

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, March 7, 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

19-0132 Approve the minutes of the October 4, 2018, 4:00 pm regular meeting.

Attachments: [October 4, 2018 Meeting Minutes](#)

Public Hearings

19-0134 Conduct a public hearing to consider the preliminary plat of Great River Acres.

Attachments: [Preliminary Plat: Staff Report w/Review Comments](#)
[Preliminary Plat: Area Maps & Plat](#)
[Rules for Public Hearing & Subdivision Considerations](#)
[Great River Acres Preliminary Plat: Application](#)
[CP 2019-1 Plat Plans](#)

19-0133 Conduct a Public Hearing to consider a variance petition submitted by Independent School District No. 318.

Attachments: [Variance Request: Staff Report](#)
[Variance Area & Site Maps](#)
[Rules For Public Hearing & Variance Considerations](#)
[ISD #318 Variance Request: Application](#)

Public Input

Individuals may address the Planning Commission about any non public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

Miscellaneous\Updates**Adjourn**

NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
Thursday, April 4th, 2019



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0132 **Version:** 1 **Name:** Approve the minutes of the October 4, 2018, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 2/28/2019 **In control:** Planning Commission

On agenda: 3/7/2019 **Final action:**

Title: Approve the minutes of the October 4, 2018, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [October 4, 2018 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
3/7/2019	1	Planning Commission		

Approve the minutes of the October 4, 2018, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the October 4, 2018, 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

Thursday, October 4, 2018

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 5 - Chairperson Lester Kachinske, Commissioner Susan Lynch, Commissioner Michelle Toven, Commissioner Sue Zeige, and Commissioner Molly MacGregor
- Absent** 2 - Commissioner Mark Gothard, and Commissioner Charles Burress

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 Toven to approve the agenda as presented. The following voted in favor thereof: Toven, Lynch, Kachinske, Zeige. Opposed: None, passed unanimously.

Approval of Minutes

Approve the minutes of the August 2, 2018, 4:00 pm regular meeting.

Motion by Commissioner Zeige, second by Commissioner Kachinske to approve the minutes of the August 2, 2018 regular meeting. The following voted in favor thereof: Zeige, Toven, Lynch, Kachinske. Opposed: None, passed unanimously.

Public Hearings

Conduct a Public Hearing to consider a variance petition submitted by Hernesman Brothers Partnership.

Mr. Dave Hernesman, on behalf of Hernesman Brothers Partnership, has applied for two variances, which if approved, would allow for an unpermitted, 6 ft. high chain-link fence, to be relocated to a location 2 ft. from a front and street side yard property line on property located at: 895 NE 1st Avenue. The applicant, within the variance petition, cites the need to secure customers property from theft, as the justification for the 6 ft. fence on the property. Additionally, the application references the desire to securely maximize the space in this portion of the property when parking and storing customer boats & trailers. The 2 ft. setback from the front and street side yard property lines would provide an additional 28 ft. of space at the east end of the property, and an additional 13 ft. of space along the north edge of the property. The construction of a

storm water management swale (Map #3), along the north edge of the property in this area, will further constrain this portion of the property.

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

Dave Hernesman, Hernesman Brothers Partnership, 835 NE 1st Street provided background information for the requested variance.

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

The Commissioners reviewed 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, in terms of security it puts the property to use in a reasonable manner.
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-
Yes, due to the configuration of the the lot there are three front yards.
4. Is the variance in harmony with the purposes and intent of the ordinance?
Why/Why not-
Yes, due to the uniqueness of the lot having three front yards.
5. Will the variance, if granted, alter the essential character of the locality?
Why/Why not-
No, it looks good and it is not detrimental to the character.
6. Is the variance consistent with the comprehensive plan?
Why/Why not-
Yes, the area is zoned GB and this is consistent with the comprehensive plan.

Motion by Commissioner Toven, second by Commissioner MacGregor 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 variances to Hernesman Brothers Partnership for the property legally described above;

- to allow a one time waiver of the requirements of Section 30-593(a)5 of the Municipal Code which would allow a 6 ft. fence to encroach 28 ft. into the required 30 ft. front yard setback, and encroach 13 ft. into the required 15 ft. street side yard setback for fences in excess 4 ft., and up to 6 ft. in height, as proposed on the petitioners site plan.

with the considerations as reviewed by the Commissioners.

The following voted in favor thereof: Kachinske, Lynch, Zeige, Toven, MacGregor. Opposed: None, passed unanimously.

General Business

Appoint two members of the Planning Commission to serve on the Comprehensive Plan Update steering committee.

Commissioner MacGregor volunteered to serve on the comprehensive plan update steering committee. Staff will check with Commissioners Gothard and Burress to see if they would be interested in serving on the committee, if not Commissioner Kachinske said he would serve.

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Kachinske, second by Commissioner MacGregor to adjourn the meeting at 4:33 p.m. The following voted in favor thereof: Zeige, Lynch, Toven, Kachinske, MacGregor. Opposed: None, passed unanimously.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0134 **Version:** 1 **Name:** Conduct a public hearing to consider the preliminary plat of Great River Acres.

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

File created: 2/28/2019 **In control:** Planning Commission

On agenda: 3/7/2019 **Final action:**

Title: Conduct a public hearing to consider the preliminary plat of Great River Acres.

Sponsors:

Indexes:

Code sections:

Attachments: [Preliminary Plat: Staff Report w/Review Comments](#)
[Preliminary Plat: Area Maps & Plat](#)
[Rules for Public Hearing & Subdivision Considerations](#)
[Great River Acres Preliminary Plat: Application](#)
[CP 2019-1 Plat Plans](#)

Date	Ver.	Action By	Action	Result
3/7/2019	1	Planning Commission		

Conduct a public hearing to consider the preliminary plat of Great River Acres.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a public hearing to consider the preliminary plat of Great River Acres.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 3/7/19
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of Great River Acres.	
Background:	<p>A preliminary plat entitled Great River Acres was submitted by Chris Larson, PLS – SEH on behalf of the City of Grand Rapids and filed with the City on February 6, 2019. The property included within the preliminary plat is 41.51 acres in area, including proposed right-of-way, and is located in the NE quadrant adjacent to the Co. Road 76 and Co. Road 23/Golf Course Road intersection. A complete legal description of the subject property is included within the preliminary plat documents.</p> <p>The proposed subdivision will be fully connected to the City water, sanitary sewer, and storm sewer system, and will generally be developed as follows:</p> <ul style="list-style-type: none"> • <u>Lot 1, Block 1</u>, 14.93 acre for future residential development (multi-family). Rezoning of property from existing SPU & SR-1 (Shoreland Public Use & One Family-Residential) zoning designations to a Multi-family Residential designation to take place in future. • <u>Lot 1, Block 2</u>, 20.55 acre lot to be sold to ISD #318 for the future location of a new elementary school retaining the existing R-1 (One Family-Residential) zoning designation at this time. <ul style="list-style-type: none"> ○ <i>Elementary - Secondary schools are permitted with additional restrictions in all residential zoning districts: 1-acre min. lot size, 30' min. yard setbacks, enhanced bufferyard planting schedule.</i> • <u>Lots 2 - 8, Block 2</u>, are intended to be developed as single family residential lots, retaining the existing SR-1 (Shoreland One-Family Residential) zoning designation. • <u>Lots 1 - 8, Block 3</u>, are intended to be developed as single family residential lots, retaining the existing SR-1 (Shoreland One-Family Residential) zoning designation. • <u>Outlot A</u>, retaining the existing R-1 (One-Family Residential) zoning designation. <i>(Result of 22nd Avenue alignment and existing, privately owned property to east)</i> • <u>8th Street SW</u>, will provide access to the plat from County Rd. 76 (west), and extend to the eastern boundary of the plat. 	

	<ul style="list-style-type: none"> • <u>22nd Avenue SW</u>, will provide access to the plat from Golf Course Rd./County Rd. 23 (south), and extend to 8th Street SW. <p>The plat area is undeveloped and was previously owned by UPM Blandin Paper Company, and acquired by the City as part of a land exchange with UPM in 2016.</p> <p>The City project to construct 8th Street SW, 22nd Avenue SW, as well as the extension water & sanitary sewer services along Golf Course Rd. (from the Grand Itasca Hospital area) to Great Rive Acres, is scheduled for construction this summer.</p> <p>The 2011 Comprehensive Plan’s general vision for land use in the area of this proposed subdivision is that of: a majority of Multi-family residential, Parks & Recreation near the Blandin Reservoir, and a small node of Neighborhood Mixed Use near the Co. Rd. 76/Golf Course Rd. intersection.</p> <p>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. All departments were involved, and provided input, throughout the development of the preliminary plat.</p> <p>Additionally, the preliminary plat was circulated to the County Highway Engineer, as the plat is accessed off of County Road 76 and County Road 23/Golf Course Road (<i>review comments attached</i>), and to the Commissioner of the MN DNR, as required by MN Shoreland Rules.</p>
<p>Considerations:</p>	<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>
<p>Recommendation:</p>	<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 Great River Acres;</p> <ul style="list-style-type: none">• <i>Any additional revisions the Planning Commission sees as necessary.</i>
Attachments:	<ul style="list-style-type: none">• Preliminary Plat and associated documents• Review Committee comments• Subdivision Considerations• Site Map

Eric Trast

From: Rob Mattei
Sent: Thursday, February 14, 2019 2:49 PM
To: Eric Trast
Subject: FW: Preliminary Plat of Great River Acres

Rob Mattei

Director of Community Development
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744-2662
Office: 218-326-7622
Mobile: 218-244-2924
Fax: 218-326-7621

From: Ryan Sutherland <Ryan.Sutherland@CO.ITASCA.mn.us>
Sent: Thursday, February 14, 2019 2:38 PM
To: Rob Mattei <rmattei@ci.grand-rapids.mn.us>
Cc: Karin Grandia <Karin.Grandia@CO.ITASCA.mn.us>
Subject: Preliminary Plat of Great River Acres

Rob,
I received and reviewed the 02/11/2019 Preliminary Plat of Great River Acres packet. The Itasca County Transportation Department has previously had the opportunity to comment on how the plat may impact County State Aid Highways 23 & 76. We appreciate that the City involved us early in the planning phases of this project. We have no further comments on the preliminary plat.

Ryan Sutherland, PE
Assistant County Engineer

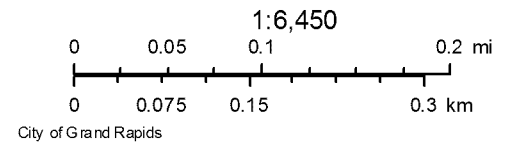
Great River Acres (preliminary plat)



February 27, 2019

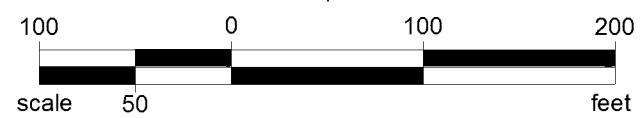
Tax Parcels (1) - Grand Rapids Tax Parcels

Streets



PRELIMINARY PLAT OF GREAT RIVER ACRES

Part of the Southwest Quarter of the Southeast Quarter of Section 19, AND Part of the Northwest Quarter of the Northeast Quarter of Section 30, AND Part of the Northeast Quarter of the Northwest Quarter of Section 30, all in Township 55 North, Range 25 West, Itasca County, Minnesota



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE ITASCA COUNTY SOUTH COORDINATE SYSTEM, NAD83

MINNESOTA HISTORICAL SOCIETY
2609 CO RD 76 GRAND RAPIDS MN 55744
ZONED P-U

BB PINES LLC
2501 COUNTY RD 76 GRAND RAPIDS MN 55744
ZONED R-3

GRACE BIBLE CHAPEL
2452 COUNTY RD 76 GRAND RAPIDS, MN 55744
ZONED R-R

DEVELOPER / OWNER
CITY OF GRAND RAPIDS
420 N. POKEGAMA AVENUE
GRAND RAPIDS, MN 55744

TOTAL ACERAGE
41.51 ACRES
(INCLUDING PROPOSED RIGHT-OF-WAY)

SURVEYOR / DESIGNER
SHORT ELLIOT HENDRICKSON INC.
21 NORTHEAST 5TH STREET, SUITE 200
GRAND RAPIDS, MN 55744

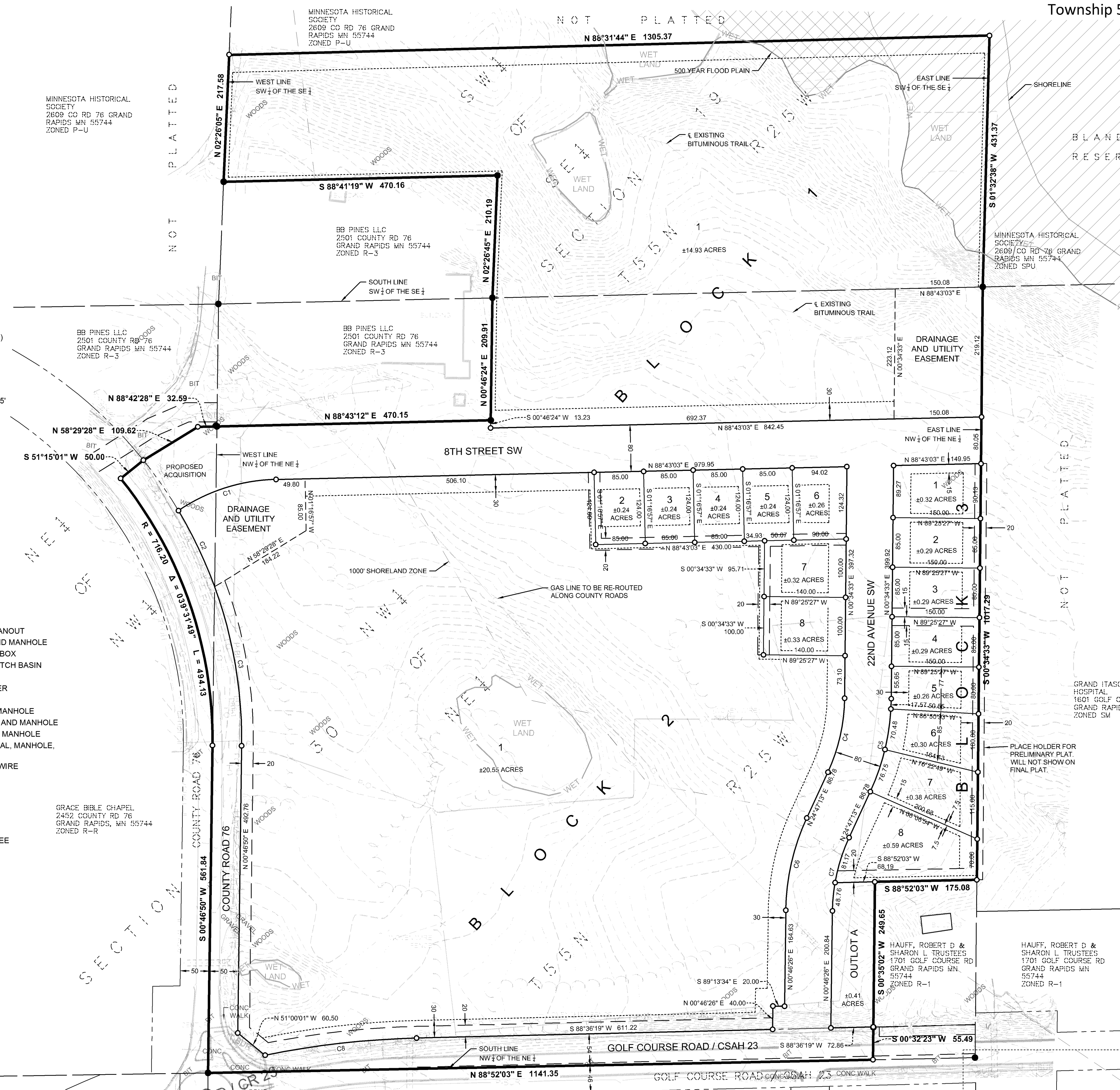
ZONING
CURRENT ZONING IS R1
(ONE FAMILY RESIDENCE)

CONTOUR INFORMATION
CONTOURS SHOWN HAVE BEEN GENERATED FROM FIELD OBSERVATION.

BUILDING SETBACKS
FRONT = 30'
INTERIOR SIDE = 6' MIN. 15'
CUMULATIVE STREET SIDE = 30'
REAR = 30'

- EXISTING**
- RIGHT OF WAY
 - PERMANENT EASEMENT
 - PROPERTY LINE
 - HORIZONTAL CONTROL POINT
 - BENCHMARK
 - FOUND MONUMENT
 - SET MONUMENT
 - SANITARY SEWER AND MANHOLE
 - FORCE MAIN AND LIFT STATION
 - SANITARY SEWER SERVICE & CLEANOUT
 - WATER MAIN, HYDRANT, VALVE AND MANHOLE
 - WATER SERVICE AND CURB STOP BOX
 - STORM SEWER, MANHOLE AND CATCH BASIN
 - CULVERT AND APRON ENDWALL
 - GAS MAIN, VALVE, VENT AND METER
 - HANDHOLE
 - BURIED FIBER OPTIC CABLE AND MANHOLE
 - BURIED PHONE CABLE, PEDESTAL AND MANHOLE
 - BURIED TV CABLE, PEDESTAL AND MANHOLE
 - BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
 - OVERHEAD WIRE, POLE AND GUY WIRE
 - LIGHT POLE
 - TRAFFIC SIGNAL
 - STREET NAME SIGN
 - SIGN (NON STREET NAME)
 - RAILROAD TRACKS
 - DECIDUOUS AND CONIFEROUS TREE
 - BUSH / SHRUB AND STUMP
 - EDGE OF WOODED AREA
 - WETLAND
 - BUILDING
 - FENCE (UNIDENTIFIED)
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - ELECTRIC WIRE FENCE
 - WOOD FENCE
 - WOVEN WIRE FENCE
 - PLATE BEAM GUARDRAIL
 - CABLE GUARDRAIL
 - POST / BOLLARD
 - RETAINING WALL

- SURVEY**
- SURVEY BASELINE
 - COUNTY
 - SECTION
 - QUARTER
 - SIXTEENTH
 - CORPORATE LIMITS
 - RAILROAD RIGHT OF WAY

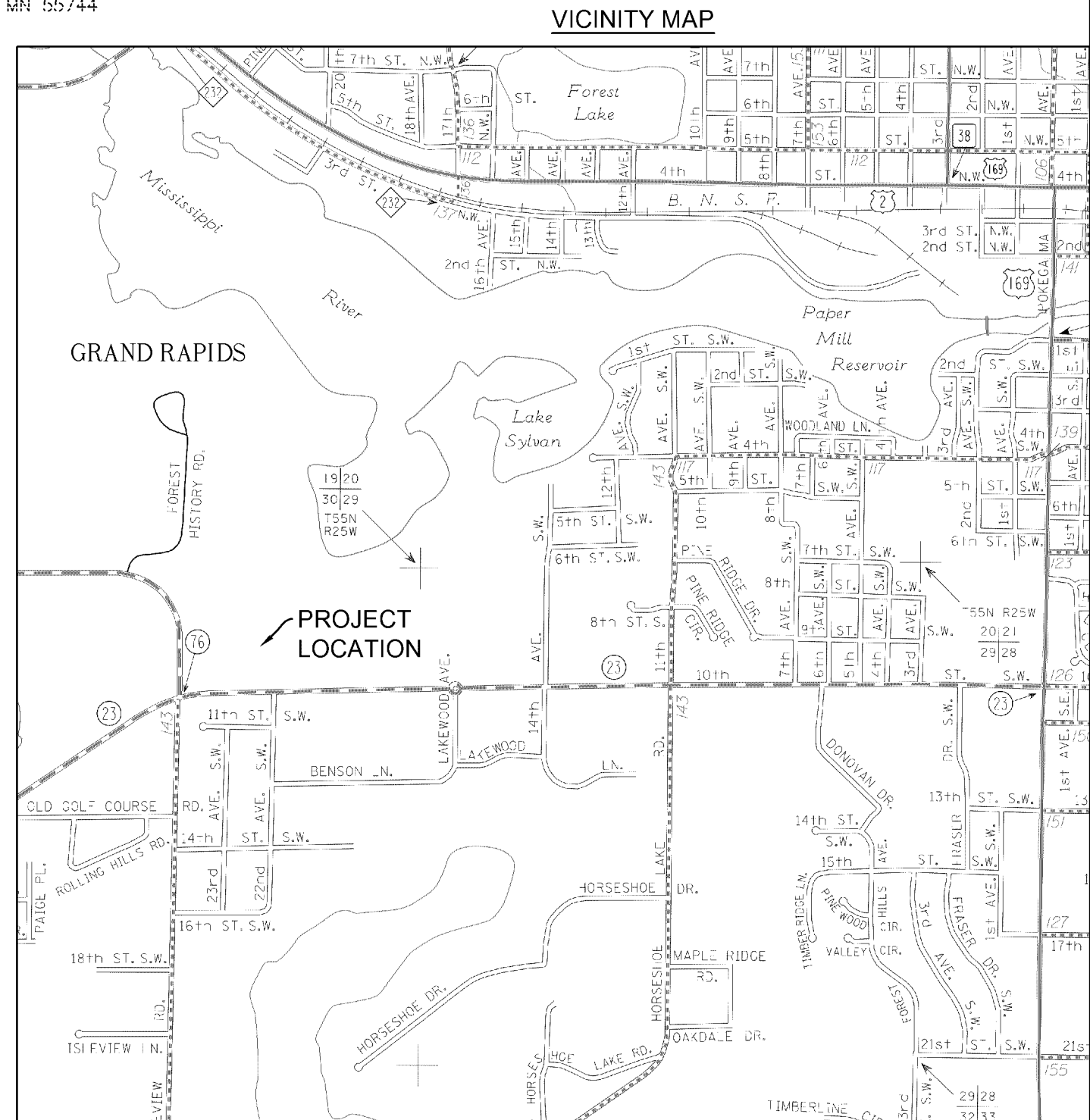


Curve Table			
Curve	Length	Radius	Delta
C1	178.15	313.84	032°31'29"
C2	144.79	766.20	010°49'38"
C3	278.33	766.20	020°48'48"
C4	130.99	310.00	024°12'40"
C5	164.80	390.00	024°12'40"
C6	163.45	390.00	024°00'47"
C7	129.92	310.00	024°00'47"
C8	261.78	1482.40	010°07'04"

LEGAL LAND DESCRIPTION

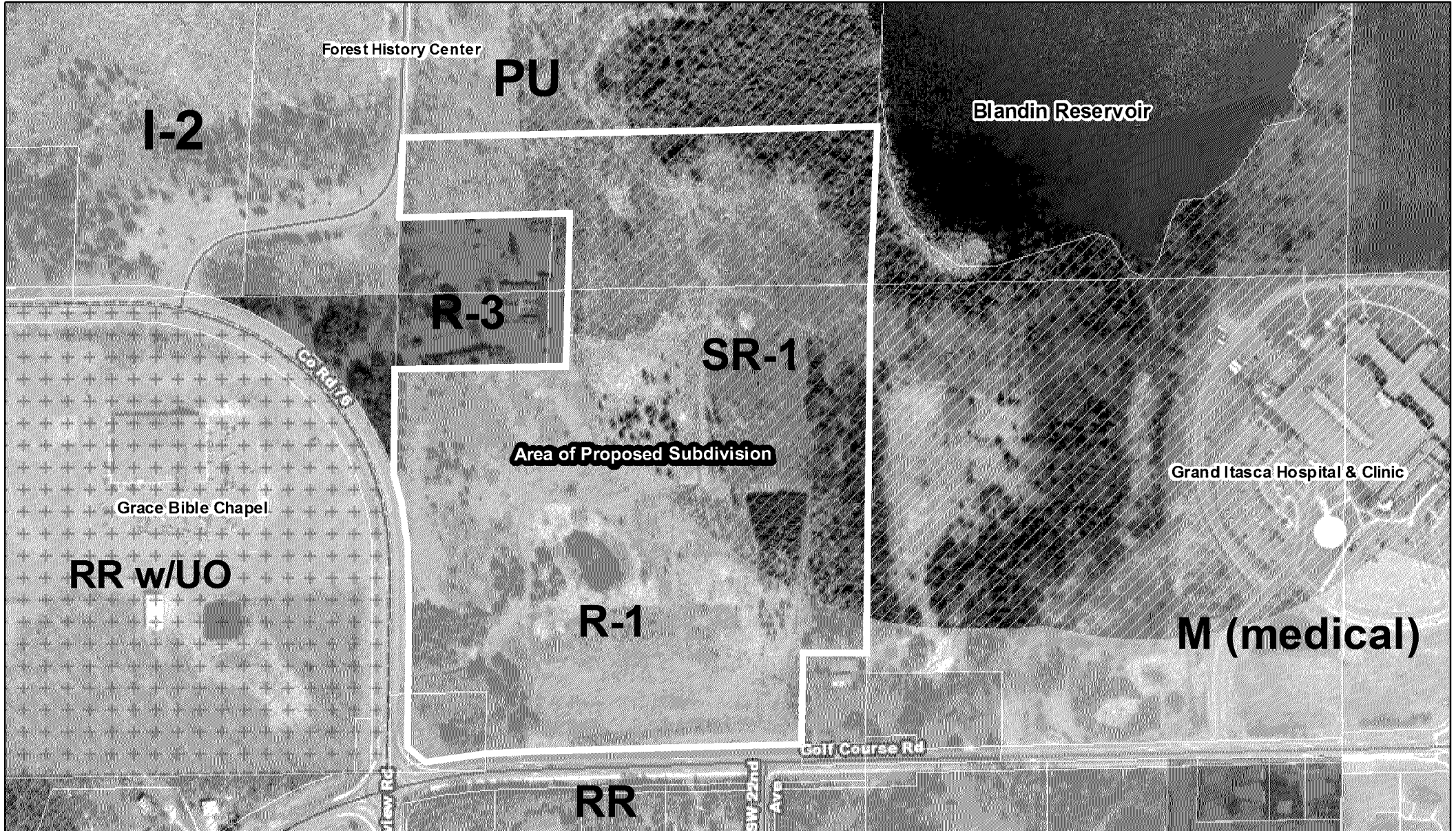
The Northwest Quarter of the Northeast Quarter, in Section 30, Township 55 North, Range 25 West of the Fourth Principal Meridian, Itasca County, Minnesota, LESS the County Road right-of-way, and LESS the North 210 feet of the West 470 feet of the Northwest Quarter of the Northeast Quarter and LESS the South 305 feet of the East 175 feet of the Northwest Quarter of the Northeast Quarter AND the Southwest Quarter of the Southeast Quarter, Section 19, Township 55 North, Range 25 West, Itasca County, Minnesota, LESS the South 210 feet of the West 470 feet and LESS the North 900 feet of the Southwest Quarter of the Southeast Quarter.

