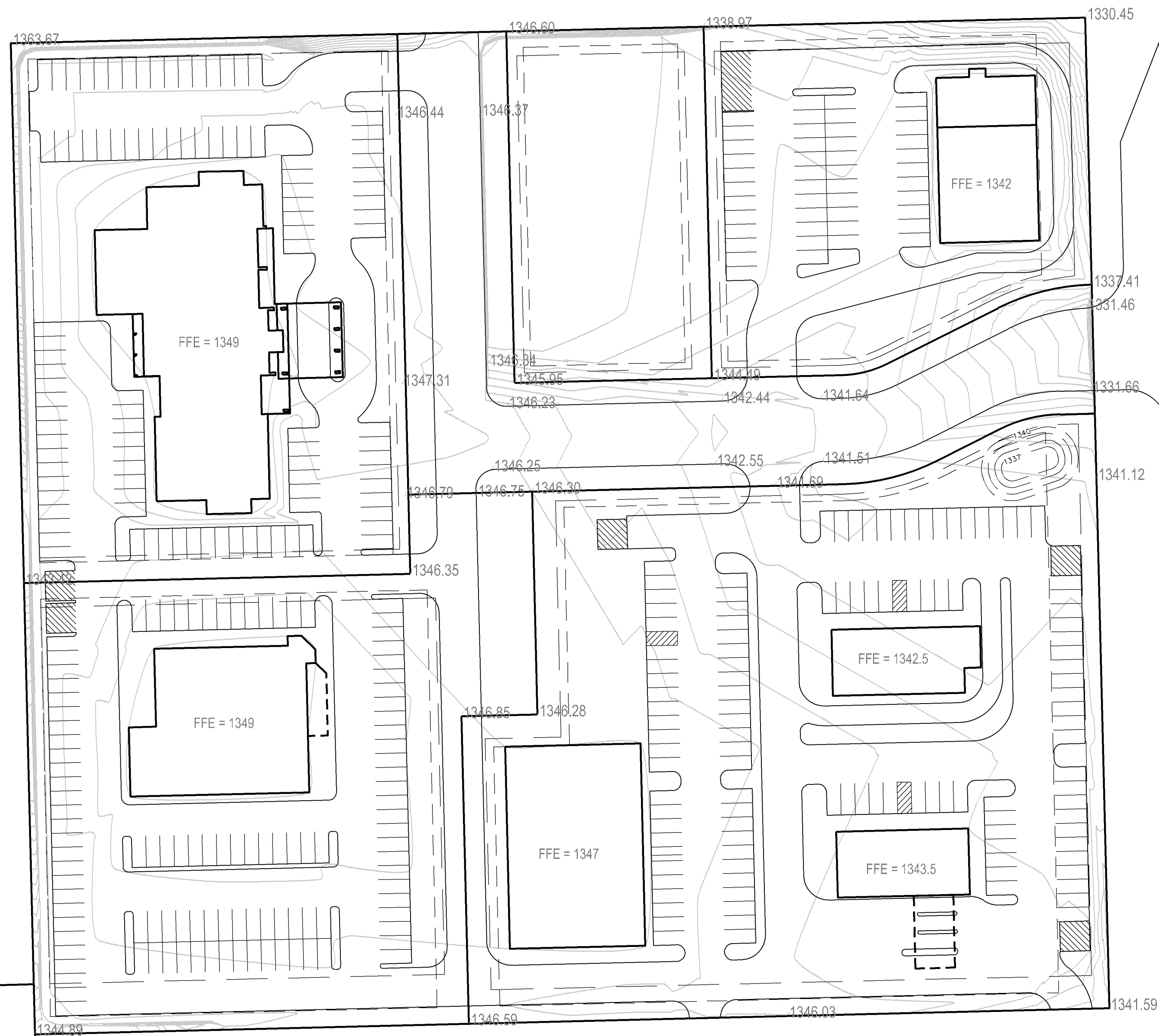
LJA ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING
FARGO, ND 701.293.1350
ST PAUL, MN
WWW.LJA-1.COM



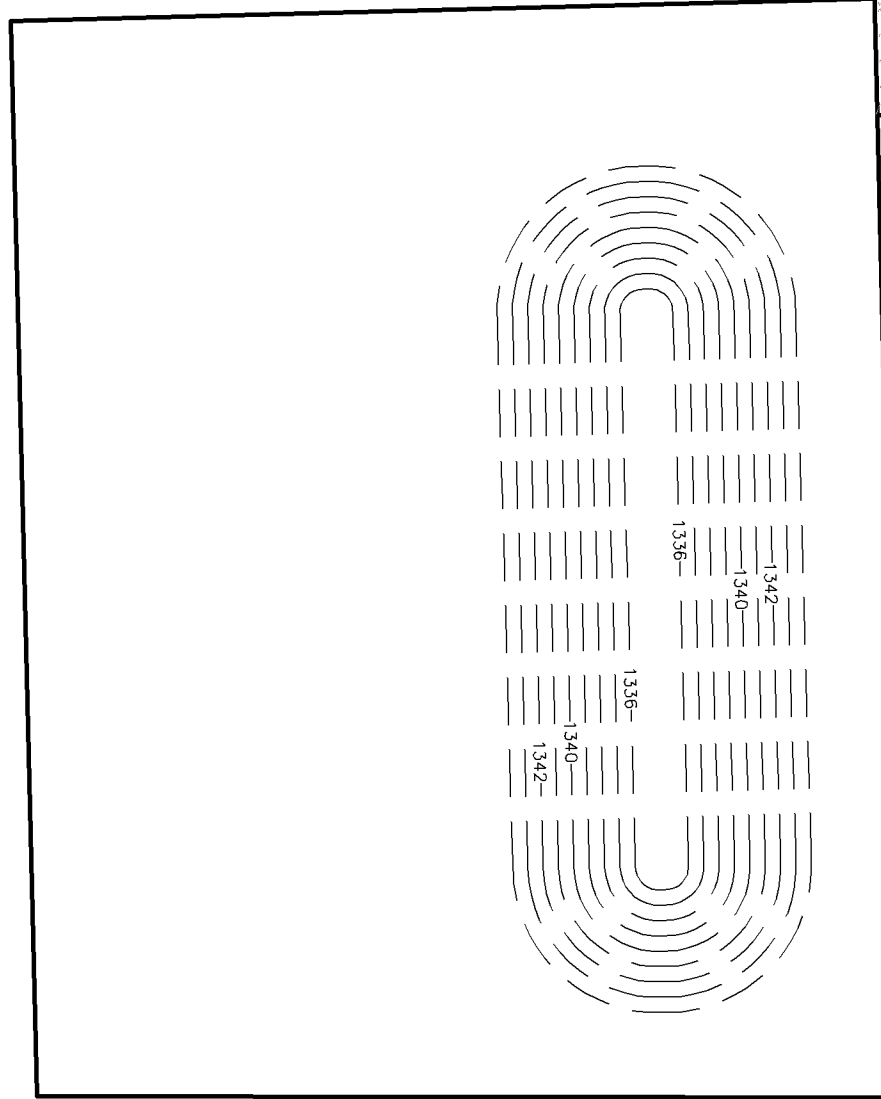
- NOTES:
- CROSS ACCESS AND PARKING EASEMENTS TO BE RECORDED BETWEEN LOTS 1 AND 2 OF BLOCK 1 AS WELL AS LOTS 2 AND 3 OF BLOCK 1.