NOTE: Lands in the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) of Section 30 to be added to plat description upon completion of acquisition by city from current owner.









Save: 2/11/2019 10:07 AM aotieskie Plot: 2/11/2019 10:07 AM S:\F\J\G\GRANRY1488619\survey\02-CAD\15-dwg\ Preliminary Plat\01 revision 2-11-2019.dwg

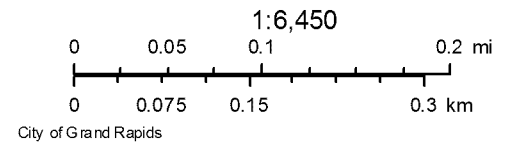
Great River Acres (preliminary plat) w/zoning layers



February 27, 2019

-  Tax Parcels (1) - Grand Rapids Tax Parcels
-  Airport Safety Zones
- Overlays**
-  MOD - Mining Overlay District

-  SBO - Scenic By-Way Commercial Overlay District
-  UO - Urban Overlay
-  PUD - Planned Unit Development



Great River Acres Area Map - w/utilities

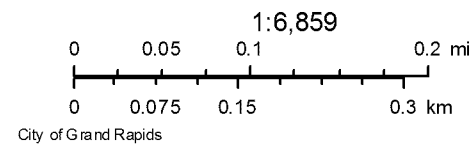


February 27, 2019

Tax Parcels (1) - Grand Rapids Tax Parcels

Water Mains

- Fire
- Distribution





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: Great River Acres

Applicant/Business Name: c/o SEH, 21 NE 5th St, Ste 200, Grand Rapids, MN 55744

Contact Person: Rob Mattei

Address: 420 N Pokegama Ave, Grand Rapids, MN Zip: 55744

Telephone:(Work) 218.326.7622 (Other) _____ (Fax) _____

E-mail Address: rmattei@ci.grand-rapids.mn.us

Interest In Property: Owner's Representative

Property Owner(s) of record: City of Grand Rapids, a Minnesota Municipal Corporation

Address: 420 N Pokegama Avenue, Grand Rapids, MN Zip: 55744

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

Surveyor or Engineer: SEH - Chris Larsen, PLS

Address: 21 NE 5th St, Ste 200, Grand Rapids, MN 55744

Telephone:(Work) 218.322.4500 (Other) _____ (Fax) _____

E-mail Address: clarsen@sehinc.com

Office Use Only

Date Received _____ Certified Complete _____ Fee Paid _____

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 _____
(Final)	Approved _____	Denied _____	Meeting Date _____

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

Parcel Information:

Tax Parcel #(s) 91-019-4301 and 91-030-1201, 1202, 2100 Property Size(acres): 41.5

Existing Zoning: R-1, R-1S

Proposed Zoning*1: _____

Existing Use: Vacant Land

Proposed Use(s): Single Family and Elementary School

Property Address/Location: Intersection of CSAH 23 and CR 76

Legal Description: P/O SW 1/4 of SE 1/4 Sec 19 AND

P/O NW 1/4 of NE 1/4 Sec 30 AND

P/O NE 1/4 of NW 1/4 Sec 30, T55N, R25W

(attach additional sheet if necessary)

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)

02/05/2019
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.

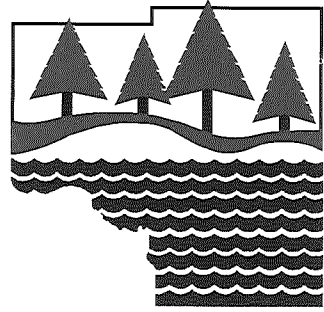
- Application Fee - \$2,525.00 *2
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)
- 2 copies of the Preliminary Plat (D- size--22" X 34")
- 1 copy of the Preliminary Plat (B size—11" x 17")
- A letter from the County Recorder verifying that the subdivision name is not 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.

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



February 7, 2019

Eric Trast
Community Development Specialist
City of Grand Rapids
420 N Pokegama Ave
Grand Rapids MN 55744

Eric,

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 "Great River Acres".

Sincerely,

A handwritten signature in black ink that reads "Nicolle Zuehlke". The signature is written in a cursive, flowing style.

Nicolle Zuehlke
Itasca County Recorder/Registrar

PRELIMINARY PLAT OF GREAT RIVER ACRES - LEGAL LAND DESCRIPTION

The Northwest Quarter of the Northeast Quarter, in Section 30, Township 55 North, Range 25 West of the Fourth Principal Meridian, Itasca County, Minnesota, LESS the County Road right-of-way, and LESS the North 210 feet of the West 470 feet of the Northwest Quarter of the Northeast Quarter and LESS the South 305 feet of the East 175 feet of the Northwest Quarter of the Northeast Quarter AND the Southwest Quarter of the Southeast Quarter, Section 19, Township 55 North, Range 25 West, Itasca County, Minnesota, LESS the South 210 feet of the West 470 feet and LESS the North 900 feet of the Southwest Quarter of the Southeast Quarter.

NOTE: Lands in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 30 to be added to plat description upon completion of acquisition by city from current owner.



First American

RECEIVED

FEB 27 2017

First American Title Co
701 Xenia Avenue South, Ste 450
Golden Valley, MN 55416
Phn - (763)852-3800
Fax - (877)483-0310

CITY OF GRAND RAPIDS

TRANSMITTAL SHEET

To: City of Grand Rapids
420 N Pokegama Ave

Grand Rapids, MN 55744

RE: City of Grand Rapids
TBD Golf Course Road
Grand Rapids, MN 55744

Attn: Legal: SW SE Less S. 210 feet of W. 470 feet
& Less N. 900 feet, Section 19,
Township 55, Range 25, AND NW NE
Less Co. Rd. R/W & Less S. 264 feet of
S. 214.5 feet & Less N. 210 feet of W.
470 feet & Less S. 305 feet of E. 175
feet, AND W. 264 feet of S. 214.5 feet
of NW NE, Section 30, Township 55,
Range 25, Itasca County, Minnesota.

From: Policy Department

Your File
No.:

Dated: 02/21/2017

Our File No.: 1420933

Enclosed are the following items:

- Mortgage Deed
- Deed
- Assignment of Mortgage
- Owner's Policy Policy No. 1420933
- Mortgagee's Policy
- Contract for Deed
- Assignment of Contract for Deed
- Subordination Agreement
- Other

If you have any questions, please contact us immediately at the phone number listed above.

"Thank You for Choosing First American Title Co "



OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental

police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

- (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in

Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs,

attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
(i) the Amount of Insurance shall be increased by 10%, and
(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 1 First American Way, Santa Ana, CA 92707, Attn: Claims Department.

POLICY OF TITLE INSURANCE



Form No. 1402.06.A Schedule A
2006 ALTA Owner's Policy - (6-17-06)

SCHEDULE A

First American Title Insurance Company

Name and Address of Title Insurance Company:
First American Title Insurance Company
1 First American Way
Santa Ana, CA 92707

File Number: **1420933**

Policy Number: **1420933**

Address Reference: TBD Golf Course Road, Grand Rapids, Minnesota

Amount of Insurance: \$436,000.00

Premium: \$1,172.00

Date of Policy: February 16, 2017 at 4:13 p.m.

1. Name of Insured:

City of Grand Rapids

2. The estate or interest in the Land covered by this policy is:

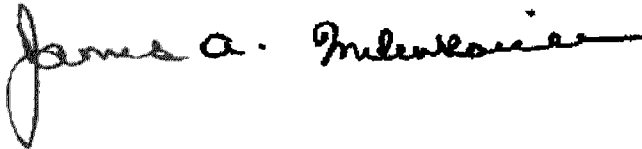
Fee Simple

3. Title to the Land is vested in:

City of Grand Rapids, a Minnesota Municipal Corporation

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

The Northwest Quarter of the Northeast Quarter, in Section 30, Township 55 North, Range 25 West, of the Fourth Principal Meridian, Itasca County, Minnesota, LESS the County Road right-of-way, and LESS the North 210 feet of the West 470 feet of the Northwest Quarter of the Northeast Quarter and LESS the South 305 feet of the East 175 feet of the Northwest Quarter of the Northeast Quarter AND the Southwest Quarter of the Southeast Quarter, Section 19, Township 55, Range 25, Itasca County, Minnesota, LESS the South 210 feet of the West 470 feet and LESS the North 900 feet of the Southwest Quarter of the Southeast Quarter.



Countersigned By

Form No. 1402.06.B Schedule B
2006 ALTA Owner's Policy - (6-17-06)

SCHEDULE B

File Number: **1420933**

Policy Number: **1420933**

EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. All assessments and taxes due and payable in 2017, and thereafter.
2. No coverage is provided for municipal code compliance matters and fees, including, but not limited to, utilities, water, or sewer services, or fees for tree, weed, grass and snow or garbage removal, police boarding, vacant building registration and zoning.
3. Any and all connection, hook-up, nuisance, and/or condemnation charges.
4. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
5. Rights of the public and others entitled to the use of that portion of the land in Schedule "A" lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley; as laid out, presently used, or dedicated.
6. An easement for utility purposes in the document recorded June 7, 1978 as 325334 of Official Records.
7. An easement for highway purposes in the document recorded December 9, 1986 as 384478 of Official Records.
8. An easement for slope purposes in the document recorded March 23, 1987 as 386831 of Official Records.
9. An easement for utility purposes in the document recorded June 16, 1987 as 388819 of Official Records.
10. The terms and provisions contained in the document entitled "Easement Agreement" recorded March 16, 1998 as 490070 of Official Records.
11. Water rights, claims or title to water, whether or not shown by the public records.
12. Rights of the United States of America and/or the State of Minnesota, the county, the municipality, and the public, in and to that part of the land which may be within wetlands.

13. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

ENDORSEMENT

Master Endorsement To Owner Policy

Issued By
First American Title Insurance Company

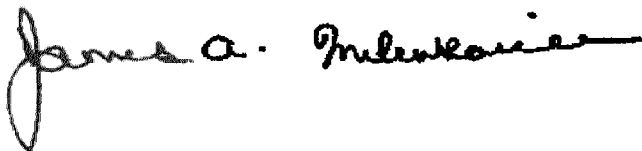
The Company hereby amends its Owner Policy Jacket by providing that notwithstanding any other language in the policy to the contrary, the Company hereby agrees as follows:

1. The insurance company, agent, or broker is authorized to receive written or oral notice of claim, and any such notice given to the insurance company, agent or broker is considered notice to the Company.
2. This insurance contract is deemed to be made in Minnesota and any dispute resolution proceedings shall take place in Minnesota unless both parties agree otherwise.
3. The Company shall have the right to examine and audit the insured's books and records for up to one year after the end of the policy year.
4. The Company shall pay any definitely fixed liability for loss or damage within five business days from the date of receipt of any agreement entered into by the insured of any condition set forth in such agreement, whichever is later.
5. The Company shall have no subrogation rights under the insured if it is determined that the loss or damage is caused by unintentional acts of the insured, nor shall the Company have any right to proceed against any other person if that person is also insured by the Company against the same loss.
6. The Company's obligations to the Insured under the policy can be terminated only pursuant to Minnesota's statutory termination conditions.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

IN WITNESS WHEREOF, the Company has caused its corporate name to be affixed hereto by its duly authorized officers.

First American Title Insurance Company



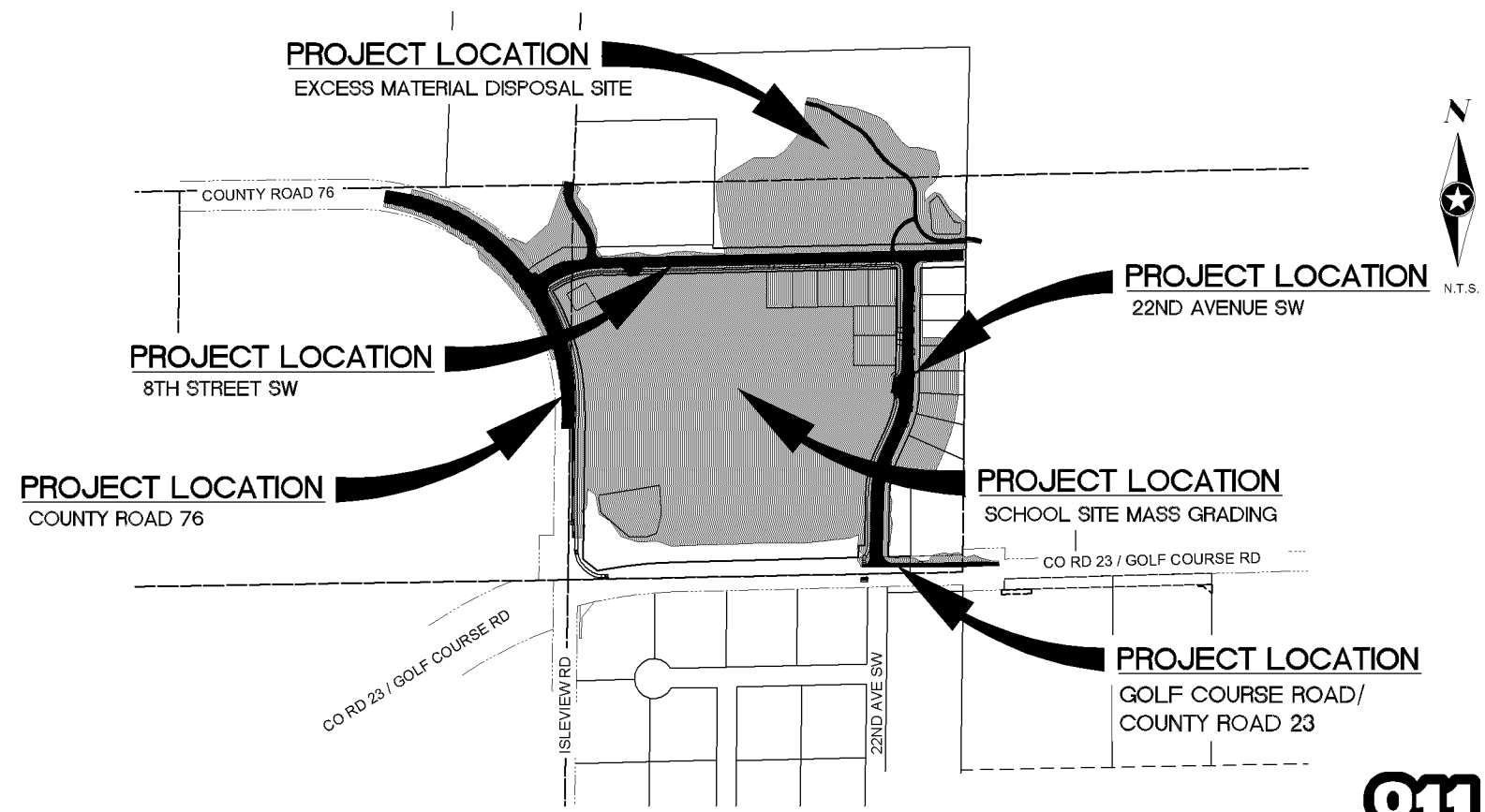
By:

Authorized Signatory

CITY OF GRAND RAPIDS, MINNESOTA CONSTRUCTION PLANS FOR REMOVALS, GRADING, BITUMINOUS, CONCRETE CURB & GUTTER, CONCRETE WALK, STORM SEWER, WATERMAIN, SANITARY SEWER, LIGHTING, TURN LANE CONSTRUCTION, SIGNING, STRIPING AND TURF ESTABLISHMENT GREAT RIVER ACRES

CITY PROJECT NO. 2019-1

8TH STREET SW (FROM COUNTY ROAD 76 TO PROPOSED 22ND AVENUE SW)
22ND AVENUE SW (FROM COUNTY ROAD 23 TO PROPOSED 8TH STREET SW)
COUNTY ROAD 76 TURN LANES (TURN LANES TO 8TH STREET SW)
COUNTY ROAD 23 TURN LANES (TURN LANES TO 22ND AVENUE SW)



EXISTING	
-----	RIGHT OF WAY
-----	PERMANENT EASEMENT
-----	PROPERTY LINE
△ ^{XX}	HORIZONTAL CONTROL POINT
●	BENCHMARK
○	SURVEY MARKER
○	SOIL BORING
○	SANITARY SEWER AND MANHOLE
○	FORCE MAIN AND LIFT STATION
○	SANITARY SEWER SERVICE & CLEANOUT
○	WATER MAIN, HYDRANT, VALVE AND MANHOLE
○	WATER SERVICE AND CURB STOP BOX
○	STORM SEWER, MANHOLE AND CATCH BASIN
○	CULVERT AND APRON ENDWALL
○	GAS MAIN, VALVE, VENT AND METER
○	HANDHOLE
○	BURIED FIBER OPTIC CABLE AND MANHOLE
○	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
○	BURIED TV CABLE, PEDESTAL AND MANHOLE
○	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
○	OVERHEAD WIRE, POLE AND GUY WIRE
○	LIGHT POLE
○	TRAFFIC SIGNAL
○	STREET NAME SIGN
○	SIGN (NON STREET NAME)
○	RAILROAD TRACKS
○	DECIDUOUS AND CONIFEROUS TREE
○	BUSH / SHRUB AND STUMP
○	EDGE OF WOODED AREA
○	WETLAND
○	BUILDING
○	FENCE (UNIDENTIFIED)
○	BARBED WIRE FENCE
○	CHAIN LINK FENCE
○	ELECTRIC WIRE FENCE
○	WOOD FENCE
○	WOVEN WIRE FENCE
○	PLATE BEAM GUARDRAIL
○	CABLE GUARDRAIL
○	POST / BOLLARD
○	RETAINING WALL
PROPOSED	
6+00	STREET CENTERLINE
-----	RIGHT-OF-WAY
-----	PERMANENT EASEMENT
-----	TEMPORARY EASEMENT
-----	CONSTRUCTION LIMITS
○	SANITARY SEWER, BULKHEAD AND MANHOLE
○	FORCE MAIN
○	SANITARY SERVICE AND CLEANOUT
○	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
○	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
○	WATER SERVICE AND CURB STOP BOX
○	STORM SEWER, MANHOLE AND CATCH BASIN
○	CULVERT AND APRON ENDWALL
○	DRAIN TILE
○	DITCH / SWALE
○	RIPRAP
○	STREET NAME SIGN
○	SIGN (NON STREET NAME)
○	RETAINING WALL

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

GOVERNING SPECIFICATIONS
THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

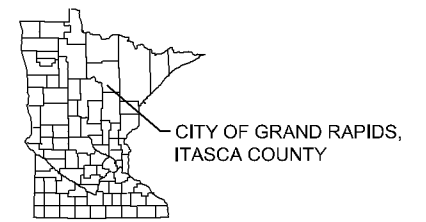
ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LOCATION MAP
3-4	STATEMENT OF ESTIMATED QUANTITIES
5-8	CONSTRUCTION NOTES
9-25	CONSTRUCTION DETAILS
26-34	TYPICAL SECTIONS
35-42	ALIGNMENT AND RIGHT OF WAY PLAN
43-51	EXISTING UTILITIES EXHIBIT
52-57	REMOVAL PLAN
58-61	GRADING PLAN
62-66	SANITARY SEWER & WATER MAIN PLAN AND PROFILE
67-76	STREET & STORM SEWER PLAN AND PROFILE
77-81	LATERAL STORM SEWER PROFILES
82-90	EROSION CONTROL AND TURF ESTABLISHMENT PLAN
91-94	SWPPP
95-99	PAVEMENT MARKING AND SIGNING PLAN
100-104	LIGHTING PLAN
105-112	PEDESTRIAN RAMP AND INTERSECTION DETAILS
113-168	CROSS SECTIONS
1-19	GOLF COURSE ROAD UTILITY EXTENSION PLANSET

THIS PLAN CONTAINS 168+19 SHEETS.

THIS PLAN SHALL INCLUDE AN ATTACHMENT OF GOLF COURSE ROAD UTILITY EXTENSION CP 2019-1

PROJECT LOCATION



APPROVED:
Maureen Wegert 02/13/19
CITY ENGINEER OF GRAND RAPIDS DATE

APPROVED:
Karin Grandea 02/13/19
COUNTY ENGINEER OF ITASCA COUNTY DATE

GRAND RAPIDS, MINNESOTA

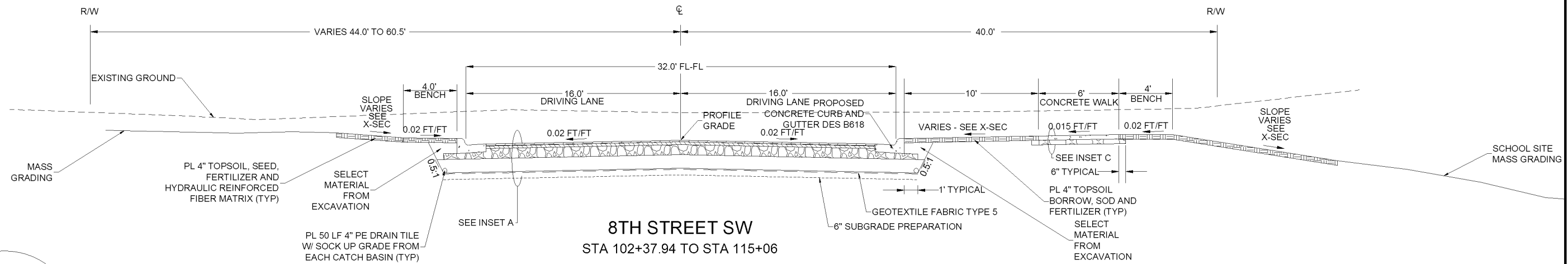
SEH
PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 56744
www.sehinc.com



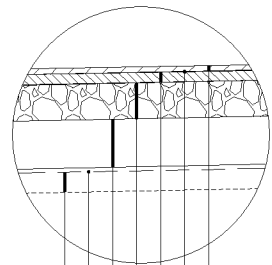
Know what's below.
Call before you dig.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Signature: *SARA CHRISTENSON* SARA CHRISTENSON, PE
Date: FEBRUARY 13, 2019 Lic. No. 55414
FILE NO. GRANR148347
1 / 168

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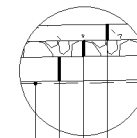


8TH STREET SW
STA 102+37.94 TO STA 115+06



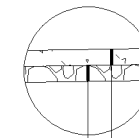
INSET A

- 1.5" TYPE SP 9.5 WEARING COURSE MIX (SPWEA240C)
- BITUMINOUS TACK COAT
- 2.5" TYPE SP 12.5 WEARING COURSE MIX (SPWEB240C)
- 9" AGGREGATE BASE (CV) CL5
- 12" SELECT GRANULAR BORROW (CV) (AS DIRECTED BY ENGINEER)
- GEOTEXTILE FABRIC, TYPE 5 (AS DIRECTED BY ENGINEER)
- 6" SUBGRADE PREPARATION



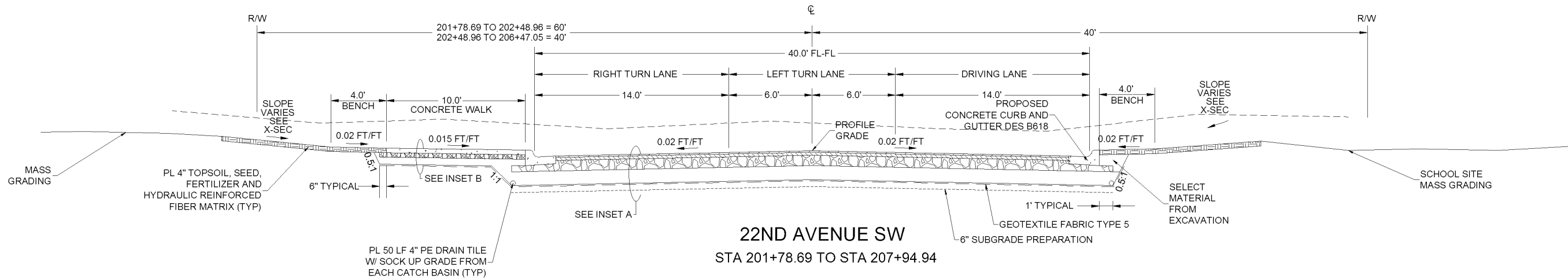
INSET B

- 4" CONCRETE WALK
- 4" AGGREGATE BASE (CV) CL5
- 6" SELECT GRANULAR BORROW (CV)
- GEOTEXTILE FABRIC TYPE 5 (AS DIRECTED BY ENGINEER)



INSET C

- 4" CONCRETE WALK
- 4" AGGREGATE BASE (CV) CL5



22ND AVENUE SW
STA 201+78.69 TO STA 207+94.94

DRAWN BY: MBH
DESIGNER: SLC
CHECKED BY: RJB

DESIGN TEAM	NO.	BY	DATE	REVISIONS



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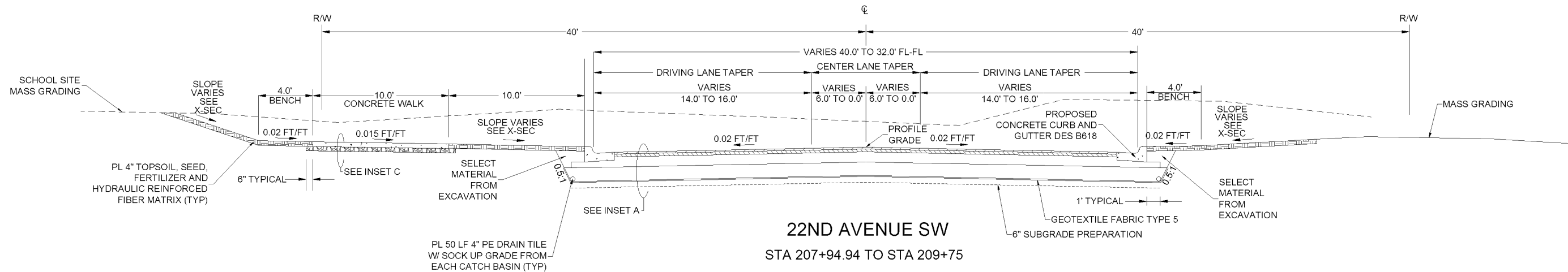
Sara Christenson
SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

GRAND RAPIDS, MINNESOTA

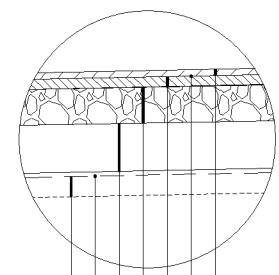
TYPICAL SECTIONS GREAT RIVER ACRES

FILE NO. 27
GRANR 148347
CP 2019-1
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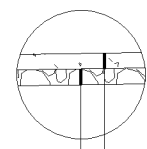


22ND AVENUE SW
STA 207+94.94 TO STA 209+75



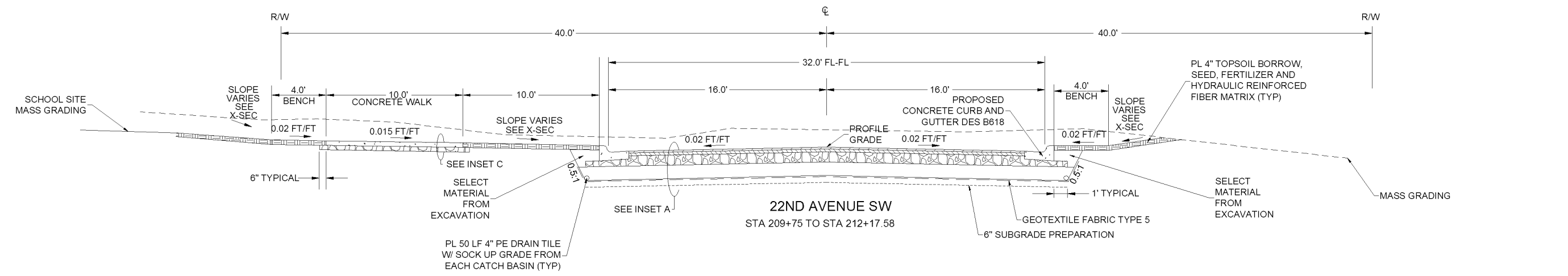
INSET A

- 1.5" TYPE SP 9.5 WEARING COURSE MIX (SPWEA240C)
- BITUMINOUS TACK COAT
- 2.5" TYPE SP 12.5 WEARING COURSE MIX (SPWEB240C)
- 9" AGGREGATE BASE (CV) CL5
- 12" SELECT GRANULAR BORROW (CV) (AS DIRECTED BY ENGINEER)
- GEOTEXTILE FABRIC, TYPE 5 (AS DIRECTED BY ENGINEER)
- 6" SUBGRADE PREPARATION



INSET C

- 4" CONCRETE WALK
- 4" AGGREGATE BASE (CV) CL5



22ND AVENUE SW
STA 209+75 TO STA 212+17.58

DRAWN BY: MBH
DESIGNER: SLC
CHECKED BY: RJB

NO.	BY	DATE	REVISIONS

PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 55744
www.sehinc.com

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Sara Christenson
SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

GRAND RAPIDS,
MINNESOTA

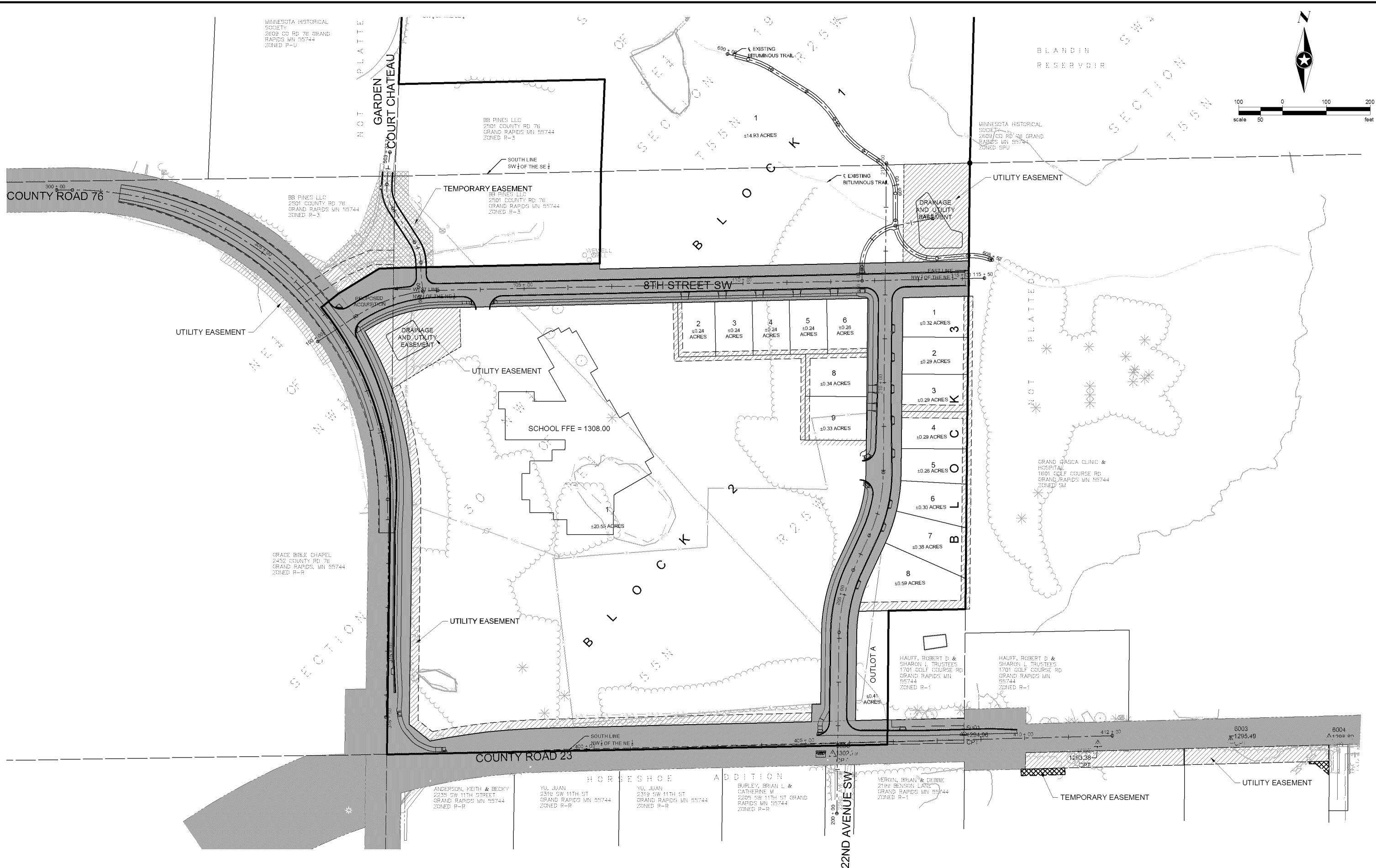
TYPICAL SECTIONS
GREAT RIVER ACRES

FILE NO.
GRANR 148347
CP 2019-1

28
168

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DESIGNER:	SLC
CHECKED BY:	RJB
DESIGN TEAM	

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 21 NE 5TH ST STE 200
 GRAND RAPIDS, MN 55744
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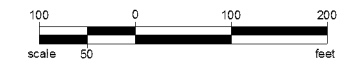
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Sara Christenson
 SARA CHRISTENSON, PE
 Lic. No. 55414
 Date: 02/13/19

GRAND RAPIDS, MINNESOTA

**OVERALL ALIGNMENT PLAN
 GREAT RIVER ACRES**

FILE NO. **35**
 GRANR 148347
 CP 2019-1
168



DO NOT DISTURB WETLAND

DO NOT DISTURB WETLAND

SOIL CORRECTION AREA
(SEE SHEET 61)

LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS

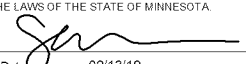
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DESIGNER: SLC				
CHECKED BY: RJB				
DESIGN TEAM	NO.	BY	DATE	REVISIONS



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GRAND RAPIDS, MN 55744
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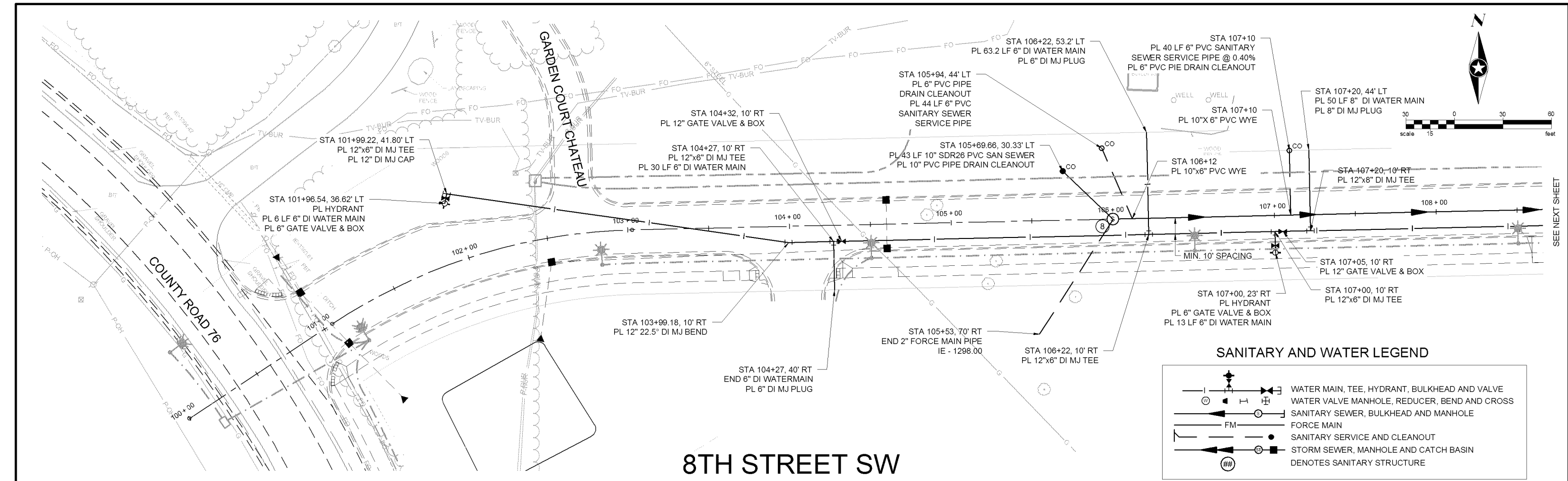
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Date: 02/13/19 SARA CHRISTENSON, PE Lic. No. 55414

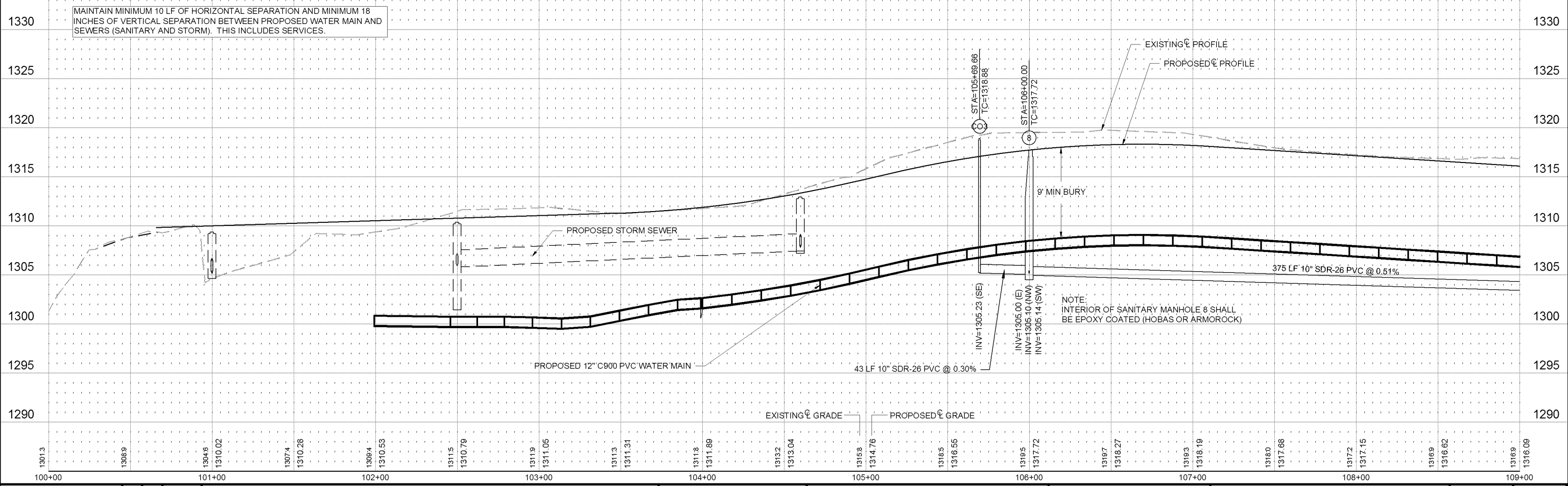
GRAND RAPIDS, MINNESOTA

OVERALL GRADING PLAN
GREAT RIVER ACRES

FILE NO. 58
GRANR 148347
CP 2019-1 168



MAINTAIN MINIMUM 10 LF OF HORIZONTAL SEPARATION AND MINIMUM 18 INCHES OF VERTICAL SEPARATION BETWEEN PROPOSED WATER MAIN AND SEWERS (SANITARY AND STORM). THIS INCLUDES SERVICES.



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DESIGNER: SLC					
CHECKED BY: RJB					
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

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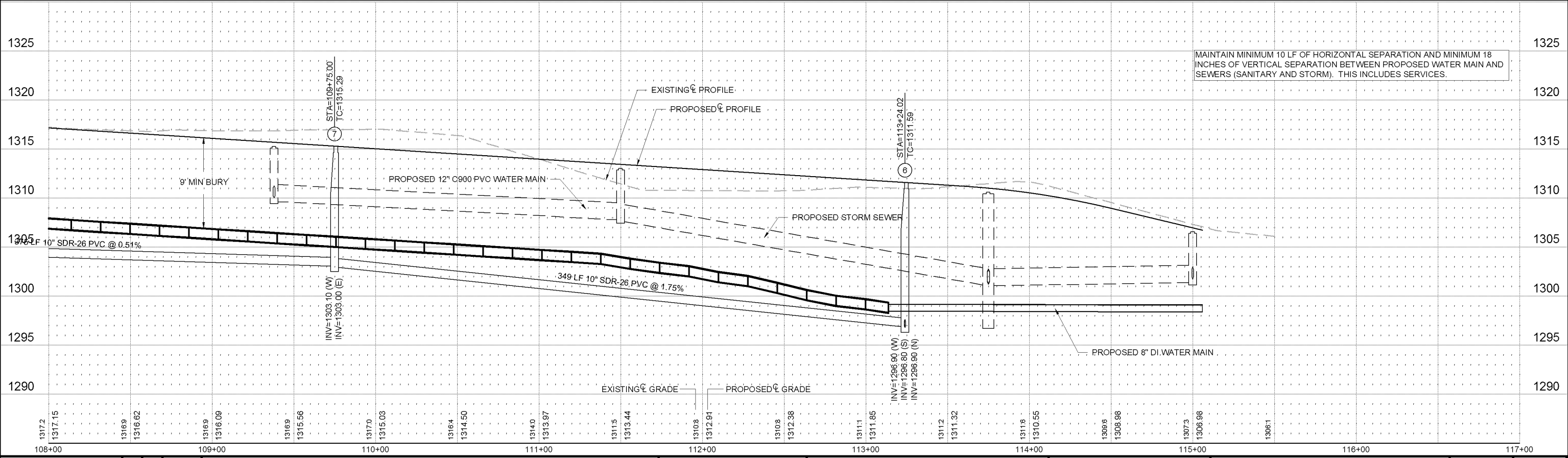
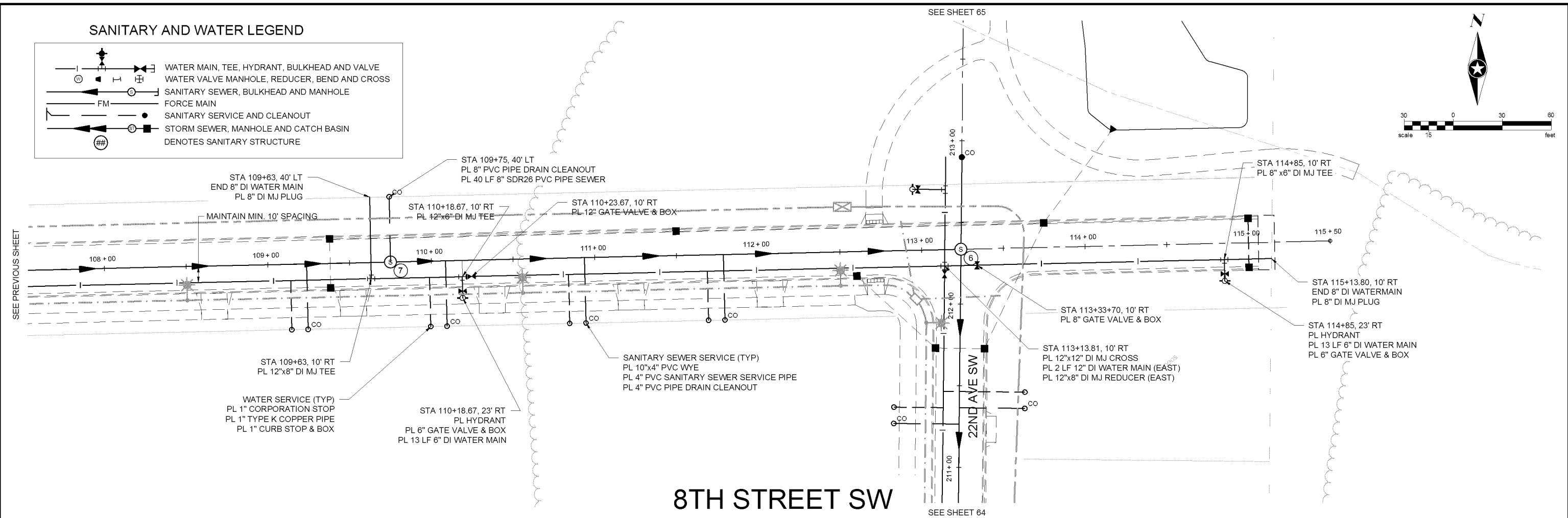
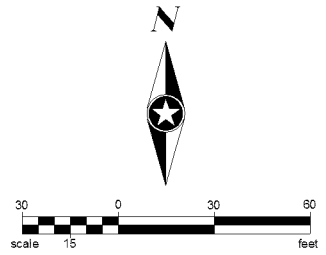
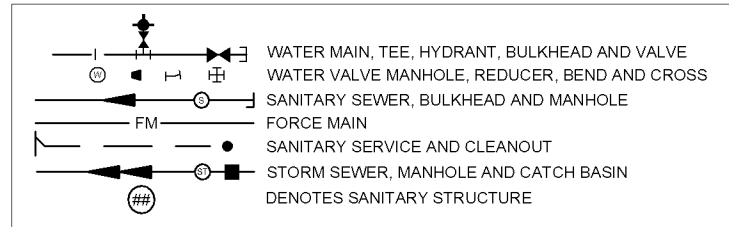
SARA CHRISTENSON
SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