POKEGAMA AVE SOUTH
(US HWY 169)

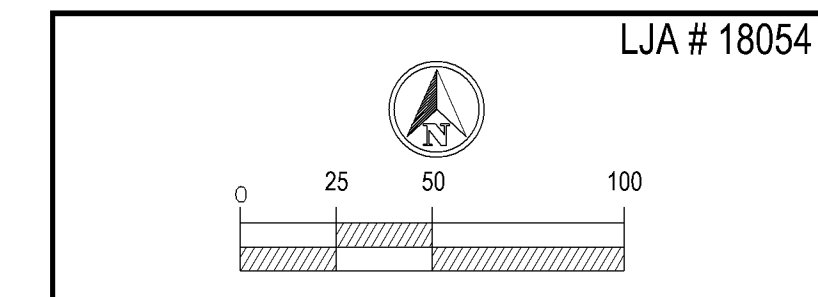
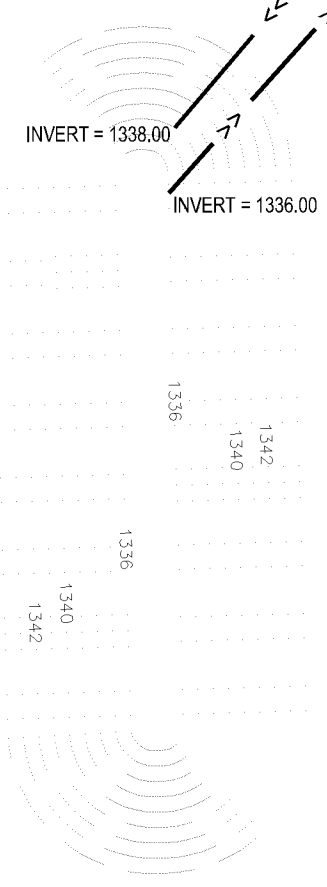
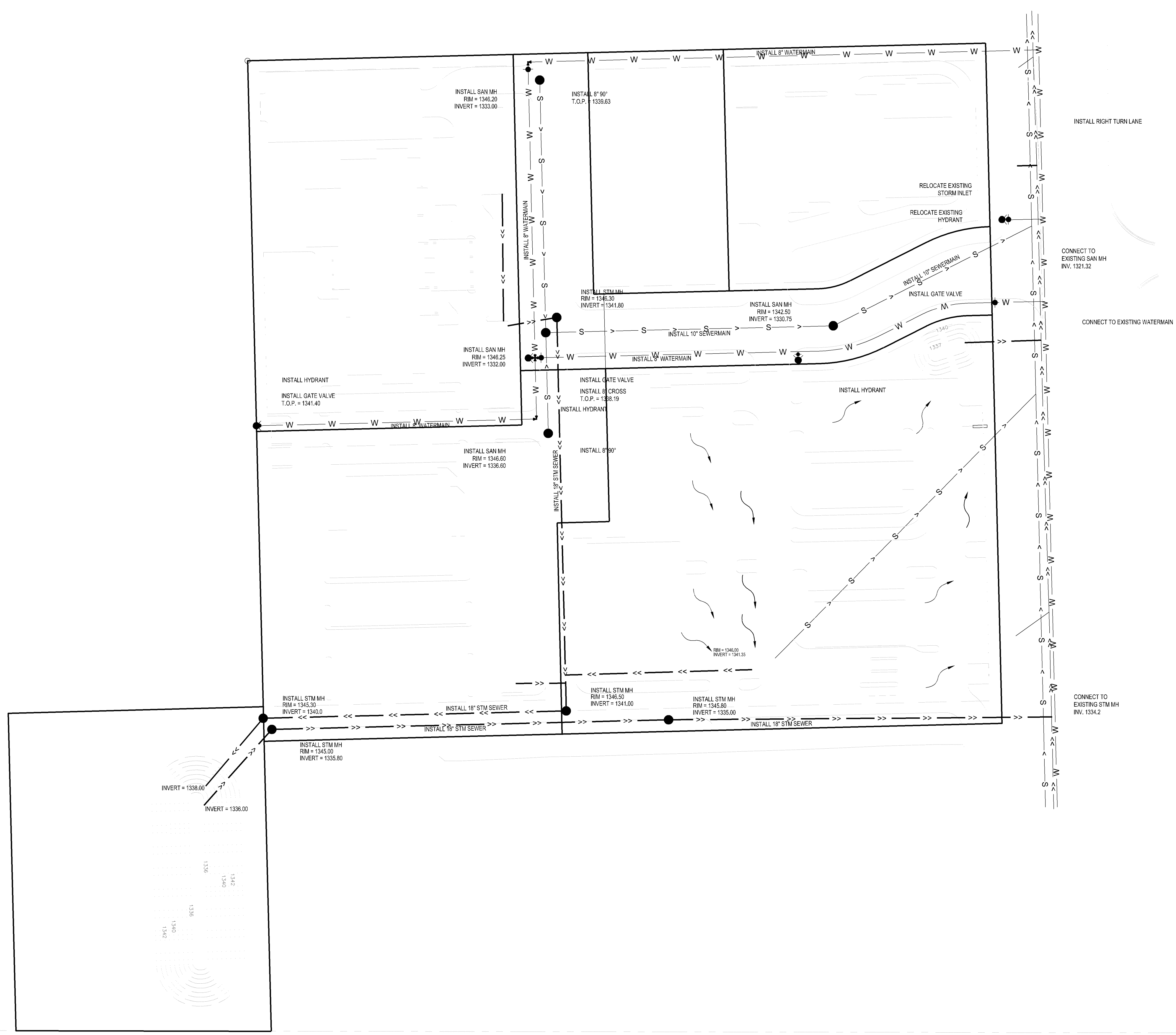