GRAND RAPIDS, MINNESOTA

SANITARY SEWER AND WATERMAIN PLAN AND PROFILE
GREAT RIVER ACRES

FILE NO. **62**
GRANR 148347
CP 2019-1
168

SANITARY AND WATER LEGEND



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DESIGNER: SLC					
CHECKED BY: RJB					
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 55744
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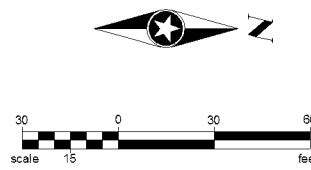
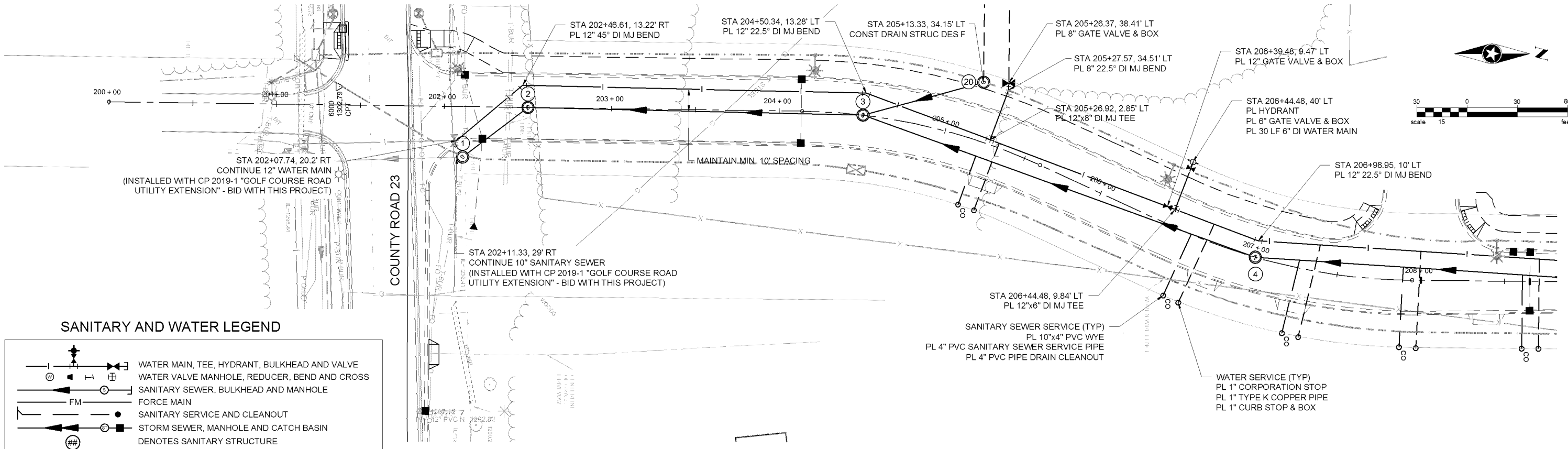
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SARA CHRISTENSON
SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

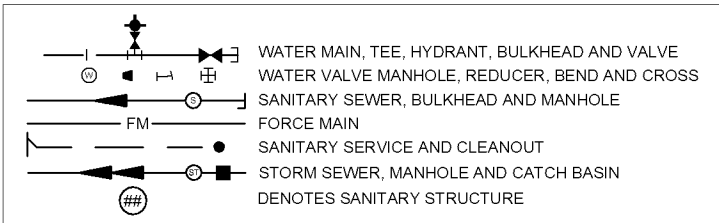
GRAND RAPIDS, MINNESOTA

SANITARY SEWER AND WATERMAIN PLAN AND PROFILE
GREAT RIVER ACRES

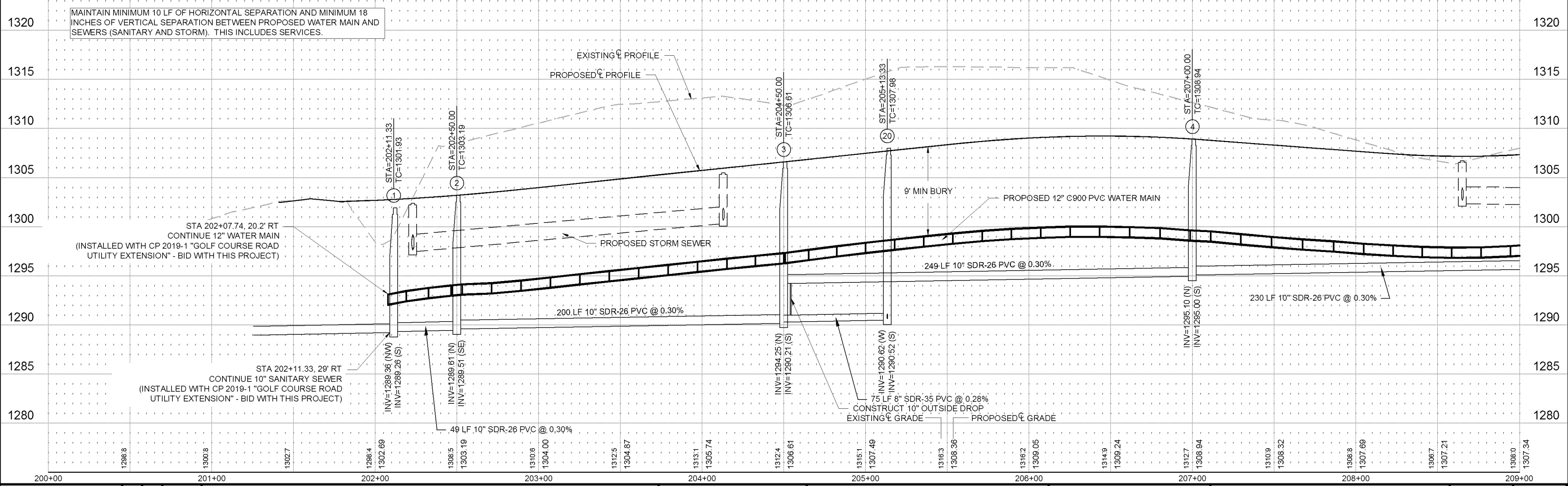
FILE NO. **63**
GRANR 148347
CP 2019-1
168



SANITARY AND WATER LEGEND



22ND AVENUE SW



DRAWN BY: MBH
 DESIGNER: SLC
 CHECKED BY: RJB

NO.	BY	DATE

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 21 NE 5TH ST STE 200
 GRAND RAPIDS, MN 55744
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

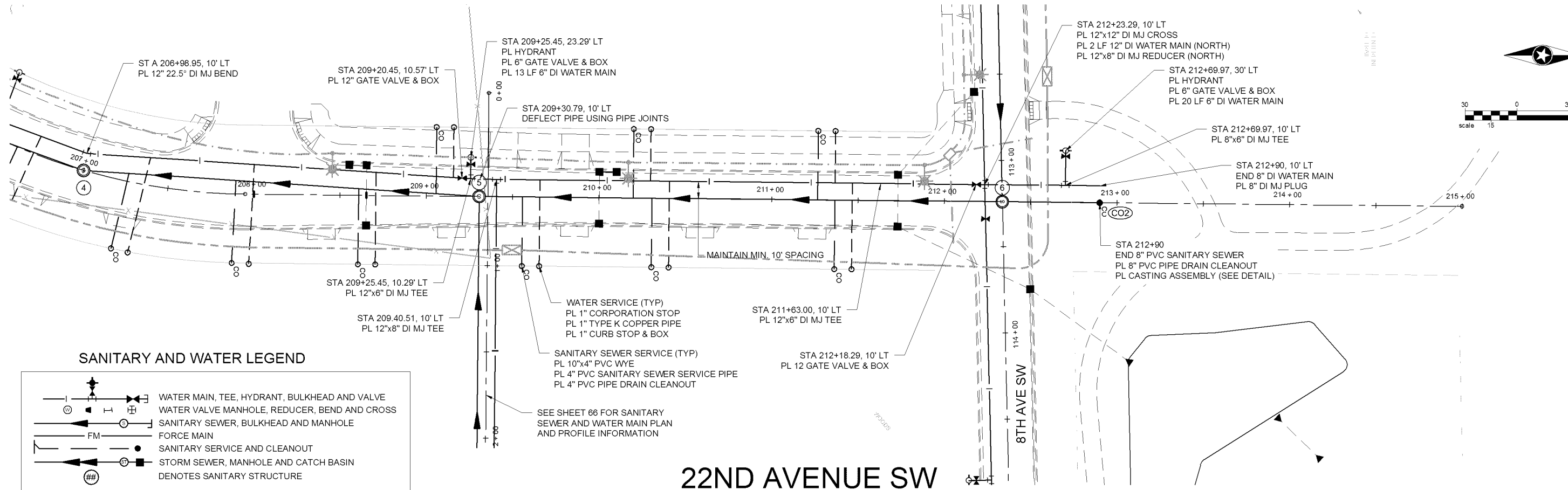
SARA CHRISTENSON
 SARA CHRISTENSON, PE
 Lic. No. 55414

GRAND RAPIDS, MINNESOTA

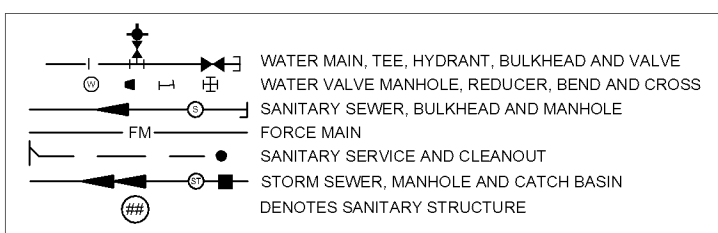
SANITARY SEWER AND WATERMAIN PLAN AND PROFILE GREAT RIVER ACRES

FILE NO. **64**
 GRANR 148347
 CP 2019-1
168

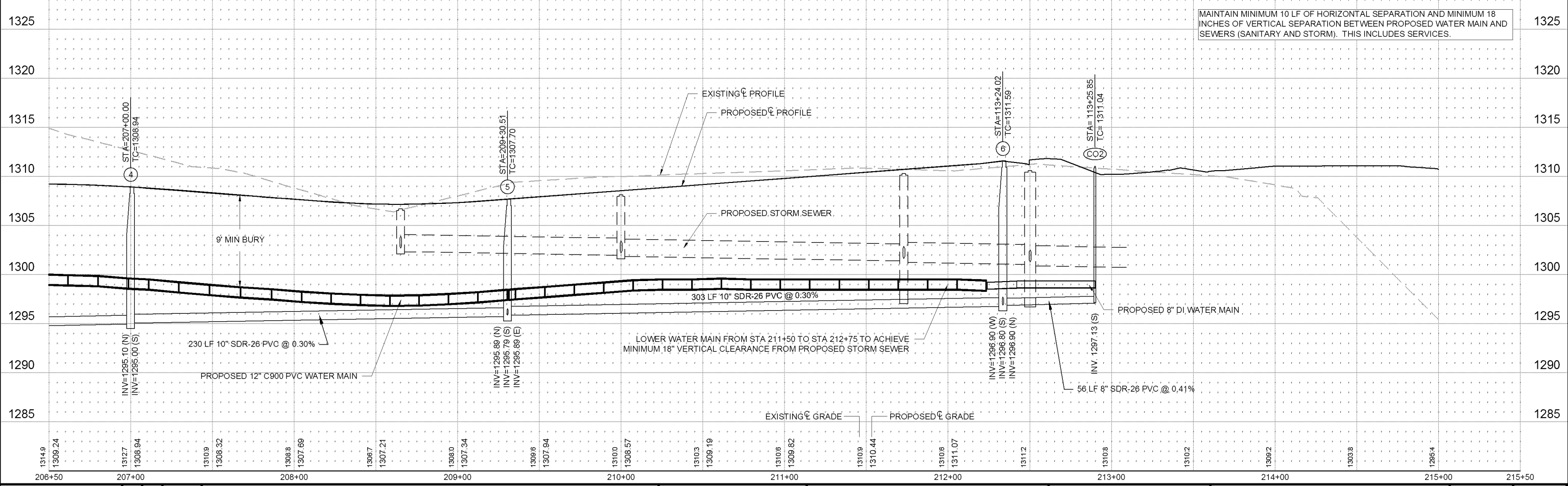
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SANITARY AND WATER LEGEND



22ND AVENUE SW



MAINTAIN MINIMUM 10 LF OF HORIZONTAL SEPARATION AND MINIMUM 18 INCHES OF VERTICAL SEPARATION BETWEEN PROPOSED WATER MAIN AND SEWERS (SANITARY AND STORM). THIS INCLUDES SERVICES.

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DESIGNER: SLC
CHECKED BY: RJB

NO.	BY	DATE	REVISIONS

PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 55744
www.sehinc.com

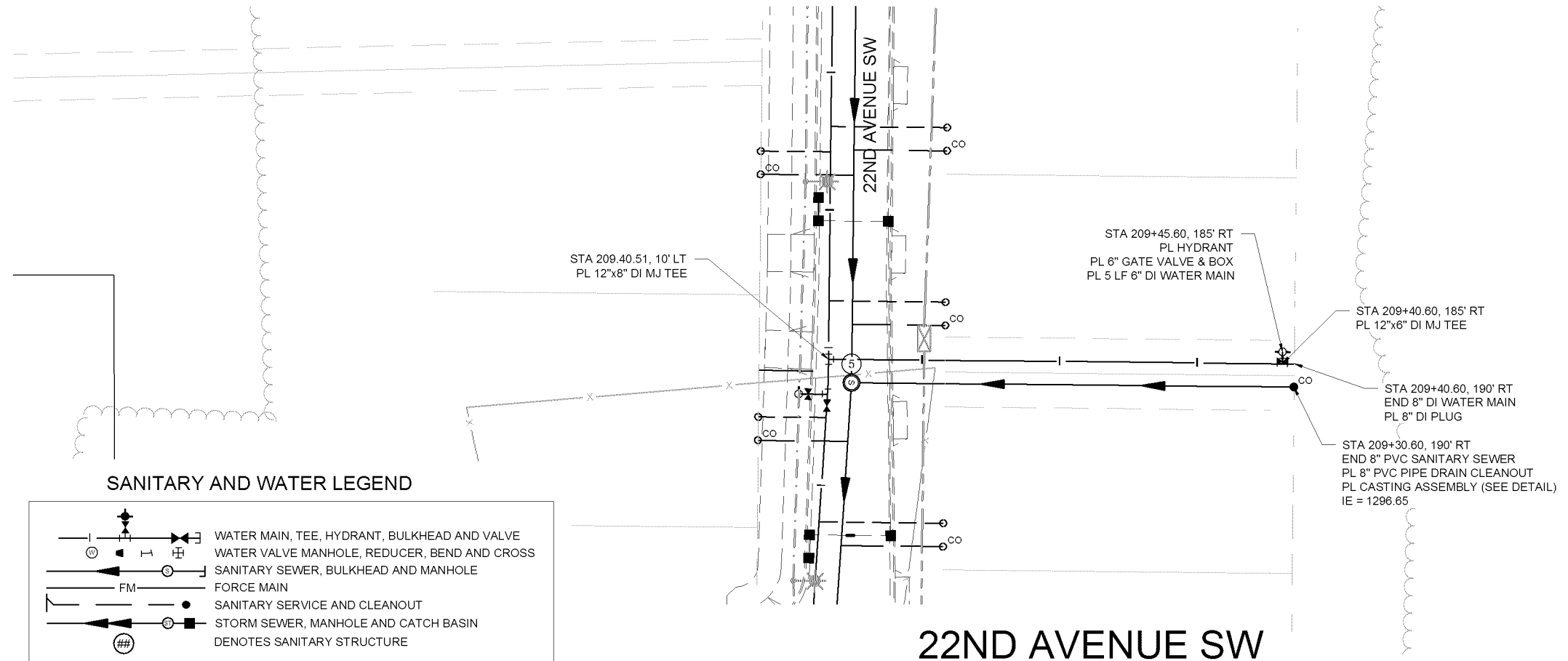
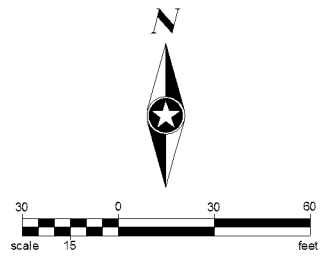
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SARA CHRISTENSON
SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

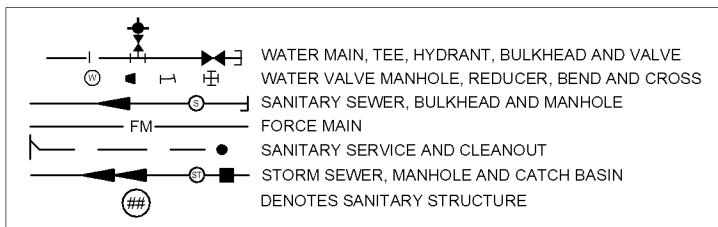
GRAND RAPIDS, MINNESOTA

SANITARY SEWER AND WATERMAIN PLAN AND PROFILE
GREAT RIVER ACRES

FILE NO. **65**
GRANR 148347
CP 2019-1
168

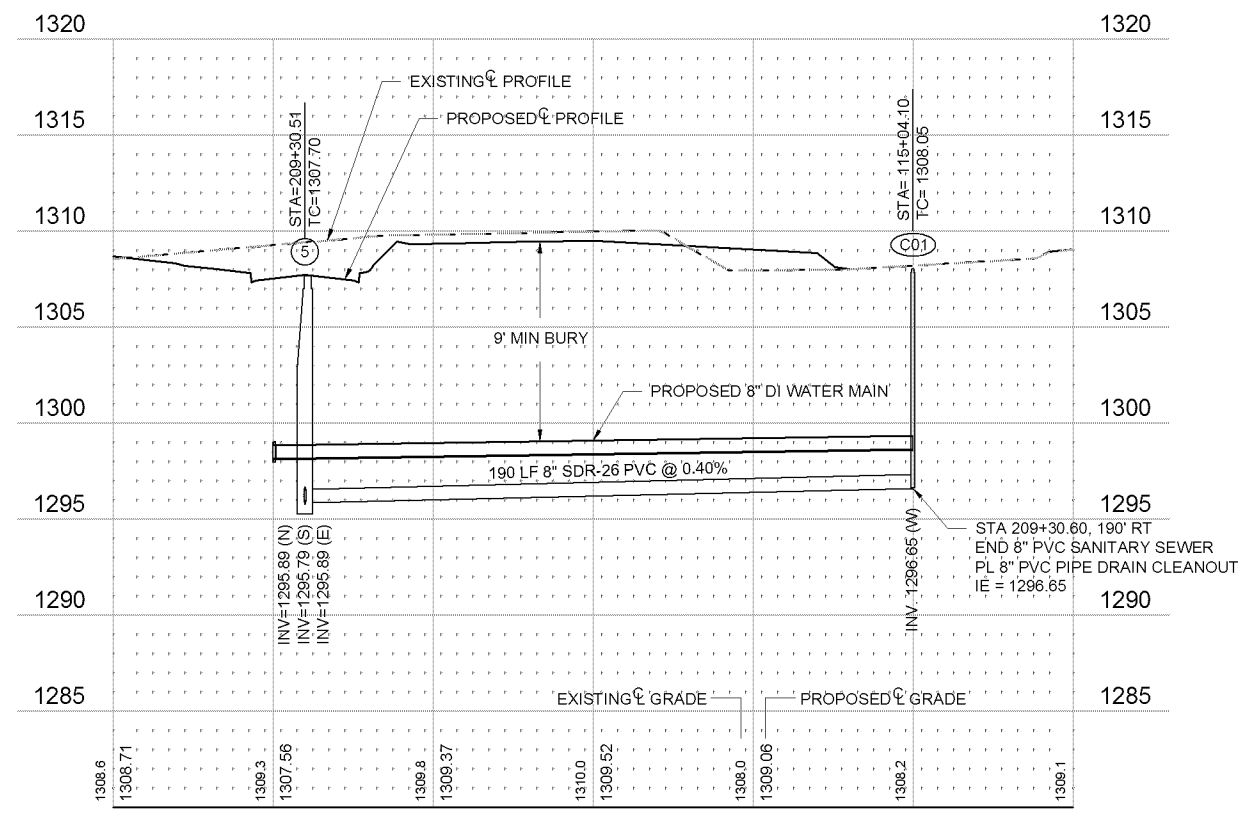


SANITARY AND WATER LEGEND



22ND AVENUE SW

MAINTAIN MINIMUM 10 LF OF HORIZONTAL SEPARATION AND MINIMUM 18 INCHES OF VERTICAL SEPARATION BETWEEN PROPOSED WATER MAIN AND SEWERS (SANITARY AND STORM). THIS INCLUDES SERVICES.



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DRAWN BY:	MBH			
DESIGNER:	SLC			
CHECKED BY:	RJB			
DESIGN TEAM				
NO.	BY	DATE	REVISIONS	

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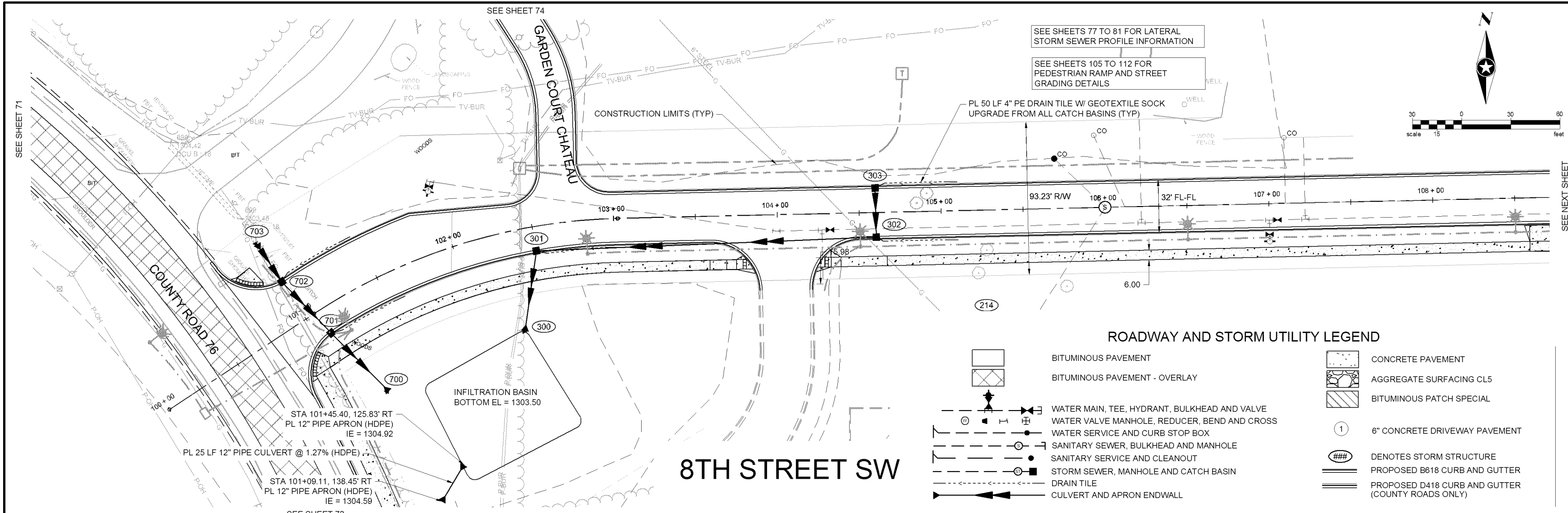
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Sara Christenson
Date: 02/13/19 SARA CHRISTENSON, PE Lic. No. 55414

GRAND RAPIDS, MINNESOTA

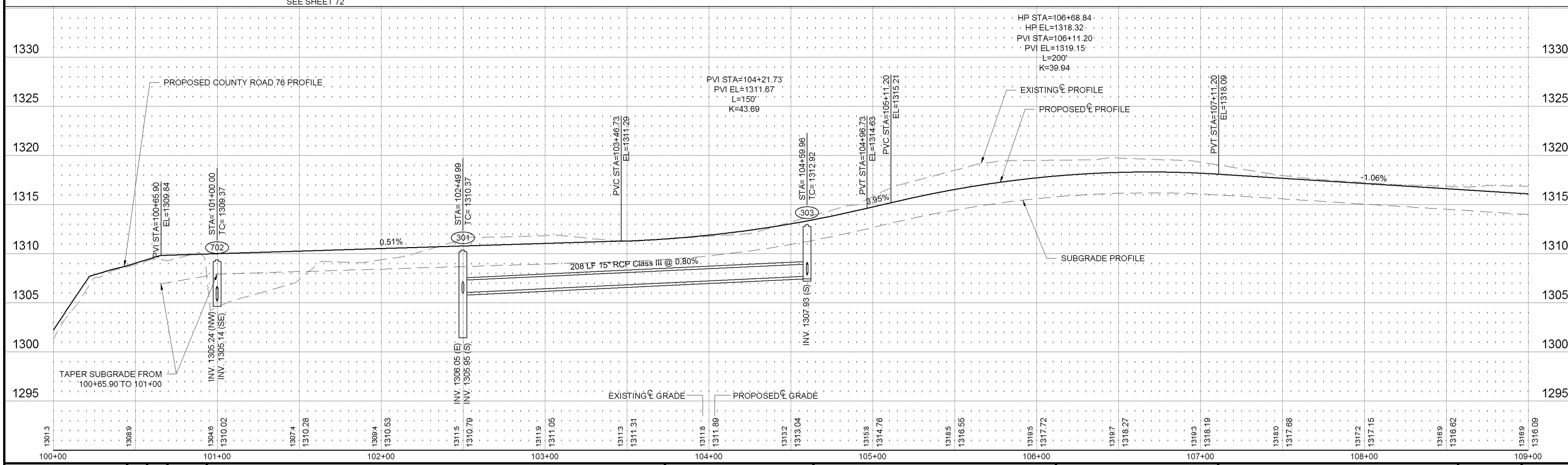
**SANITARY SEWER AND WATERMAIN PLAN AND PROFILE
GREAT RIVER ACRES**

FILE NO. **66**
GRANR 148347
CP 2019-1
168



ROADWAY AND STORM UTILITY LEGEND





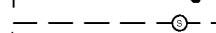

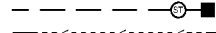










	BITUMINOUS PAVEMENT		CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT - OVERLAY		AGGREGATE SURFACING CL5
	BITUMINOUS PATCH SPECIAL		6" CONCRETE DRIVEWAY PAVEMENT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE		DENOTES STORM STRUCTURE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS		PROPOSED B618 CURB AND GUTTER
	WATER SERVICE AND CURB STOP BOX		PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY)
	SANITARY SEWER, BULKHEAD AND MANHOLE		
	SANITARY SERVICE AND CLEANOUT		
	STORM SEWER, MANHOLE AND CATCH BASIN		
	DRAIN TILE		
	CULVERT AND APRON ENDWALL		



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DESIGNER: SLC	CHECKED BY: RJB	DESIGN TEAM	NO.							

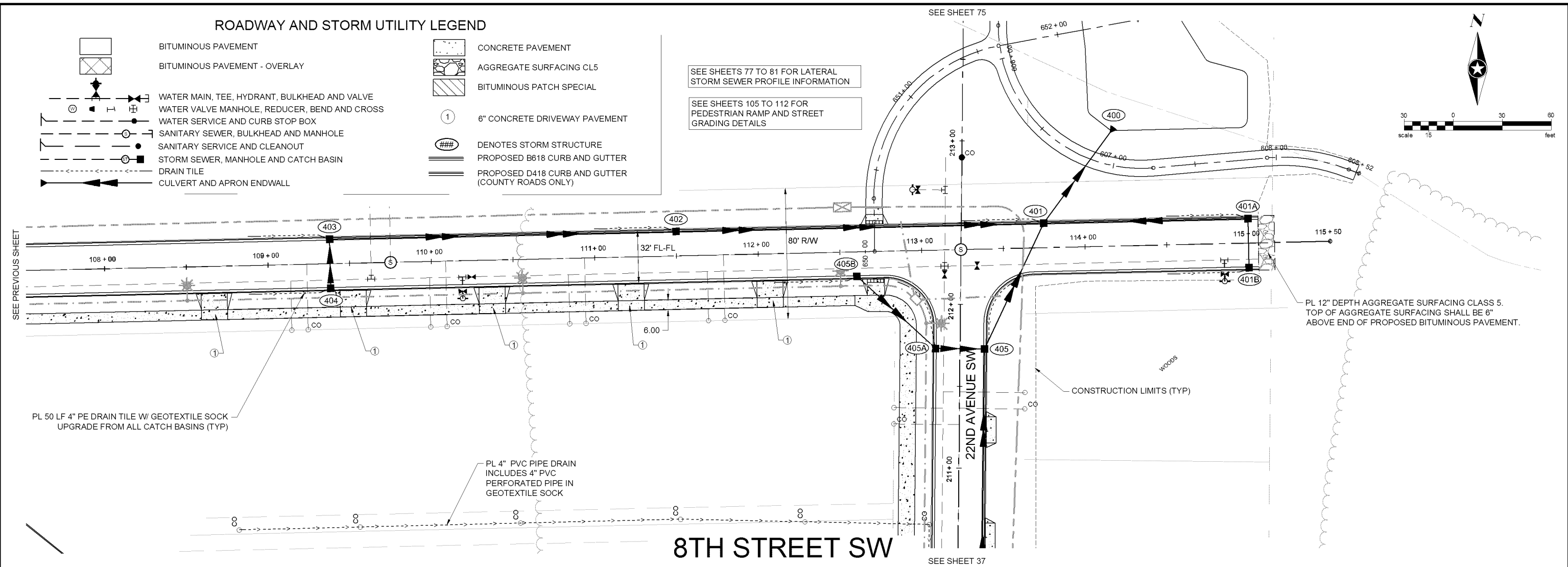
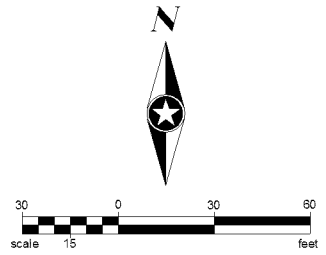
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ROADWAY AND STORM UTILITY LEGEND

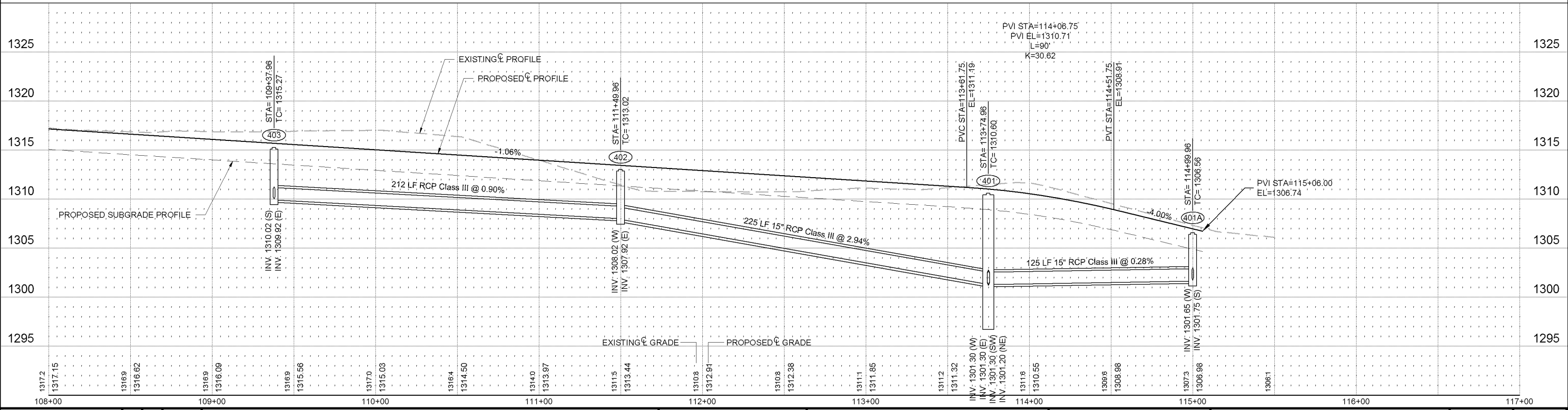
-  BITUMINOUS PAVEMENT
-  BITUMINOUS PAVEMENT - OVERLAY
-  WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
-  WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
-  WATER SERVICE AND CURB STOP BOX
-  SANITARY SEWER, BULKHEAD AND MANHOLE
-  SANITARY SERVICE AND CLEANOUT
-  STORM SEWER, MANHOLE AND CATCH BASIN
-  DRAIN TILE
-  CULVERT AND APRON ENDWALL
-  CONCRETE PAVEMENT
-  AGGREGATE SURFACING CL5
-  BITUMINOUS PATCH SPECIAL
-  6" CONCRETE DRIVEWAY PAVEMENT
-  DENOTES STORM STRUCTURE
-  PROPOSED B618 CURB AND GUTTER
-  PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY)

SEE SHEETS 77 TO 81 FOR LATERAL STORM SEWER PROFILE INFORMATION

SEE SHEETS 105 TO 112 FOR PEDESTRIAN RAMP AND STREET GRADING DETAILS



8TH STREET SW



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Date: 02/13/19
SARA CHRISTENSON, PE
Lic. No. 55414

GRAND RAPIDS, MINNESOTA

STREET AND STORM SEWER PLAN AND PROFILE GREAT RIVER ACRES

FILE NO. 68
GRANR 148347
CP 2019-1
168

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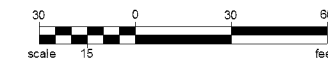
SEE SHEET 36

COUNTY ROAD 23

PL 50 LF 4" PE DRAIN TILE W/ GEOTEXTILE SOCK
UPGRADE FROM ALL CATCH BASINS (TYP)

SEE SHEETS 77 TO 81 FOR LATERAL
STORM SEWER PROFILE INFORMATION

SEE SHEETS 105 TO 112 FOR
PEDESTRIAN RAMP AND STREET
GRADING DETAILS



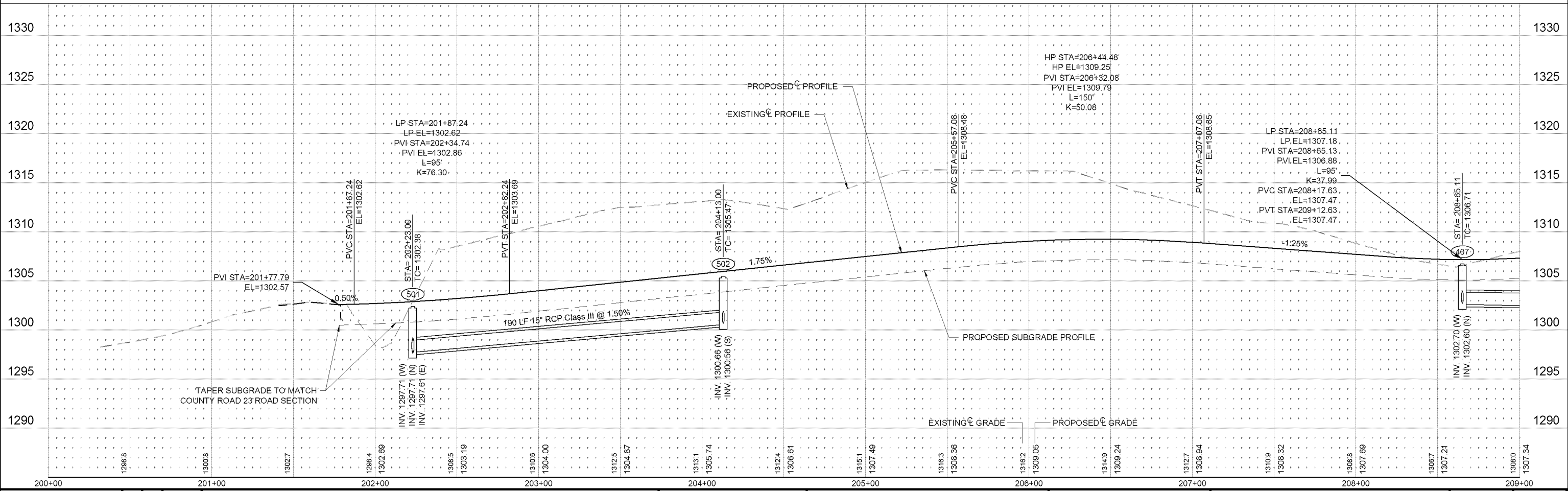
ROADWAY AND STORM UTILITY LEGEND

- BITUMINOUS PAVEMENT
- BITUMINOUS PAVEMENT - OVERLAY
- CONCRETE PAVEMENT
- AGGREGATE SURFACING CL5
- BITUMINOUS PATCH SPECIAL
- 6" CONCRETE DRIVEWAY PAVEMENT
- DENOTES STORM STRUCTURE
- PROPOSED B618 CURB AND GUTTER
- PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY)
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- SANITARY SEWER, BULKHEAD AND MANHOLE
- SANITARY SERVICE AND CLEANOUT
- STORM SEWER, MANHOLE AND CATCH BASIN
- DRAIN TILE
- CULVERT AND APRON ENDWALL

CONSTRUCTION LIMITS (TYP)

22ND AVENUE SW

SEE SHEET 36



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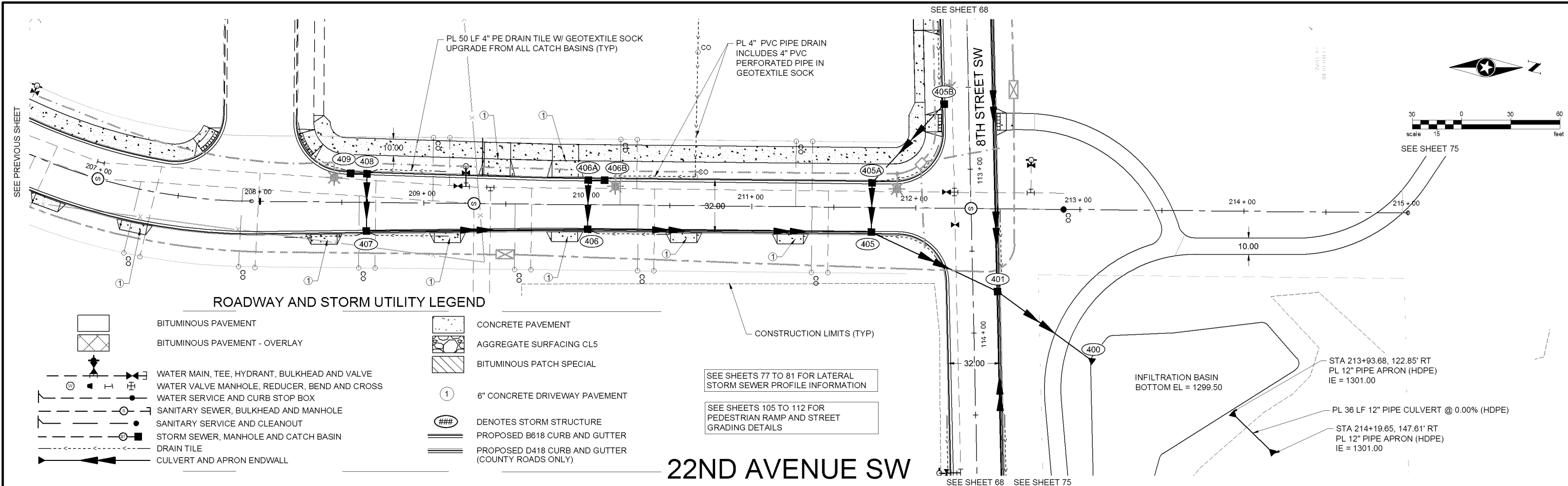
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GRAND RAPIDS,
MINNESOTA

STREET AND STORM SEWER
PLAN AND PROFILE
GREAT RIVER ACRES

FILE NO. 69
 GRAN/R 148347
 CP 2019-1
 168

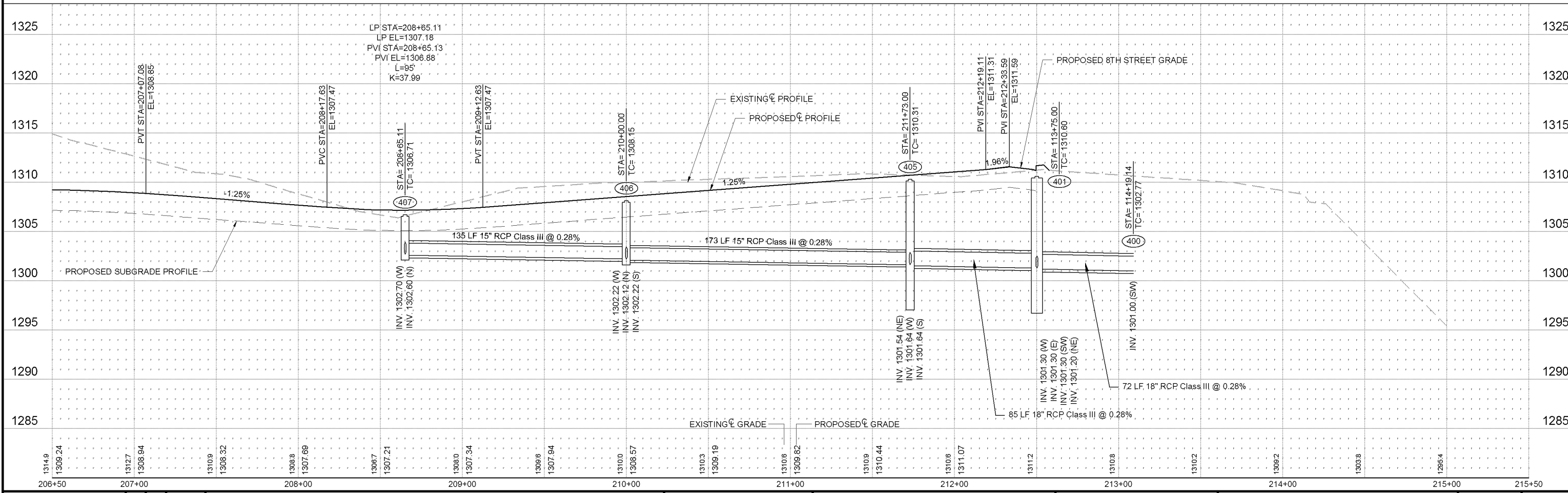
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ROADWAY AND STORM UTILITY LEGEND

- | | | | |
|--|--|--|---|
| | BITUMINOUS PAVEMENT | | CONCRETE PAVEMENT |
| | BITUMINOUS PAVEMENT - OVERLAY | | AGGREGATE SURFACING CL5 |
| | WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE | | BITUMINOUS PATCH SPECIAL |
| | WATER VALVE MANHOLE, REDUCER, BEND AND CROSS | | |
| | SANITARY SEWER, BULKHEAD AND MANHOLE | | DENOTES STORM STRUCTURE |
| | SANITARY SERVICE AND CLEANOUT | | PROPOSED B618 CURB AND GUTTER |
| | STORM SEWER, MANHOLE AND CATCH BASIN | | PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY) |
| | DRAIN TILE | | |
| | CULVERT AND APRON ENDWALL | | |

22ND AVENUE SW



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 SARA CHRISTENSON, PE
 Lic. No. 55414
 Date: 02/13/19

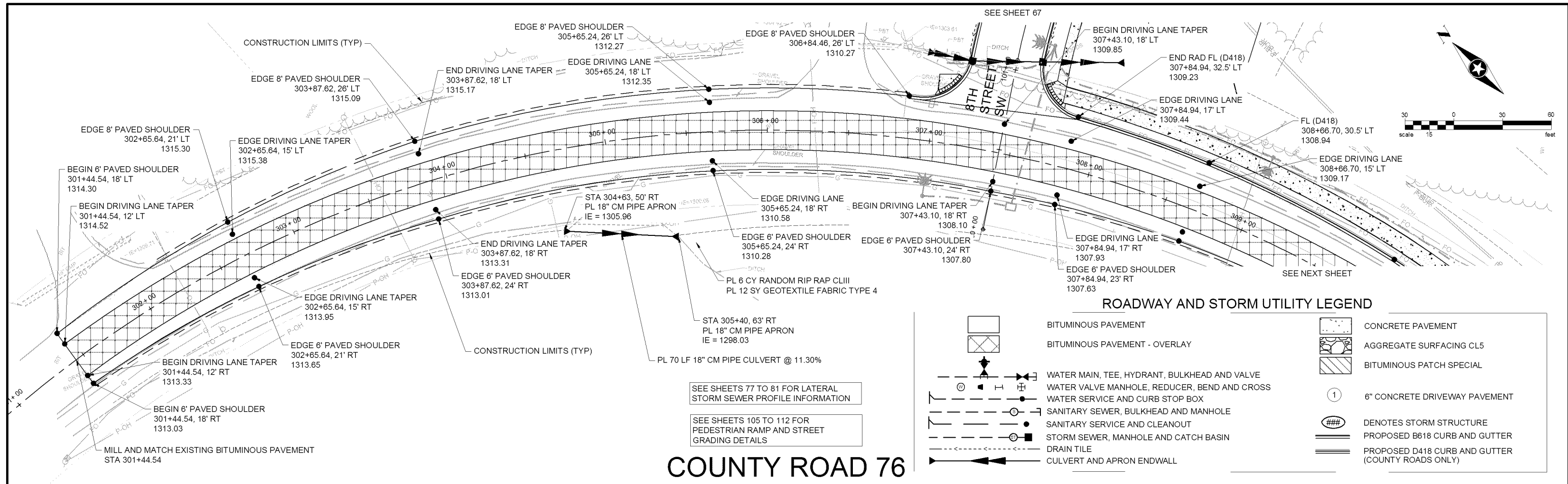
GRAND RAPIDS, MINNESOTA

STREET AND STORM SEWER PLAN AND PROFILE GREAT RIVER ACRES

FILE NO. 70
 GRANR 148347
 CP 2019-1
 168

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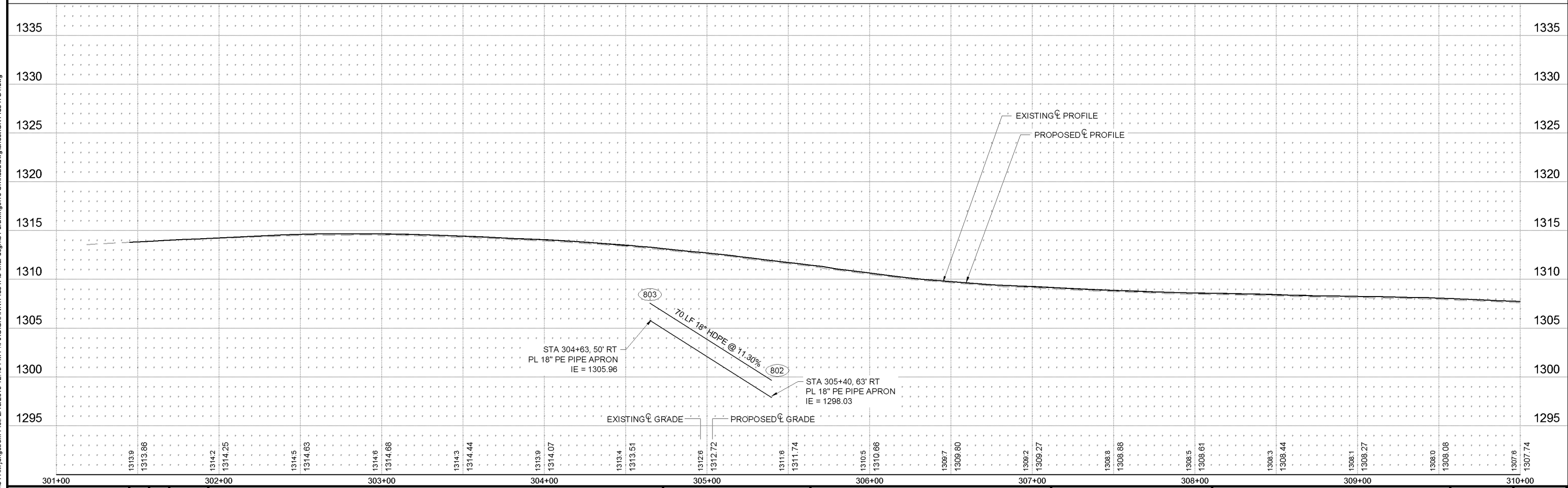
COUNTY ROAD 76