LJA # 18054

0 20 40 80

EXISTING SITE

REBOUND COMMERCIAL ADDITION
GRAND RAPIDS, MINNESOTA



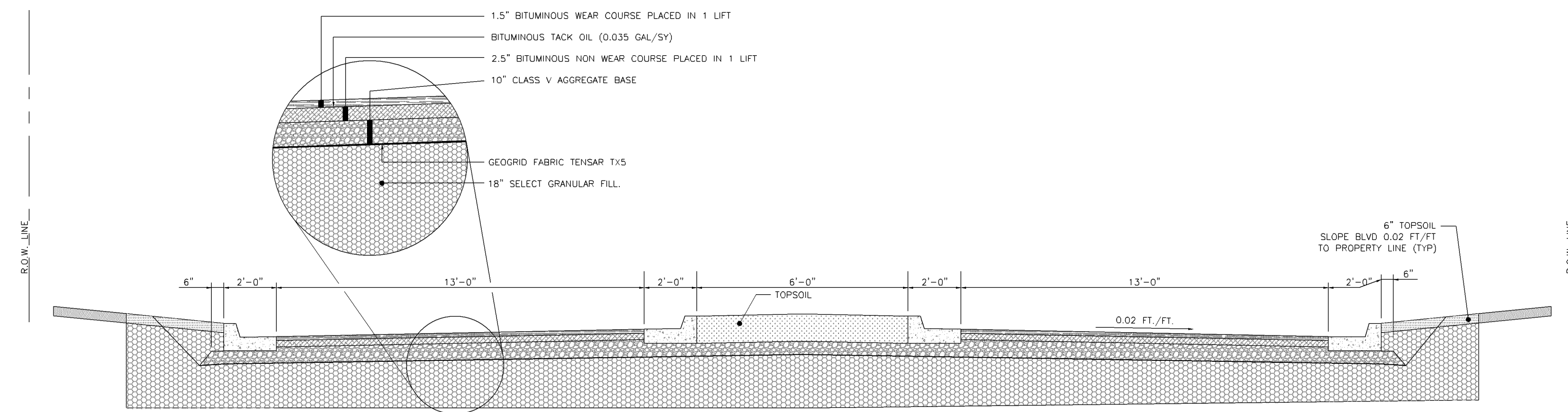
LJA # 18054

PROPOSED SITE

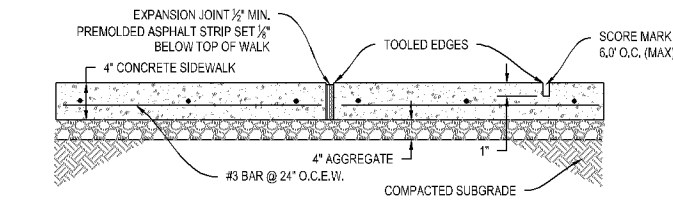
REBOUND COMMERCIAL ADDITION
GRAND RAPIDS, MINNESOTA

**ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING**

FARGO, ND 701.293.1350
WILLISTON, ND 701.577.0033
www.LJA-1.com

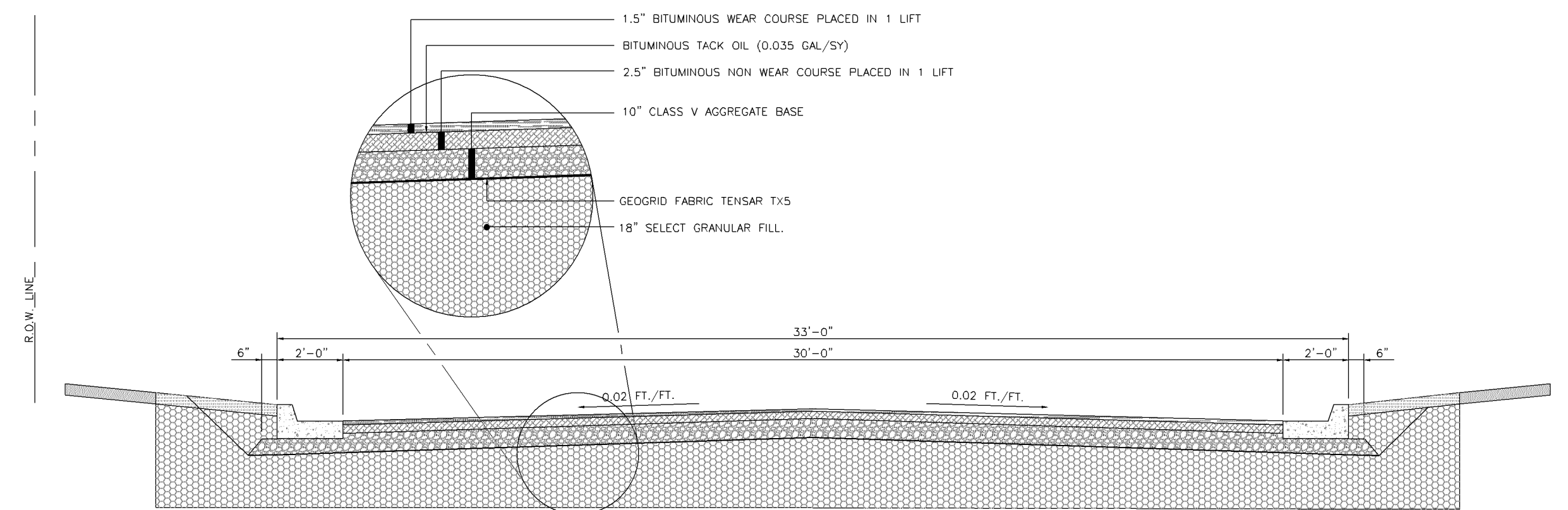


**STREET SECTION
WITH MEDIAN**

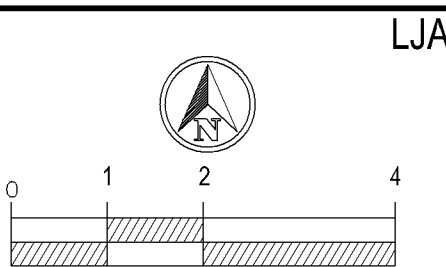


- NOTES:
1. PROVIDE EXPANSION MATERIAL AT EXISTING CONCRETE JOINTS, BUILDINGS, & EQUIPMENT TO CURB & GUTTER IN SLABFORMING SEALS.
 2. PROVIDE FULL DEPTH EXPANSION JOINT WITH 1/2" EXPANSION MATERIAL AT 15' INTERVALS.
 3. SCORE 1" DEEP AT 6' INTERVALS OR LESS TO APPROXIMATE SQUARE DESIGN.
 4. PROVIDE 45 DEGREE 1" O.C. AT CONSTRUCTION JOINTS.
 5. EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, DOOR OPENINGS, BUILDING WALLS.
 6. MAXIMUM CROSS SLOPE 2% MAXIMUM LENGTH 10' MAX. SLOPE 5%.