SEE SHEETS 77 TO 81 FOR LATERAL STORM SEWER PROFILE INFORMATION

SEE SHEETS 105 TO 112 FOR PEDESTRIAN RAMP AND STREET GRADING DETAILS

ROADWAY AND STORM UTILITY LEGEND

<ul style="list-style-type: none"> BITUMINOUS PAVEMENT BITUMINOUS PAVEMENT - OVERLAY WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE WATER VALVE MANHOLE, REDUCER, BEND AND CROSS SANITARY SEWER, BULKHEAD AND MANHOLE SANITARY SERVICE AND CLEANOUT STORM SEWER, MANHOLE AND CATCH BASIN DRAIN TILE CULVERT AND APRON ENDWALL 	<ul style="list-style-type: none"> CONCRETE PAVEMENT AGGREGATE SURFACING CL5 BITUMINOUS PATCH SPECIAL 6" CONCRETE DRIVEWAY PAVEMENT DENOTES STORM STRUCTURE PROPOSED B618 CURB AND GUTTER PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY)
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

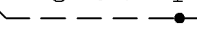
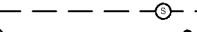
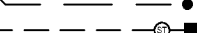
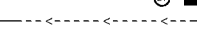


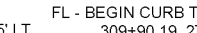







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 Lic. No. 55414

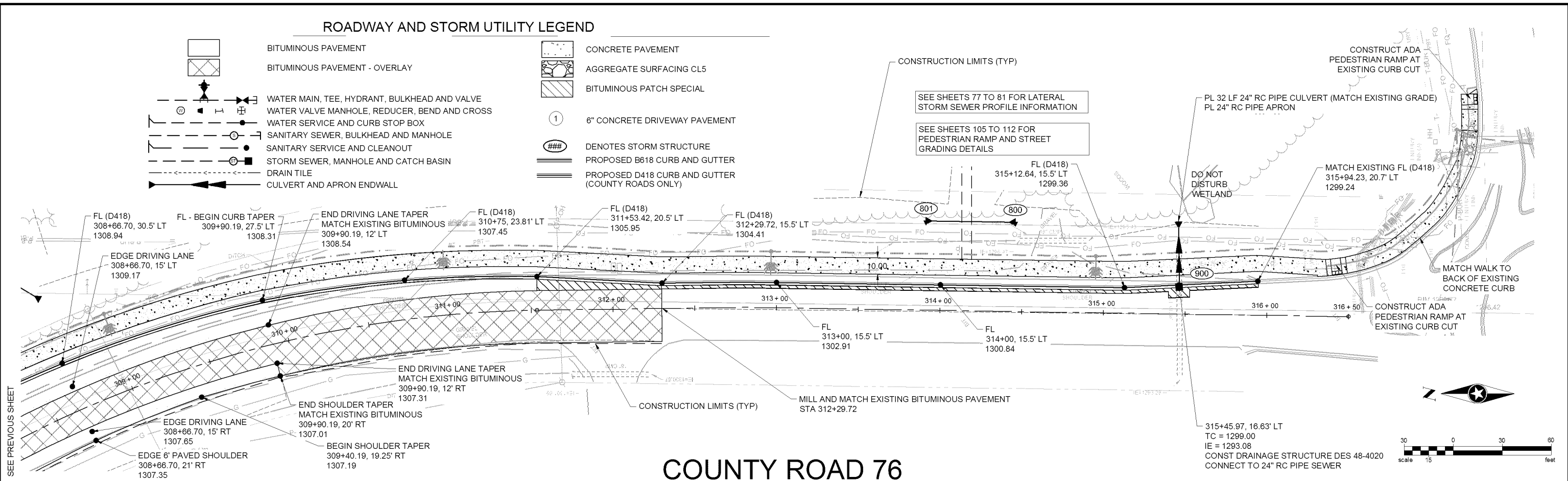
**GRAND RAPIDS,
MINNESOTA**

**STREET AND STORM SEWER
PLAN AND PROFILE
GREAT RIVER ACRES**

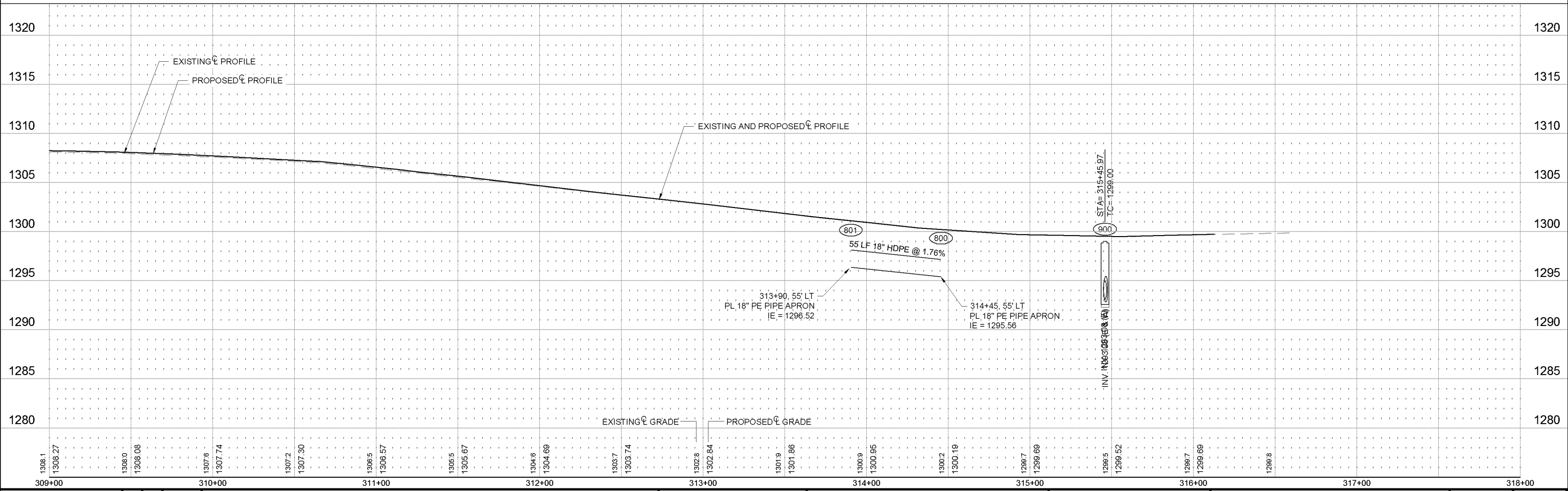
FILE NO. **71**
 GRANR 148347
 CP 2019-1
168

ROADWAY AND STORM UTILITY LEGEND

-  BITUMINOUS PAVEMENT
-  BITUMINOUS PAVEMENT - OVERLAY
-  WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
-  WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
-  WATER SERVICE AND CURB STOP BOX
-  SANITARY SEWER, BULKHEAD AND MANHOLE
-  SANITARY SERVICE AND CLEANOUT
-  STORM SEWER, MANHOLE AND CATCH BASIN
-  DRAIN TILE
-  CULVERT AND APRON ENDWALL
-  CONCRETE PAVEMENT
-  AGGREGATE SURFACING CL5
-  BITUMINOUS PATCH SPECIAL
-  6" CONCRETE DRIVEWAY PAVEMENT
-  DENOTES STORM STRUCTURE
-  PROPOSED B618 CURB AND GUTTER
-  PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY)



COUNTY ROAD 76



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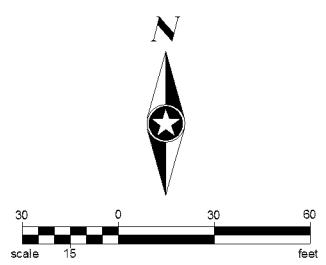
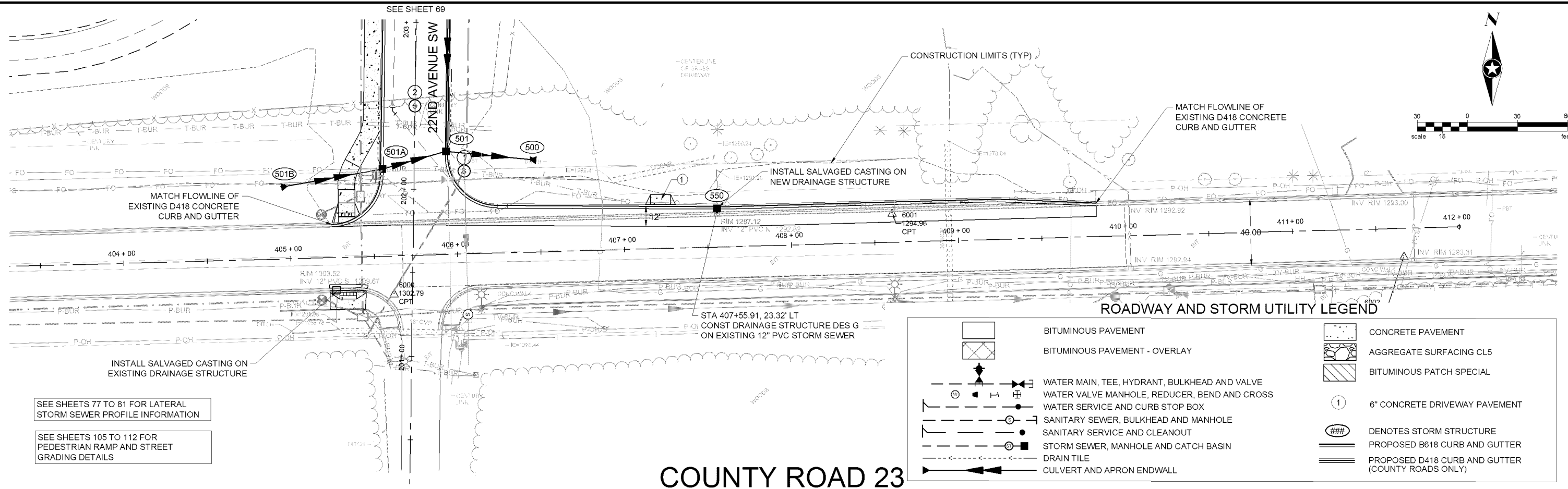
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 SARA CHRISTENSON, PE
 Lic. No. 55414
 Date: 02/13/19

GRAND RAPIDS, MINNESOTA

STREET AND STORM SEWER PLAN AND PROFILE GREAT RIVER ACRES

FILE NO. **72**
 GRANR 148347
 CP 2019-1
168



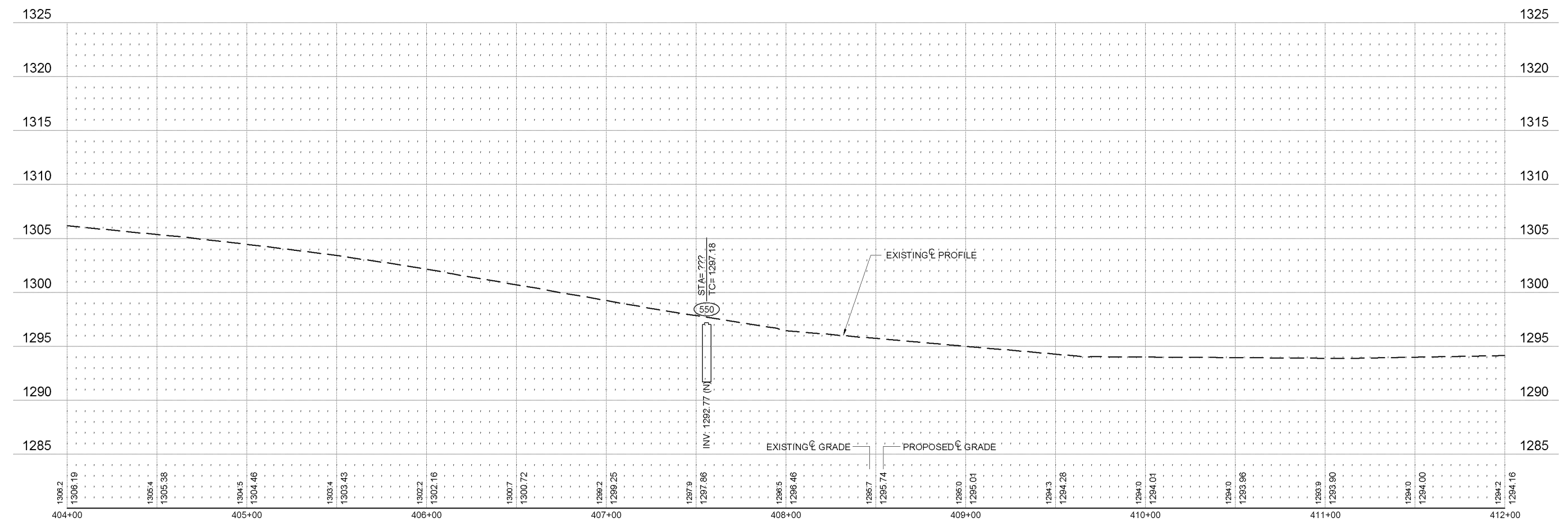
ROADWAY AND STORM UTILITY LEGEND

	BITUMINOUS PAVEMENT		CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT - OVERLAY		AGGREGATE SURFACING CL5
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE		BITUMINOUS PATCH SPECIAL
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS		
	SANITARY SEWER, BULKHEAD AND MANHOLE		### DENOTES STORM STRUCTURE
	SANITARY SERVICE AND CLEANOUT		PROPOSED B618 CURB AND GUTTER
	STORM SEWER, MANHOLE AND CATCH BASIN		PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY)
	DRAIN TILE		
	CULVERT AND APRON ENDWALL		

SEE SHEETS 77 TO 81 FOR LATERAL STORM SEWER PROFILE INFORMATION

SEE SHEETS 105 TO 112 FOR PEDESTRIAN RAMP AND STREET GRADING DETAILS

COUNTY ROAD 23



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 CHECKED BY: RJB

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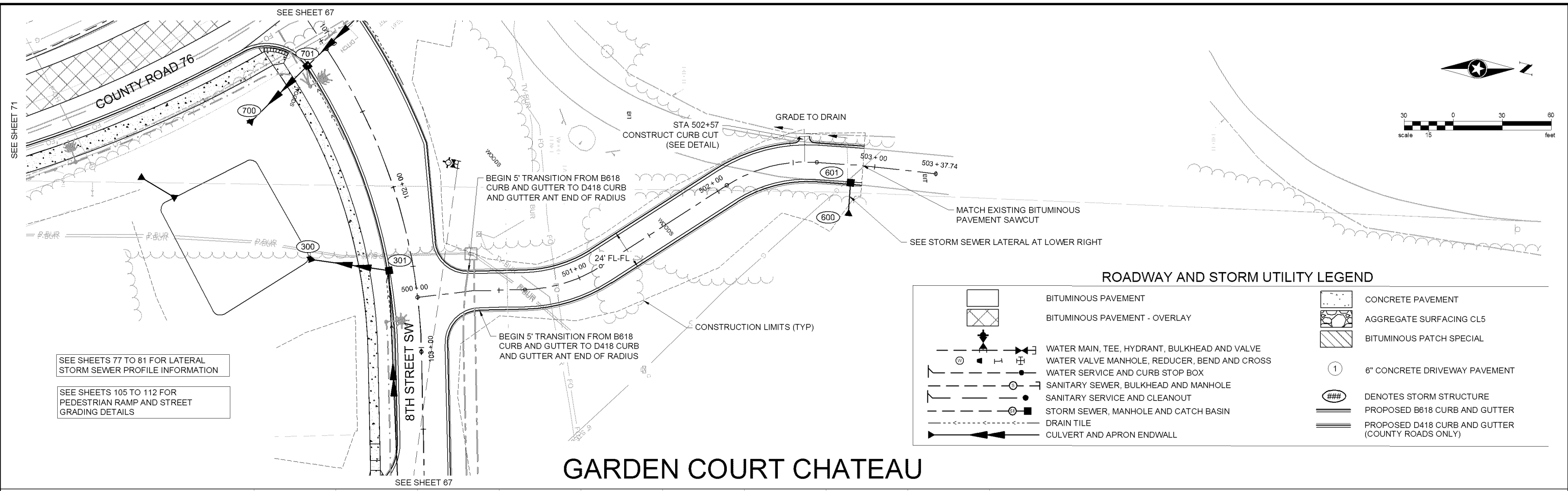
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STREET AND STORM SEWER PLAN AND PROFILE GREAT RIVER ACRES

FILE NO. **73**
 GRANR 148347
 CP 2019-1

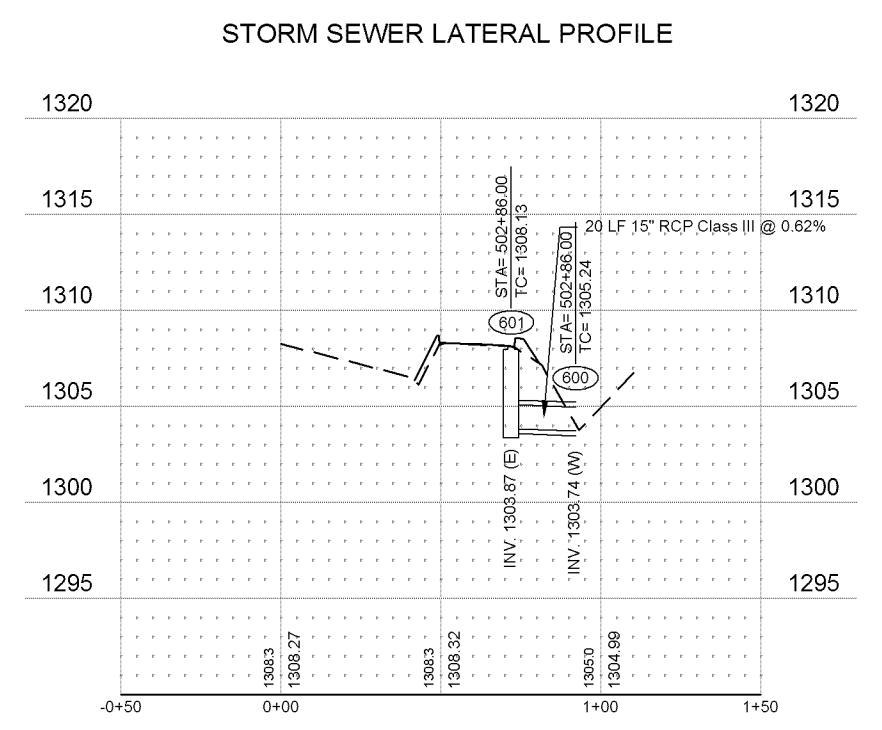
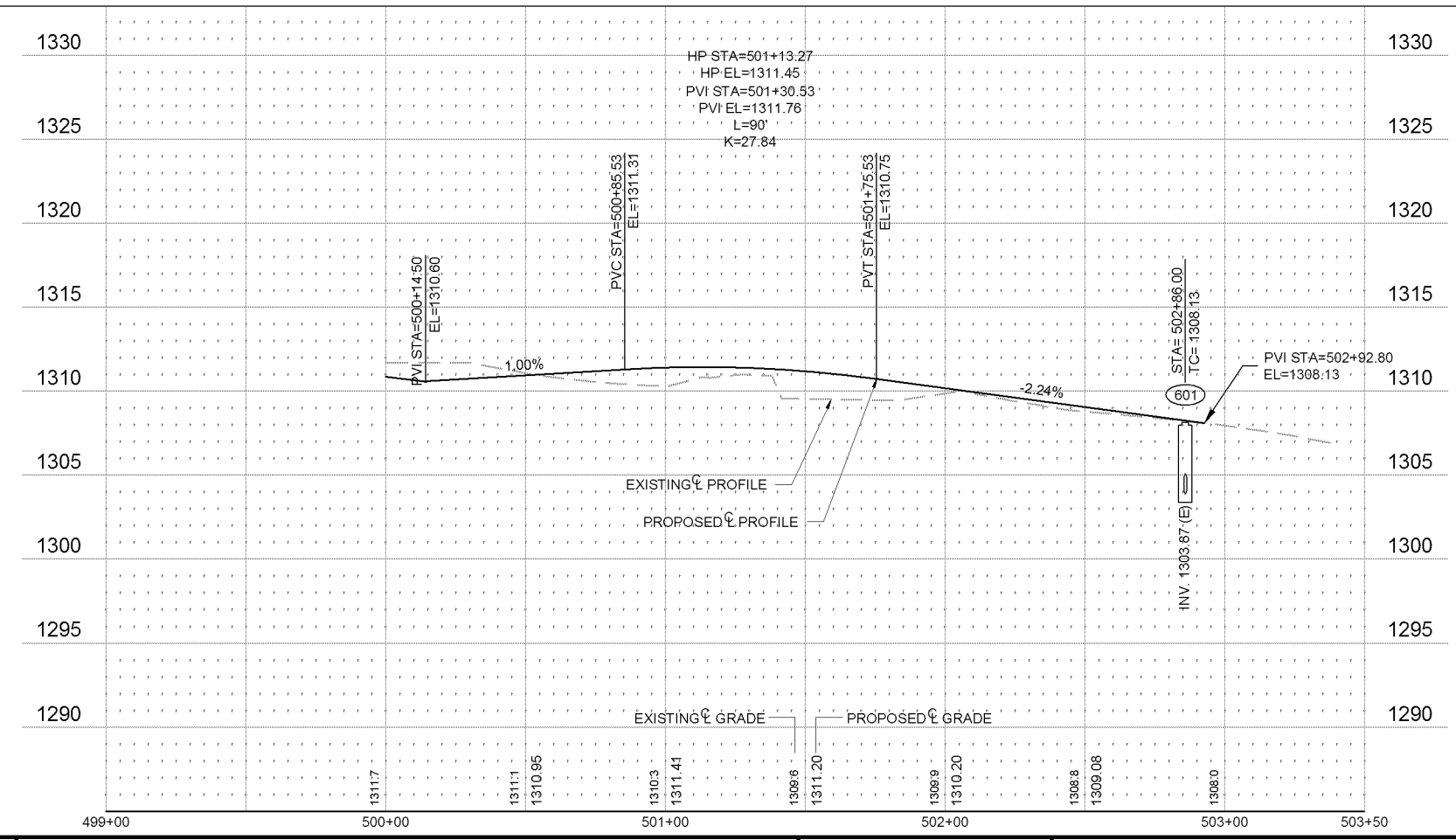
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SEE SHEETS 77 TO 81 FOR LATERAL STORM SEWER PROFILE INFORMATION