SIDEWALK SECTION



STREET SECTION



LJA # 18054

ROAD PROFILES

REBOUND COMMERCIAL ADDITION
GRAND RAPIDS, MINNESOTA

Eric Trast

From: Rob Mattei
Sent: Thursday, April 11, 2019 7:17 AM
To: Eric Trast
Subject: Fwd: Rebound Commercial Division

Sent from my iPhone

Begin forwarded message:

From: "Hinzmann, John (DOT)" <john.hinzmann@state.mn.us>
Date: April 11, 2019 at 7:14:44 AM CDT
To: "rmattei@ci.grand-rapids.mn.us" <rmattei@ci.grand-rapids.mn.us>
Cc: "Miles, James (DOT)" <james.miles@state.mn.us>, "Scheer, Wayne (DOT)" <wayne.scheer@state.mn.us>
Subject: Rebound Commercial Division

Hi Rob,

MN/Dot has reviewed the proposed plat Rebound Commercial Division. Traffic staff would like to express thanks for placing the entrance in an appropriate location. We have no other comments or objections.

In the future, these reviews should come directly to myself at District 1. It will speed up the response process.

John Hinzmann Jr.
District 1 Land Management Supervisor
218-725-2760
E-mail john.hinzmann@state.mn.us

Rebound Commercial Addition: (preliminary plat comments) – 4/23/19

Engineering:

Road Profiles:

- 6' sidewalk should be shown on both sides of the road
- All roads should be shown as 40 feet wide, face of curb to face of curb

Proposed Site:

- What is the proposed plan for storm water treatment on Lots 1 & 2, Block 2?
- Has anything been determined on the existing sanitary sewer line in the southeast corner of the property?

*ON SITE
DETENTION
OR POND
UNDER
GROUND.*

Plat:

- How wide is the water main easement along the north property line? *SCALED 15'*
- How wide is the storm sewer easement along the south property line? *SCALED 20' - LOT 3
30' - LOT 2*

PUC:

Electric Distribution:

- Existing electrical infrastructure located on private property to be relocated or abandoned.
- Electric lines on public right-of-way to be reconstructed on public right-of-way.

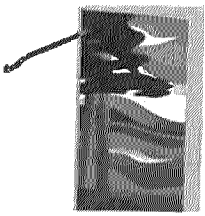
Water Distribution:

- Cap waterline and remove old hydrant (location of new entrance to site)
- Add new valve and hydrant (south side of new entrance to site)
 - New hydrant spec's: top of hydrants set between 36" – 42" above grade
- Individual shut-offs at each site.
- Class 52 ductile or C900 plastic on water main

Zoning:

Plat:

- Legal description of plat area needs to be update, to incorporate new area of Outlot.
- Ownership signature lines?



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

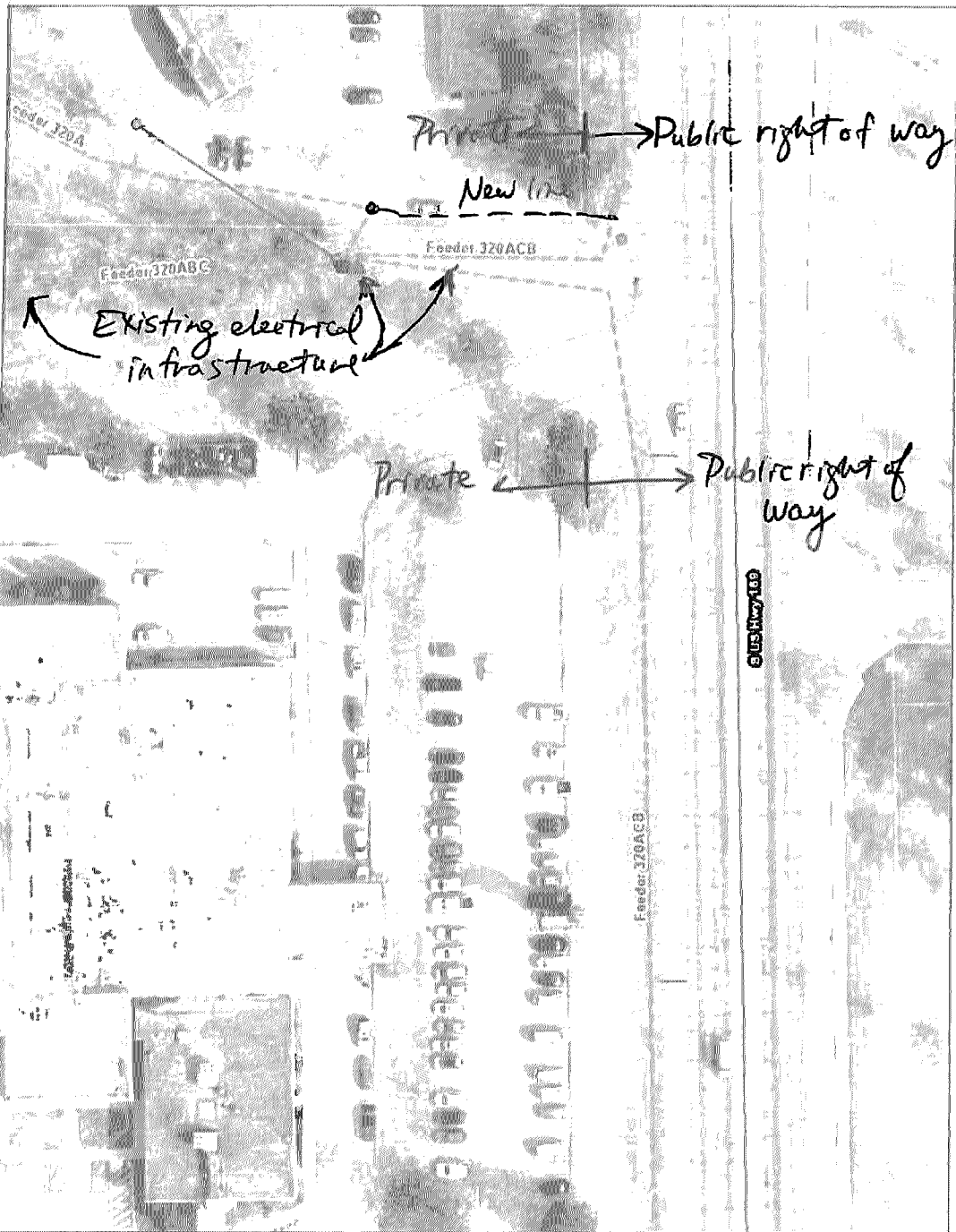
GRAND RAPIDS PUBLIC UTILITIES

JEREMY J. GOODELL
SUPERINTENDENT OF ELECTRICAL DISTRIBUTION

PO Box 658
500 SE 4TH STREET
GRAND RAPIDS, MN 55744

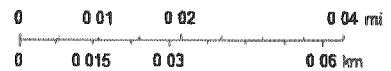
DIRECT: 218-326-7182
OFFICE: 218-326-7024
AFTER HOURS: 218-326-4806
FAX: 218-326-7499
EMAIL: jgoode@grpu.org
WEB: www.grpu.org

Old Sawmill Plat



April 3, 2019

1 937



Comments from GRPU Electric: Existing electrical infrastructure located on private property would be relocated or abandoned. Electric lines on public right-of-way would be reconstructed on public right of way. Please contact me if a more detailed explanation is required.