SEE SHEETS 105 TO 112 FOR PEDESTRIAN RAMP AND STREET GRADING DETAILS

GARDEN COURT CHATEAU



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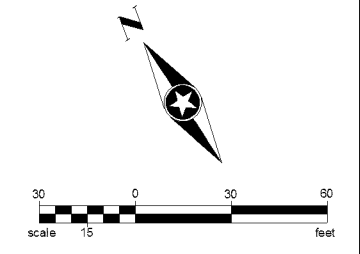
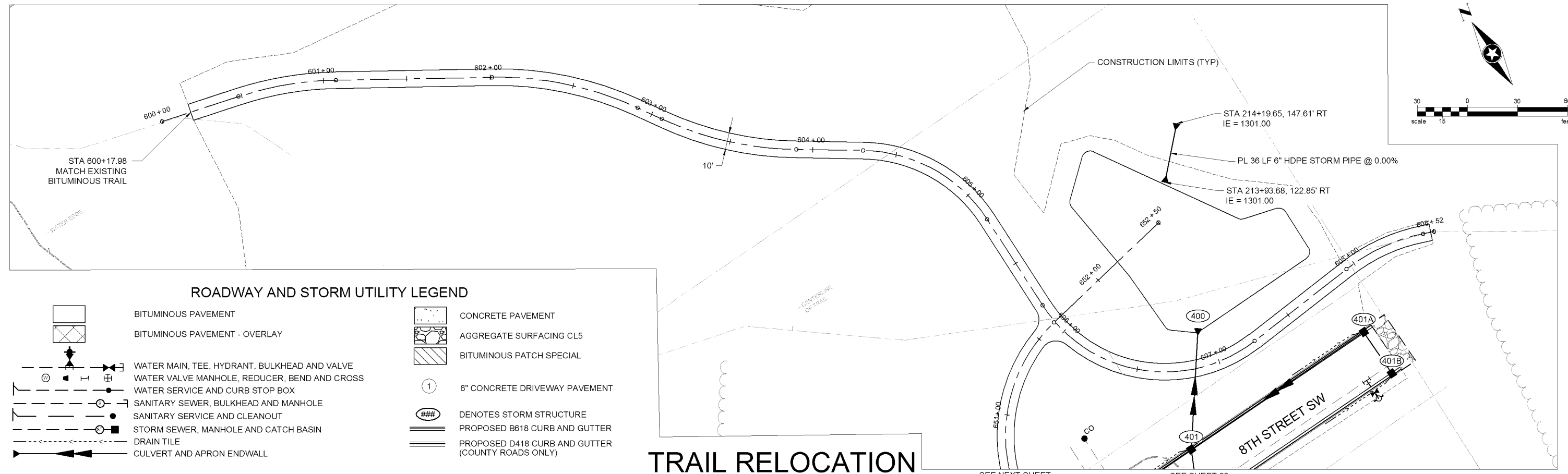
SARA CHRISTENSON
SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

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**STREET AND STORM SEWER
PLAN AND PROFILE
GREAT RIVER ACRES**

FILE NO. GRANR 148347 CP 2019-1	74 <hr/> 168
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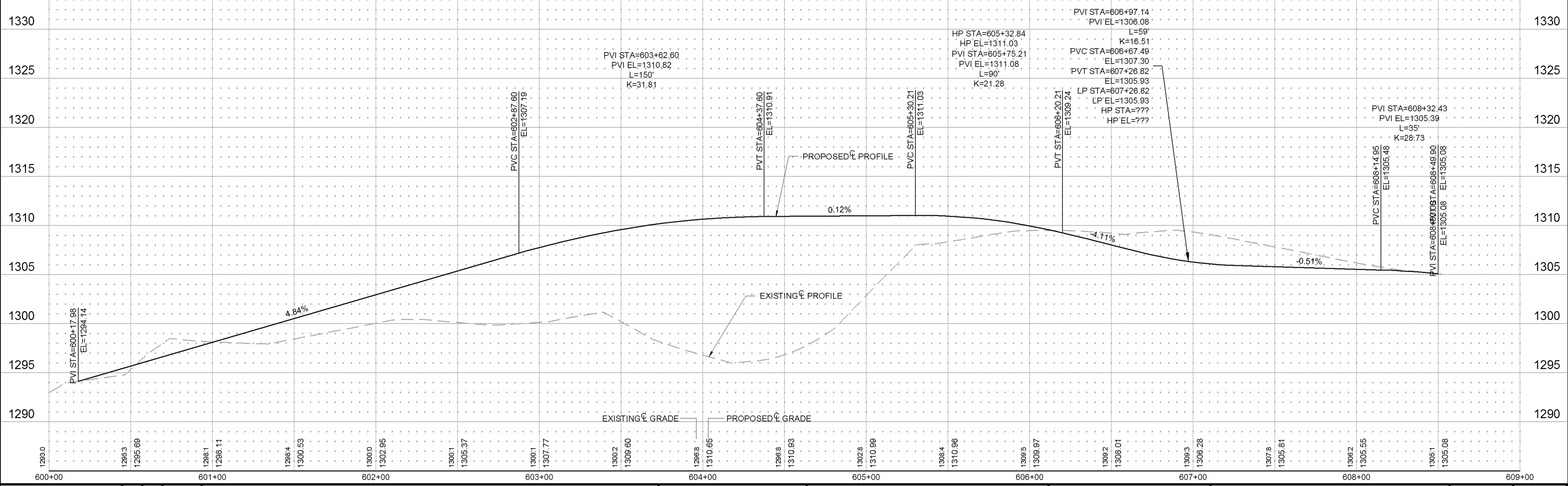


ROADWAY AND STORM UTILITY LEGEND

- | | | | |
|--|--|--|---|
| | BITUMINOUS PAVEMENT | | CONCRETE PAVEMENT |
| | BITUMINOUS PAVEMENT - OVERLAY | | AGGREGATE SURFACING CL5 |
| | BITUMINOUS PATCH SPECIAL | | |
| | WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE | | DENOTES STORM STRUCTURE |
| | WATER VALVE MANHOLE, REDUCER, BEND AND CROSS | | PROPOSED B618 CURB AND GUTTER |
| | WATER SERVICE AND CURB STOP BOX | | PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY) |
| | SANITARY SEWER, BULKHEAD AND MANHOLE | | |
| | SANITARY SERVICE AND CLEANOUT | | |
| | STORM SEWER, MANHOLE AND CATCH BASIN | | |
| | DRAIN TILE | | |
| | CULVERT AND APRON ENDWALL | | |

TRAIL RELOCATION

SEE NEXT SHEET SEE SHEET 68



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 Lic. No. 55414

GRAND RAPIDS, MINNESOTA

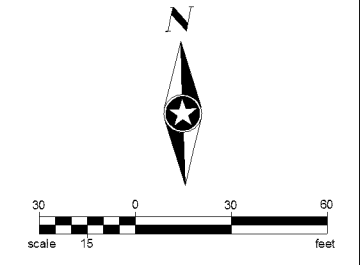
**TRAIL RELOCATION PLAN AND PROFILE
 GREAT RIVER ACRES**

FILE NO. **75**
 GRANR 148347
 CP 2019-1

168

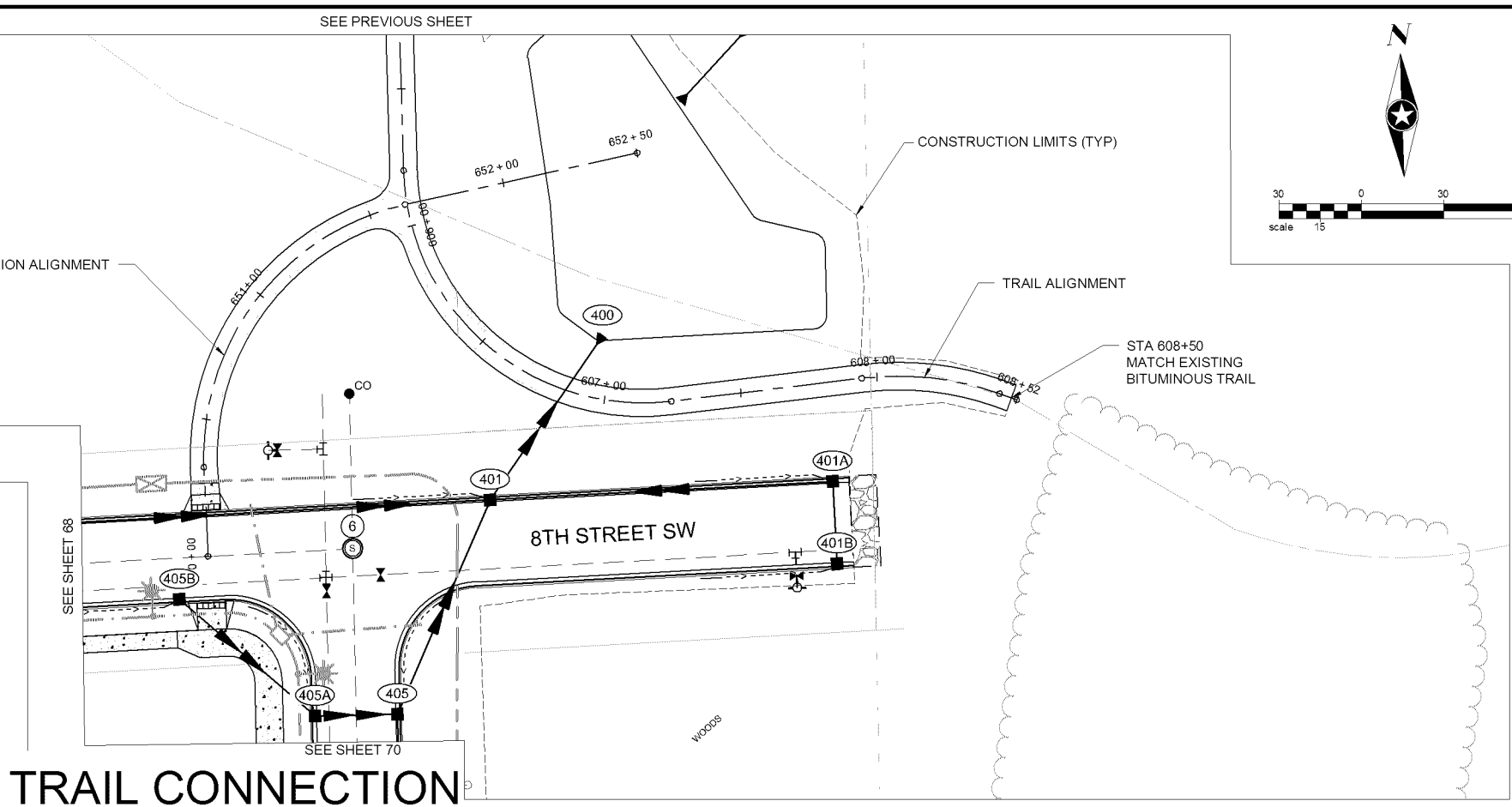
SEE SHEET 77 TO 81 FOR LATERAL STORM SEWER PROFILE INFORMATION

SEE SHEETS 105 TO 112 FOR PEDESTRIAN RAMP AND STREET GRADING DETAILS

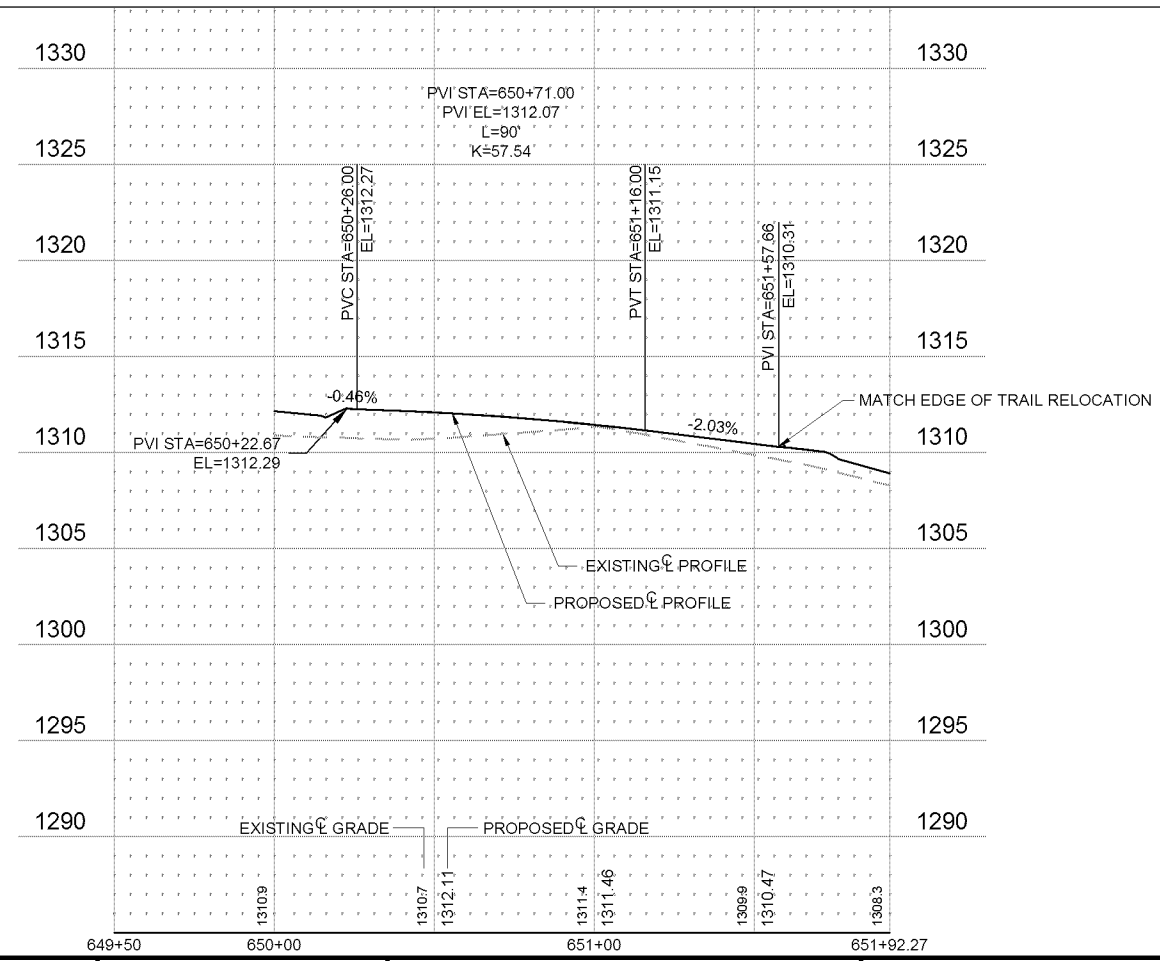


ROADWAY AND STORM UTILITY LEGEND

- | | | | |
|--|--|--|---|
| | BITUMINOUS PAVEMENT | | CONCRETE PAVEMENT |
| | BITUMINOUS PAVEMENT - OVERLAY | | AGGREGATE SURFACING CL5 |
| | WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE | | BITUMINOUS PATCH SPECIAL |
| | WATER VALVE MANHOLE, REDUCER, BEND AND CROSS | | 6" CONCRETE DRIVEWAY PAVEMENT |
| | WATER SERVICE AND CURB STOP BOX | | DENOTES STORM STRUCTURE |
| | SANITARY SEWER, BULKHEAD AND MANHOLE | | PROPOSED B618 CURB AND GUTTER |
| | SANITARY SERVICE AND CLEANOUT | | PROPOSED D418 CURB AND GUTTER (COUNTY ROADS ONLY) |
| | STORM SEWER, MANHOLE AND CATCH BASIN | | |
| | DRAIN TILE | | |
| | CULVERT AND APRON ENDWALL | | |



TRAIL CONNECTION



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DESIGNER: SLC				
CHECKED BY: RJB				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 55744
www.sehinc.com

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Sara Christenson
Date: 02/13/19 SARA CHRISTENSON, PE Lic. No. 55414

GRAND RAPIDS, MINNESOTA

**TRAIL RELOCATION PLAN AND PROFILE
GREAT RIVER ACRES**

FILE NO. **76**
GRANR 148347
CP 2019-1
168

CITY OF GRAND RAPIDS, MINNESOTA CONSTRUCTION PLANS FOR REMOVALS, LIFT STATION, DIRECTIONAL DRILLED SANITARY SEWER, DIRECTIONAL DRILLED WATERMAIN, AND RESTORATION GOLF COURSE ROAD UTILITY EXTENSION CITY PROJECT NO. 2019-1

GOVERNING SPECIFICATIONS
THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

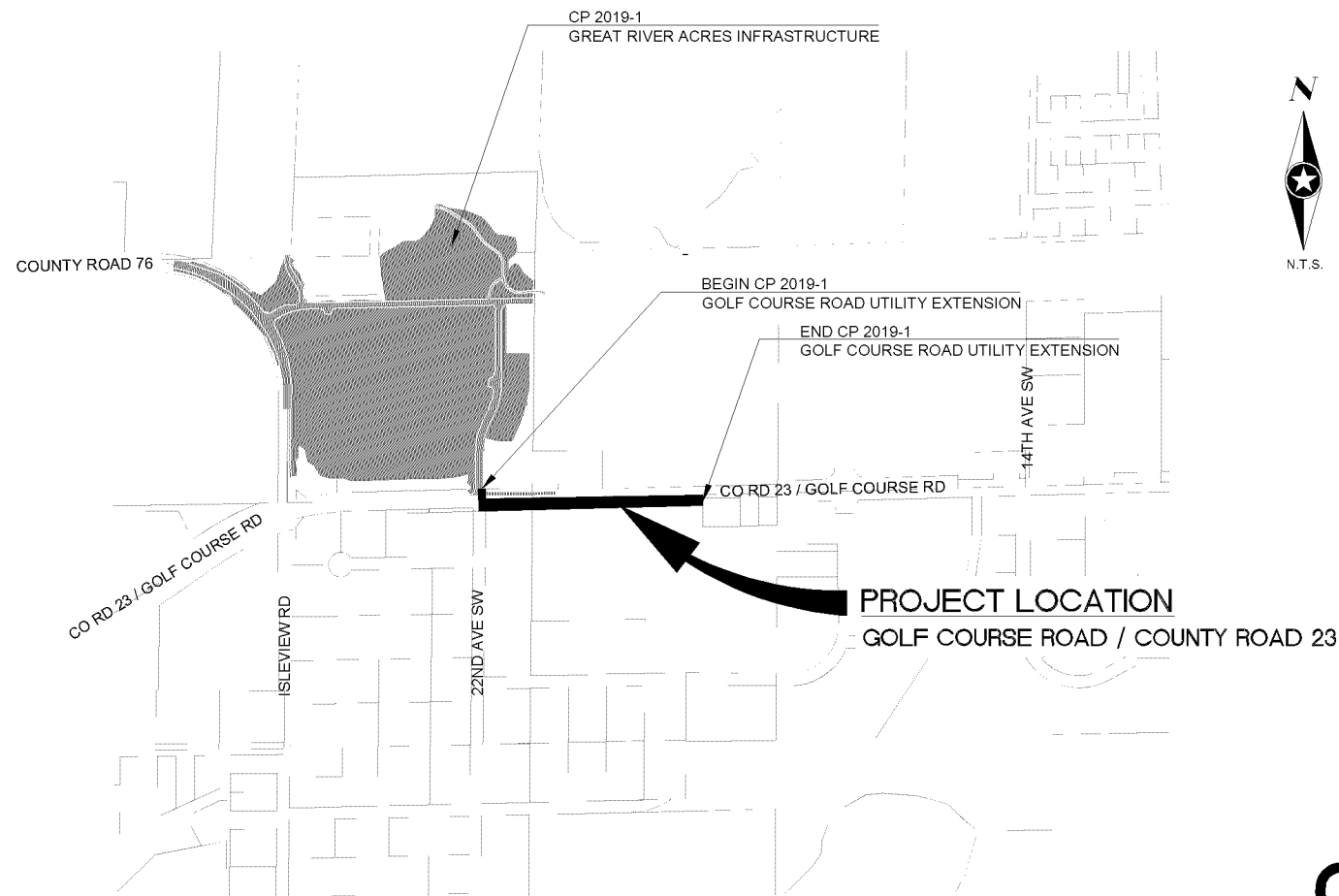
INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES
3	ALIGNMENT AND ROW PLAN
4	EXISTING UTILITIES EXHIBIT
5	REMOVAL PLAN
6-7	SANITARY SEWER PLAN & PROFILE
8-9	WATER MAIN PLAN & PROFILE
10-11	STREET & STORM SEWER PLAN & PROFILE
12	TURF ESTABLISHMENT AND EROSION CONTROL PLAN
13-15	WET WELL PUMP STATION PLANS & DETAILS
16-19	LIFT STATION ELECTRICAL PLANS & DETAILS

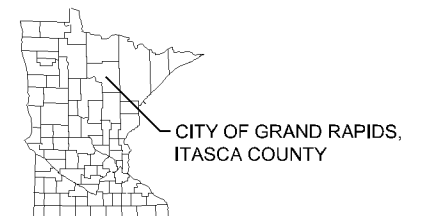
THIS PLAN CONTAINS 19 SHEETS.

THIS PLAN SHALL BE AN ADDITION TO THE GREAT RIVER ACRES INFRASTRUCTURE CP 2019-1

EXISTING	
	RIGHT OF WAY
	PERMANENT EASEMENT
	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL
PROPOSED	
	STREET CENTERLINE
	RIGHT-OF-WAY
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	CONSTRUCTION LIMITS
	SANITARY SEWER, BULKHEAD AND MANHOLE
	FORCE MAIN
	SANITARY SERVICE AND CLEANOUT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	DRAIN TILE
	DITCH / SWALE
	RIPRAP
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RETAINING WALL



PROJECT LOCATION



APPROVED:
Maureen Wegand 02/13/19
CITY ENGINEER OF GRAND RAPIDS DATE

GRAND RAPIDS, MINNESOTA

SEH
PHONE: 218.322.4500
21 NE 5TH ST STE 200
GRAND RAPIDS, MN 56744
www.sehinc.com



Know what's below.
Call before you dig.

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Sara Christenson
SARA CHRISTENSON, PE
Date: FEBRUARY 13, 2019 Lic. No. 55414

FILE NO.