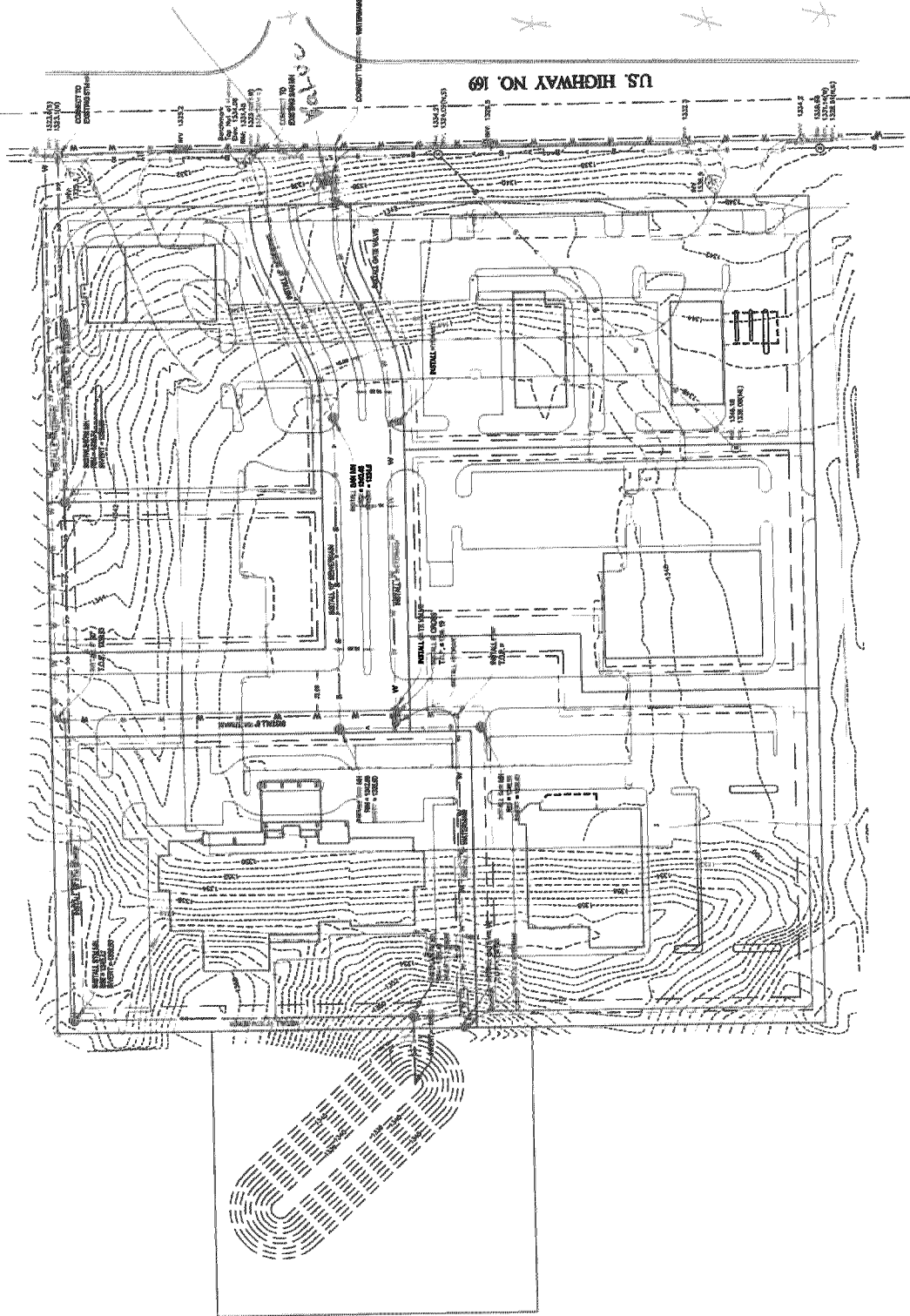
*Cap water of HH
& connect to
water line*


*HH & Hub proposed for
Utilities paper
Clearer*

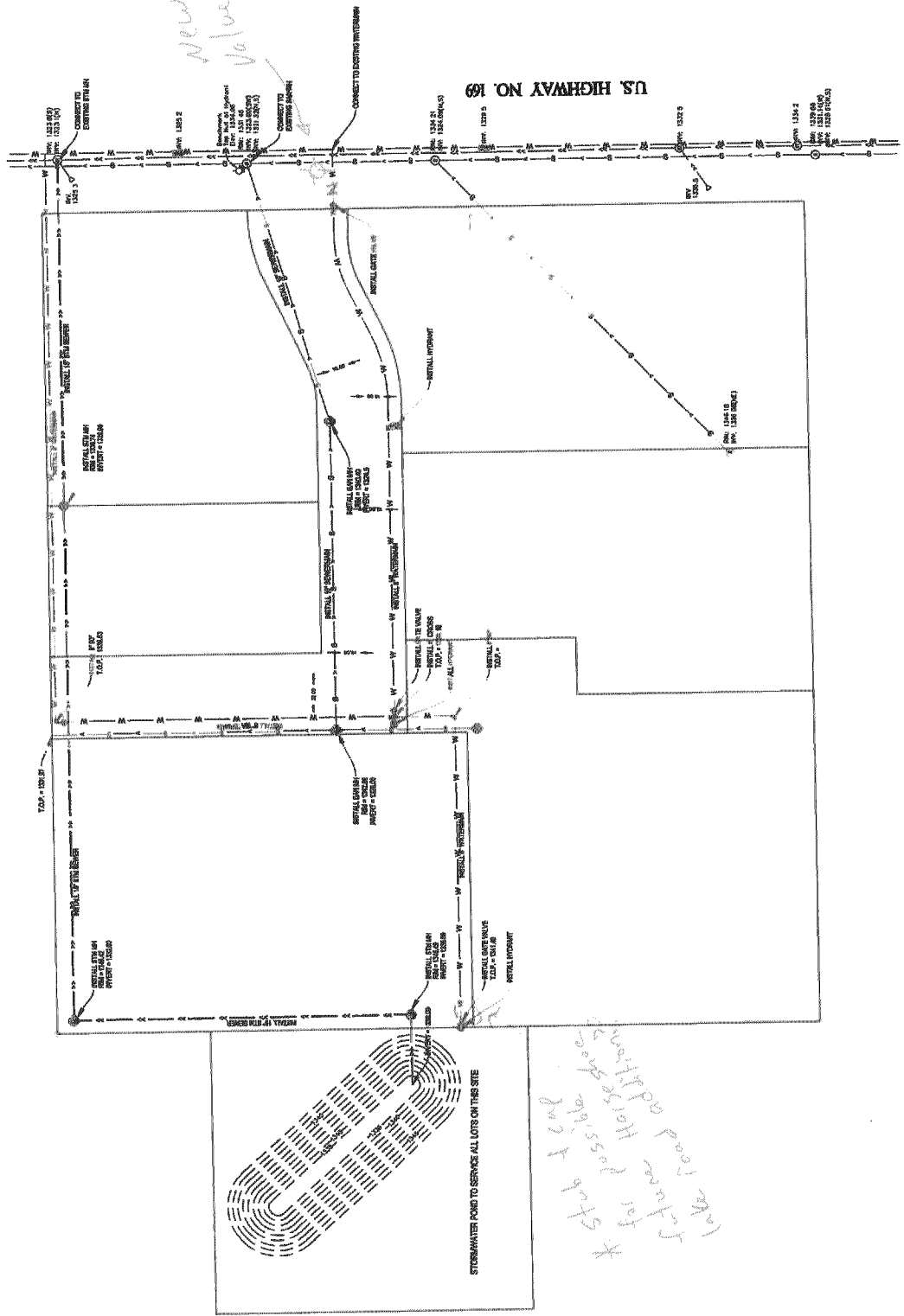
** New Hydronic S
to of Hydronic
set between
above globe*

** Individual water
shut off's at each
site.*

** Class 52 ductile iron
C900 pipe on water main*




PROPOSED SITE
RESIDENTIAL COMMERCIAL DIVISION GRAND RAPIDS, MINNESOTA
LJA ARCHITECTURE CONSULTING PLANNING LAND SURVEYING 2000 UNIVERSITY AVENUE GRAND RAPIDS, MN 55425 (763) 943-7000 WWW.LJA.COM



*New + Hydrant
Value*

** Stake & cut
future possible
lake road addition*

PLAN # 19054

PROPOSED UTILITIES

REBOUND COMMERCIAL ADDITION
GRAND FORTIFICATION, MINNESOTA

LJA
ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING
1200 S. WASHINGTON ST.
MINNEAPOLIS, MN 55402
TEL: 612.338.2222
WWW.LJA.COM



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

Grand Rapids Planning Commission

Grand Rapids, MN – City Hall

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.

PLANNING COMMISSION

CONSIDERATIONS

SUBDIVISIONS

1. Has there been a change in the development policies of the community?
2. Was there a mistake in the original zoning ordinance?
3. Is the Zoning Ordinance up to date?
4. Is the proposed subdivision compatible with adjacent land uses?
5. Will the proposed subdivision cause undue traffic congestion?
6. Will the proposed subdivision affect public utilities?
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
8. Will the proposed subdivision impede orderly development of other property in the area?
9. Will the proposed subdivision cause a decrease in value of adjacent property?
10. Will the proposed subdivision increase tax revenues?
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
12. Is the proposed subdivision consistent with the Comprehensive Plan?



Preliminary Plat Application
 Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.cityofgrandrapidsmn.com

All subdivisions in the City of Grand Rapids shall be in compliance with the Grand Rapids City Code, Articles V (Subdivisions) and VI (Zoning). The City Code can be viewed on the City of Grand Rapids web site, www.cityofgrandrapidsmn.com (follow the prompts for City Code).

PLAT NAME: REBOUND COMMERCIAL ADDITION

Applicant/Business Name: REBOUND

Contact Person: Scott Koester

Address: 527 Professional Drive Suite 100, Northfield, MN Zip: 55058

Telephone:(Work) 651-366-6330 (Other) _____ (Fax) _____

E-mail Address: scottk@waicontinuum.com

Interest In Property: Partner in Ownership Group

Property Owner(s) of record: G R Development Corp

Address: 2301 South Hwy #169 Grand Rapids, MN Zip: 55744

Telephone:(Work) _____ (Other) _____ (Fax) _____

Surveyor or Engineer: Rodney Boyer Lightowler Johnson Associates

Address: 700 Main Avenue, Fargo, ND

Telephone:(Work) 701-293-1350 (Other) _____ (Fax) _____

E-mail Address: Main Contact - Nathan Anderson naderson@lja-1.com

Office Use Only

Date Received 3/6/2019

Certified Complete MAR 25 2019

Fee Paid \$2,525.00

Does the subdivision boundary abut a state rail bank or established trunk highway (requiring road review): Yes No

Planning Commission Recommendation: (Preliminary) Approved _____ Denied _____ Meeting Date 5/2/19
 (Final) Approved _____ Denied _____ Meeting Date _____

City Council Action: (Preliminary) Approved _____ Denied _____ Meeting Date TOD
 (Final) Approved _____ Denied _____ Meeting Date _____

Parcel Information:

Tax Parcel #(s) 91-033-2206 Property Size(acres): 9 Acres

Existing Zoning: General Business

Proposed Zoning*1: _____

Existing Use: Commercial Business (Bar, Restaurant, & Hotel)

Proposed Use(s): Commercial Business (Retail, Bar, Restaurant, Lodging, Banking)

Property Address/Location: 2301 South U.S. Hwy #169, Grand Rapids, MN

Legal Description: _____

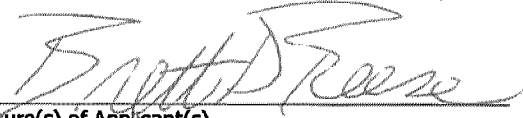
A Parcel of land in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Thirty-three (33), Township Fifty-five (55) North of Range Twenty-five (25) West of the 4th Principal Meridian, and being more particularly described as follows:

Assuming the East boundary line of said NW1/4 NW1/4 to have a bearing of S 0° 45' 00"E and starting at a point on said East boundary line 450.00 feet southerly of the Northeast corner of said NW1/4 NW1/4; thence S 89° 17' 00" W for a distance of 75.00 feet to the point of beginning, said point of beginning being on the westerly Right-of-Way line of Highway #169; thence, continue S 89° 17' 00" W for a distance of 651.00 feet to a point; thence S 0° 43' 00" E for a distance of 600.00 feet to a point; thence N 89° 17' 00" E for a distance of 651.00 feet to a point on the westerly Right-of-Way of U.S. Highway #169; thence N 0° 43' 00" W along said westerly Right-of-Way for a distance of 600.00 feet to the point of beginning, containing 9.0 acres, more or less.

Applications must be received no later than the end of the first week of the month, to allow sufficient time for review by staff and the department head review committee. Planning Commission meetings are held on the first Thursday of each month.

**1 If a zoning change is required, a petition for rezoning must be filed separately.*

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.


Signature(s) of Applicant(s)

1/9/19
Date

Owners Signature (if different than applicant)

Date

Required Submittals: The following items must be provided with your application, unless the Director of Community Development waives a requirement.

- Application Fee - \$2,525.00 *²
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)
- 2 copies of the Preliminary Plat (D- size--22" X 34")
- 1 copy of the Preliminary Plat (B size—11" x 17")
- A letter from the County Recorder verifying that the subdivision name is not duplicated elsewhere in the County.
- A typed letter, addressed to the Grand Rapids Planning Commission, indicating the following:
 - A statement of the proposed use of all of the lots
 - A listing of any proposed protective covenants.
 - Proposed reapportionment of any existing assessments.
- A letter from the Itasca County Soil and Water Conservation District verifying the presence/or lack of wetlands.
- A copy of an updated Title Opinion or Title Insurance Policy showing proof of ownership of the property being subdivided.
- A copy of a current Assessment Certificate from the City Clerk showing whether or not there are any current assessments on the property.
- Copy of current year's Tax Statement.
- Electronic files of any written project statements, legal descriptions, or narratives, and plans in Microsoft Word format and pdf.

**²The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

EXHIBIT A

File Number: 18004A

Policy Number: 81306-216136583

The Land referred to in this policy is described as follows:

A parcel of land in the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian and being more particularly described as follows: Assuming the East boundary line of said Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4) to have a bearing of South 00 degrees 43 minutes 00 seconds East and starting at a point on said East boundary line 450.00 feet Southerly of the Northeast corner of said Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4); thence South 89 degrees 17 minutes 00 seconds West for a distance of 75.00 feet to the point of beginning, said point of beginning being on the Westerly right of way line of Highway No. 169; thence continue South 89 degrees 17 minutes 00 seconds West for a distance of 651.00 feet to a point; thence South 00 degrees 43 minutes 00 seconds East for a distance of 600.00 feet to a point; thence North 89 degrees 17 minutes 00 seconds East for a distance of 651.00 feet to a point on the Westerly right of way of U.S. Highway No. 169; thence North 00 degrees 43 minutes 00 seconds West along said Westerly right of way for a distance of 600.00 feet to the point of beginning.

ITASCA COUNTY
 Itasca County
 Auditor/Treasurer
 123 NE 4th Street
 Grand Rapids, MN
 55744

218-327-2859
 www.co.itasca.mn.us

Property ID: 91-033-2206
 Owner: G R DEVELOPMENT CORP

Taxpayer(s):

TAXPAYER # 134968
 GRAND RAPIDS SAWMILL REDEVELOPMENT
 LLC
 527 PROFESSIONAL DR
 NORTHFIELD MN 55057

Property Description:

GRAND RAPIDS CITY
 SEC:33 TWP: 55.0 RG:25 LOT: BLK: ACRES: 8.98
 S 650' OF N 1050' OF E651' LYG W OF HWY
 169 OF NW NW

2019 Property Tax Statement

VALUES & CLASSIFICATION			
Taxes Payable Year: 2018			
		2019	
STEP	Estimated Market Value:	2,200,000	1,997,100
1	Homestead Exclusion:		
	Taxable Market Value:	2,200,000	1,997,100
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
Sent in March 2018			
STEP	PROPOSED TAX		
2	Proposed Tax:(excluding special assessments)		84,794.00
Sent in November 2018			
STEP	PROPERTY TAX STATEMENT		
3	First-half Taxes: May 15		42,606.00
	Second-half Taxes: October 15		42,606.00
	Total Taxes Due in 2019:		85,212.00

\$\$\$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:		2018	2019
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
PROPERTY TAX AND CREDITS			
3. Property tax before credits		91,289.00	84,987.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits			
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		91,289.00	84,987.00
PROPERTY TAX BY JURISDICTION			
6. County		20,301.56	18,866.14
7. City or Town		26,888.80	23,972.33
8. State General Tax		18,313.47	15,987.53
9. School District: A. Voter approved levies			1,788.61
0318 B. Other local levies		8,326.62	7,783.75
10A. Special taxing district		82.55	86.67
B. Tax increment			
C. Fiscal disparity		17,376.00	16,501.97
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		91,289.00	84,987.00
SPECIAL ASSESSMENTS			
13A. SOLID WASTE ASSMT (COMMERCIAL-2)			225.00
B. SOLID WASTE ASSMT (COMMERCIAL-2)		225.00	
C.			
14. Total property tax and special assessments		91,514.00	85,212.00

ISSUED: 03/06/2019

2 ND HALF PAYMENT STUB



*910332206

TAXPAYER # 134968
 GRAND RAPIDS SAWMILL REDEVELOPMENT

COMM ACCT# 73655

Property ID Number:	91-033-2206
Full Tax for Year	85,212.00
Balance Due	42,606.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

Pay on or before October 15 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
 County Auditor/Treasurer

Mail to: Itasca County
 Auditor/Treasurer
 123 NE 4th Street
 Grand Rapids, MN
 55744

Payable in **2019**

R

CASH
 CHECK
 COUNTER
 MAIL

Check if address change on back
 If box is checked you owe delinquent taxes
 Detach stub and include with second half payment

ISSUED: 03/06/2019

1000009103322062019073655

0000426060000085212005

1 ST HALF OR FULL PAYMENT STUB



*910332206

TAXPAYER # 134968
 GRAND RAPIDS SAWMILL REDEVELOPMENT

COMM ACCT# 73655

Property ID Number:	91-033-2206
Full Tax for Year	85,212.00
Balance Due	42,606.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

Pay on or before May 15 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
 County Auditor/Treasurer

Mail to: Itasca County
 Auditor/Treasurer
 123 NE 4th Street
 Grand Rapids, MN
 55744

Payable in **2019**

R

CASH
 CHECK
 COUNTER
 MAIL

Check if address change on back
 If box is checked you owe delinquent taxes
 Detach stub and include with first half or full payment

ISSUED: 03/06/2019

1000009103322062019073655

0000426060000085212005

Brent Dusek
Lightowler Johnson Associates
700 Main Avenue
Fargo, ND 58103

March 12, 2019

Grand Rapids Planning Commission
Grand Rapids, MN 55744

Preliminary Plat Application

Lightowler Johnson Associates would like to submit a preliminary plat on behalf of GR Development Corporation. The site is located at 2301 South US Highway #169 in Grand Rapids, MN. As part of this submittal we'd like to address the following:

- **A statement of proposed use of all of the lots.**
 - This property will consist of:
 - A Comfort Suites hotel sitting on a 1.76 acre site
 - A Restaurant sitting on a 1.81 acre site
 - A Daycare Center, Bank, and Fast Food Restaurant sitting on the 2.81 acre site.
 - A retail space and drive thru coffee shop on 1.03 acre site.
 - A stormwater retention pond sized to service all proposed properties.
- **A listing of any proposed protective covenants.**
 - We've provided an attachment that explains any covenant information. Please refer to attachment for that information.
- **Proposed reapportionment of any existing assessments.**
 - This is non-applicable to this project.

Please review the submitted materials and feel free to contact us with any questions or comments.

Sincerely,

Brent Dusek

LAW OFFICES
OF
SCHMITZ, OPHAUG & BLUMHOEFER, LLP
220 DIVISION STREET S.
NORTHFIELD, MINNESOTA 55057

JOHN M. OPHAUG
RYAN L. BLUMHOEFER†
KRISTIN L. YAHNKE

PHONE 507-645-9541
FAX 507-645-8232

PETER J. SCHMITZ
1940-2014

March 15, 2019

Scott Koester
SENT VIA EMAIL – skoester@reboundenterprises.com

RE: Grand Rapids Sawmill Redevelopment project / Preliminary Plat
Our File No.: 20347

Dear Scott:

I am writing in regard to the platting process for the Grand Rapids Sawmill redevelopment site.

The preliminary plat for Rebound Commercial Addition includes five lots, one outlot (Outlot A), and a street which would be dedicated to the public. The five lots and the dedicated street would be located on the approximately nine acre site which is being purchased on a contract for deed by Grand Rapids Sawmill Redevelopment, LLC from Grand Rapids Development Company. Outlot A would be located on the property owned by Big Ten Real Estate, LLC. Outlot A would be used as a holding pond for the storm water runoff from the nine acre site. You asked me for a short description of the current plan for ownership and ongoing maintenance of Outlot A.

The current plan for Outlot A would be to form a nonprofit corporation (i.e. an Association) in which the five lots within Rebound Commercial Addition would be members. The Association would own Outlot A. We would record covenants against all five lots and the Outlot which would give the Association the authority to levy assessments against the lots in order to pay for taxes, insurance, maintenance, and any other expenses related to the Outlot.

Please feel free to provide this letter to the City of Grand Rapids as part of the platting process, and don't hesitate to contact me if you have any questions.

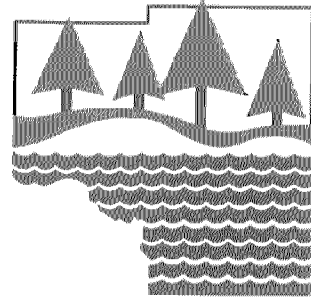
Very truly yours,

SCHMITZ, OPHAUG & BLUMHOEFER, LLP



Ryan L. Blumhoefer

NICOLLE ZUEHLKE
COUNTY RECORDER/REGISTRAR
Itasca County Courthouse
123 N.E. 4th Street
GRAND RAPIDS, MINNESOTA 55744-2600
(218) 327-2856 • FAX (218) 327-0689



January 9th, 2019

Benjamin Hippe
LJA
700 Main Ave
PO Box 2464
Fargo, ND 58108

Ben,

Let it be known that there is no recorded plat in the office of the Itasca County Recorder or Itasca County Registrar of Titles in the name of **REBOUND COMMERCIAL ADDITION**.

Sincerely,

A handwritten signature in cursive script that reads "Nicolle Zuehlke".

Nicolle Zuehlke
Itasca County Recorder/Registrar

ASSESSMENT CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF ITASCA) SS
CITY OF GRAND RAPIDS)

I, the Finance Director of the City of Grand Rapids, do hereby certify that I have carefully examined the records of my office for the purpose of ascertaining the existence of assessments levied for local improvements upon the real property herein described and that at the date of this certificate there are no assessments or installments thereof charged against the following described premises:

Parcel No. 91-033-2206

Legal Description: S 650ft of N 1050ft of E651ft LYG W of Hwy 169 of NW NW

This certificate is made as to the above property description, supplied by the person requesting this certificate, and we do not certify as to assessments against the same property leveled under another description.

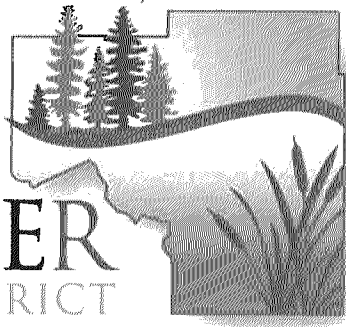
Our records do not reveal, and we do not certify, whether any PAST DUE installments have not been paid. This information should be obtained from the Itasca County Auditor.

WITNESS my hand and official seal at Grand Rapids, this 21st day of August, 2013.



Barbara A. Baird, Finance Director

Itasca
SOIL AND WATER
CONSERVATION DISTRICT



01/14/2019

Hello Ben,

In conversing with you via telephone on 01/09/2019 you brought to my attention that demolition/construction is to be done on the now closed down Sawmill Inn in south Grand Rapids, MN (PID# 91-033-2206). I informed you at this time that I would do some research on the parcel regarding wetlands, and if there are any potential for wetland impacts.

My findings have revealed little potential for wetland impacts. 2ft Digital Elevation Model LiDar suggests little to no wetlands on the parcel (however this is not a 100% accurate method of wetland reconnaissance). Due to the current time of year, and the inability to accurately observe wetlands, I am going to grant you permission to conduct your business as long as you stay within a reasonably close proximity to the original footprint of the existing structure and its parking lots. When the growing season starts, I will be able to come on-site and inform you of any potential wetland impacts.

In the meantime, if you do work in areas that are not in close proximity to the existing structure you are responsible for any impact you could potentially create.

Any questions or concerns please do not hesitate to contact me.

Thank you, Ben,



Waylon Glienke

Wetland Specialist
1889 E. Hwy. 2 Grand Rapids, MN 55744
218-328-3091
waylon.glienke@itascaswcd.org

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CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0260 **Version:** 1 **Name:** Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

Type: Agenda Item **Status:** Passed

File created: 4/24/2019 **In control:** Planning Commission

On agenda: 5/2/2019 **Final action:** 4/26/2019

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 - 2019](#)

Date	Ver.	Action By	Action	Result
4/26/2019	1	Planning Commission	Approved	
4/26/2019	1	Planning Commission	Approved	

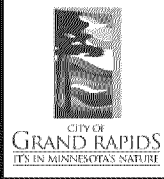
Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

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

Agenda Item # 3	Community Development Department	Date: 5/2/2019
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 Lynch currently serving as Chairperson (1st Term), and the Vice Chairperson/Secretary position is currently vacant, with former Commissioner, Michelle Toven's appointment to the City Council.</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.	