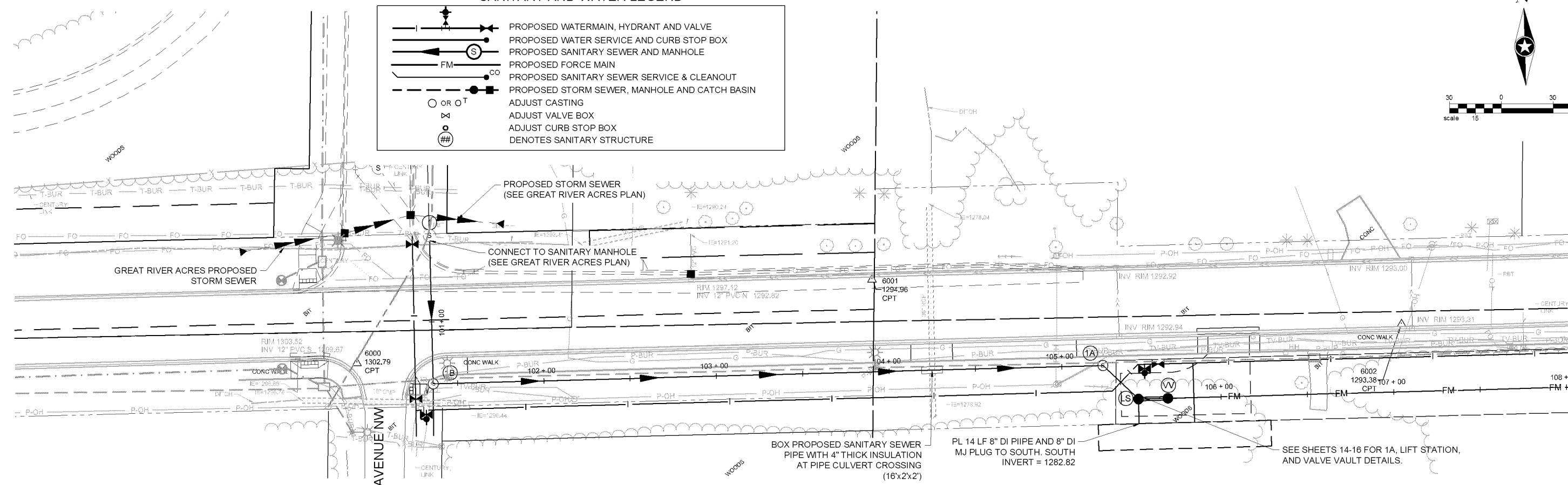
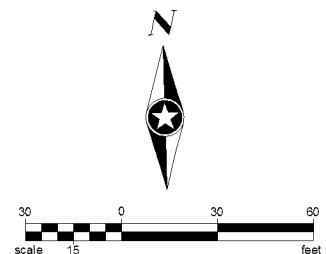
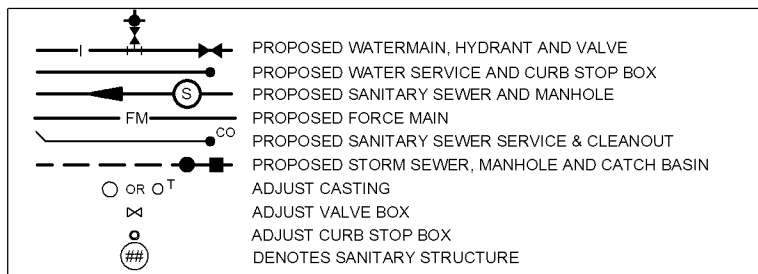
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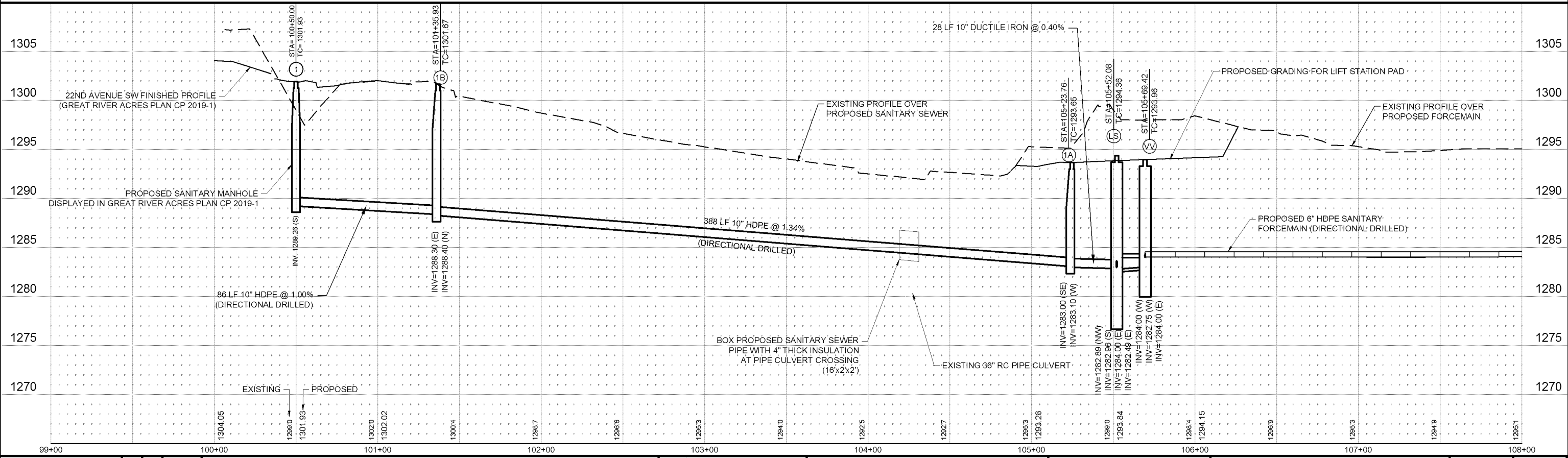
NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

SANITARY AND WATER LEGEND



GOLF COURSE ROAD UTILITY EXTENSION



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DESIGNER: SLC
CHECKED BY: RJB

NO.	BY	DATE	REVISIONS

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www.sehinc.com

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Sara Christenson
SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

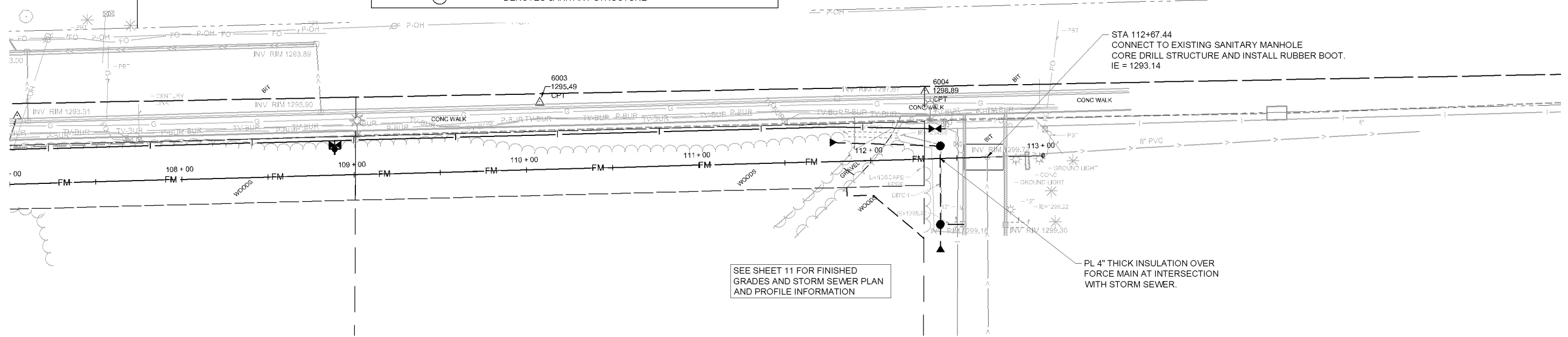
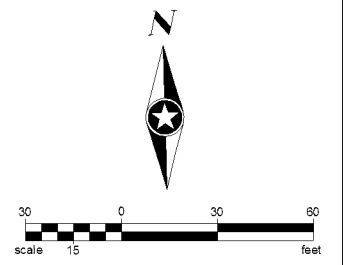
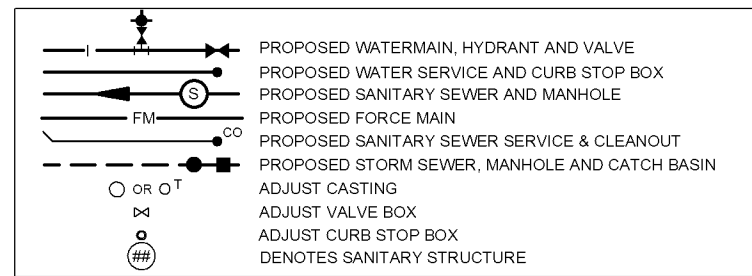
GRAND RAPIDS,
MINNESOTA

SANITARY SEWER AND FORCE MAIN
PLAN AND PROFILE
GOLF COURSE ROAD UTILITY
EXTENSION

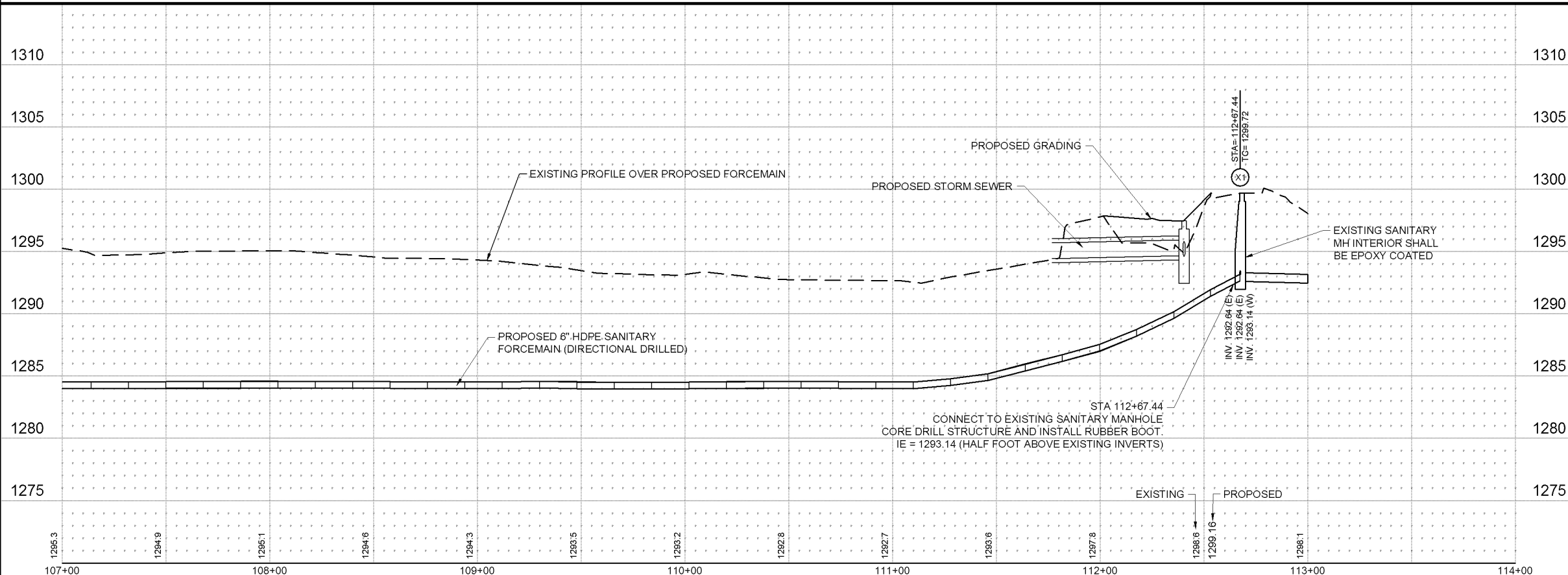
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CP 2019-1

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SANITARY AND WATER LEGEND



GOLF COURSE ROAD UTILITY EXTENSION



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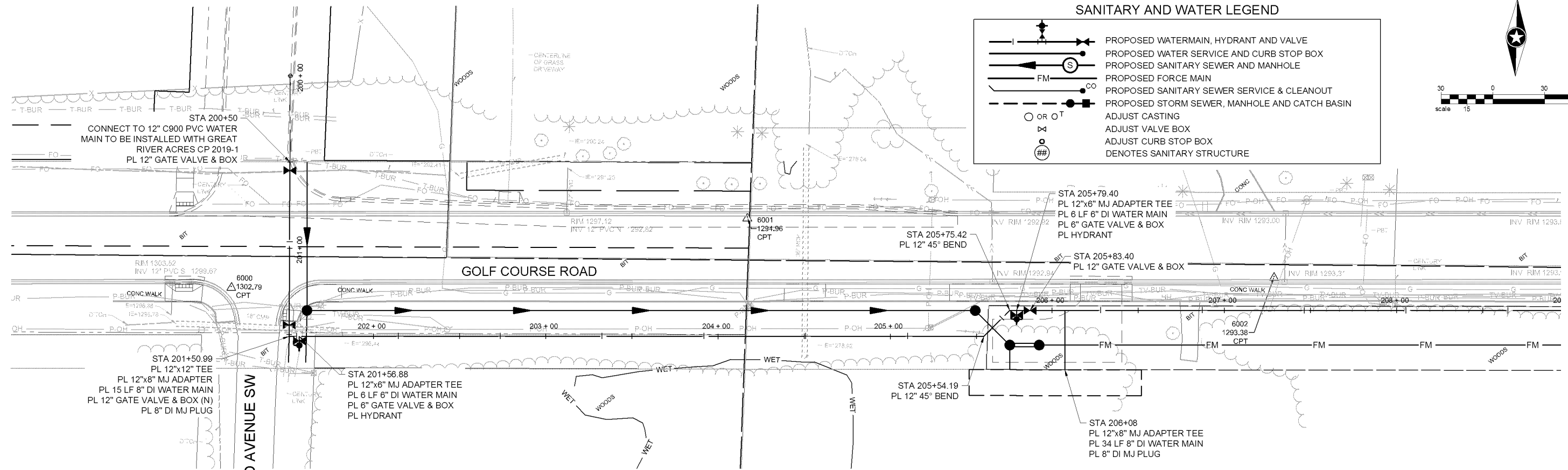
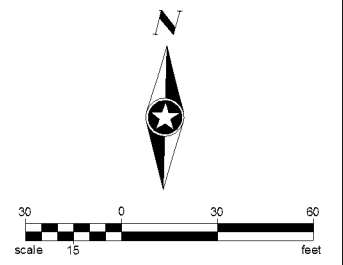
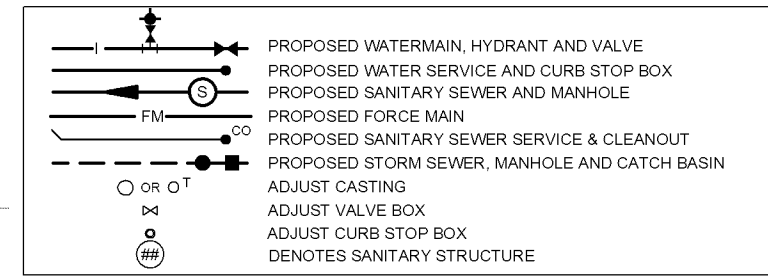
 SARA CHRISTENSON, PE
 Date: 02/13/19 Lic. No. 55414

GRAND RAPIDS, MINNESOTA

SANITARY SEWER AND FORCE MAIN PLAN AND PROFILE GOLF COURSE ROAD UTILITY EXTENSION

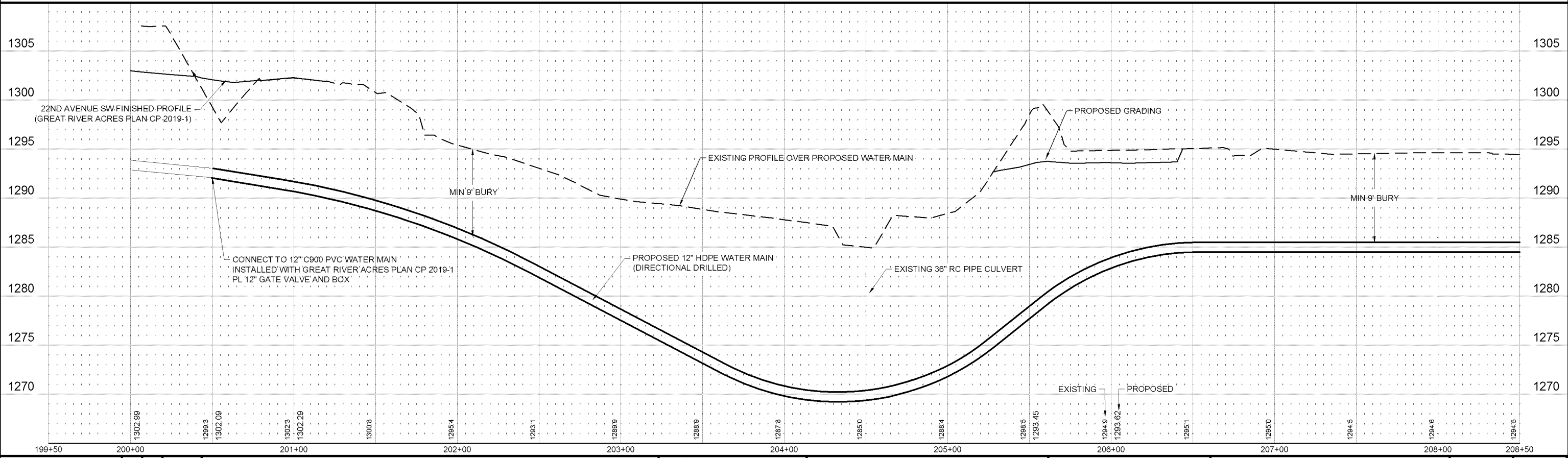
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 GRANR 147753
 CP 2019-1
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SANITARY AND WATER LEGEND



GOLF COURSE ROAD UTILITY EXTENSION

ALL APPURTENANCES FOR HDPE WATERMAIN NOT SHOWN ON PLAN SHEET SHALL BE INCIDENTAL TO HDPE PIPE.



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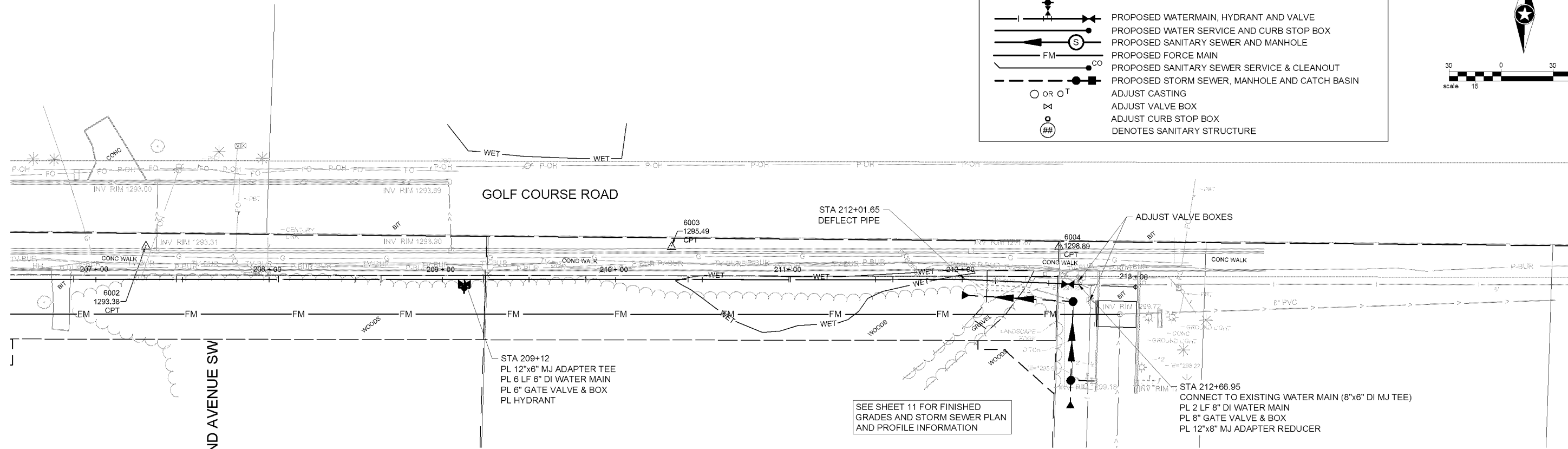
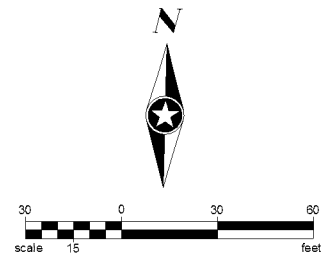
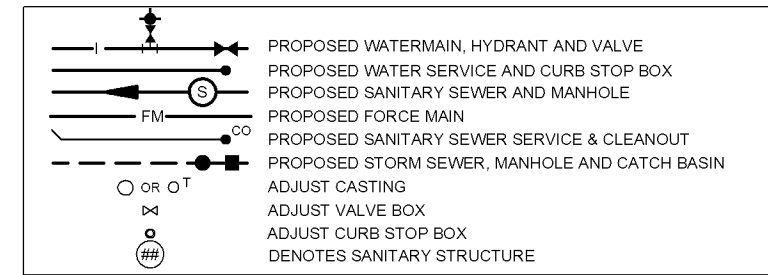
Sara Christenson
 SARA CHRISTENSON, PE
 Lic. No. 55414
 Date: 02/13/19

GRAND RAPIDS,
 MINNESOTA

WATER MAIN PLAN AND PROFILE
 GOLF COURSE ROAD UTILITY
 EXTENSION

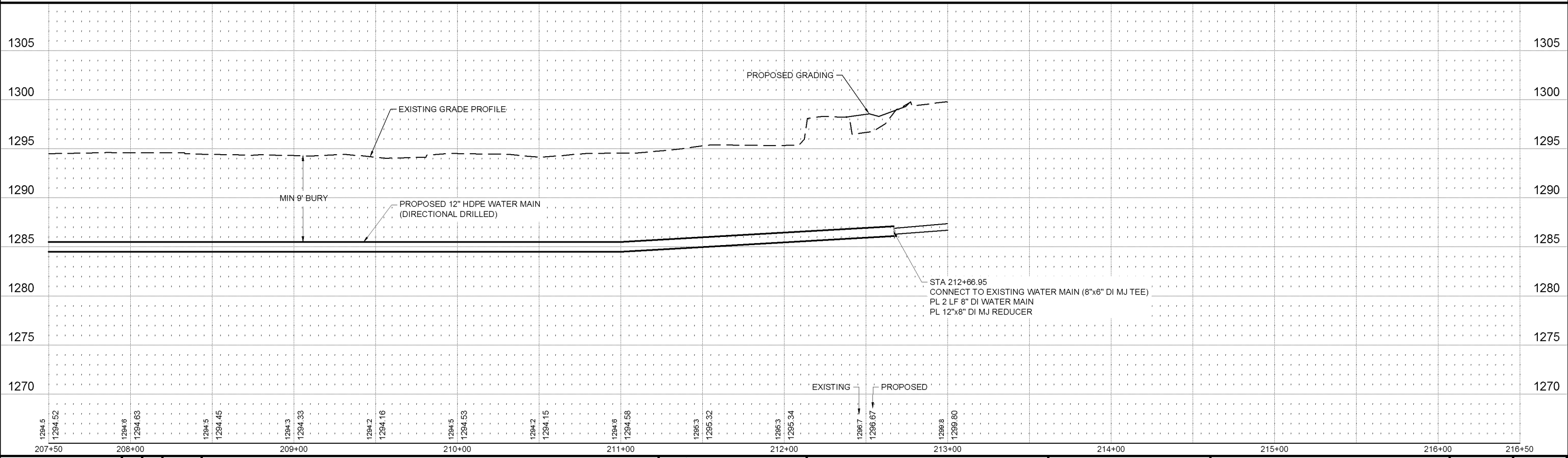
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 CP 2019-1
 19

SANITARY AND WATER LEGEND



ALL APPURTENANCES FOR HDPE WATERMAIN NOT SHOWN ON PLAN SHEET SHALL BE INCIDENTAL TO HDPE PIPE.

GOLF COURSE ROAD UTILITY EXTENSION



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DESIGNER: SLC
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NO.	BY	DATE	REVISIONS



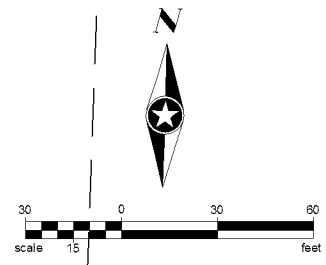
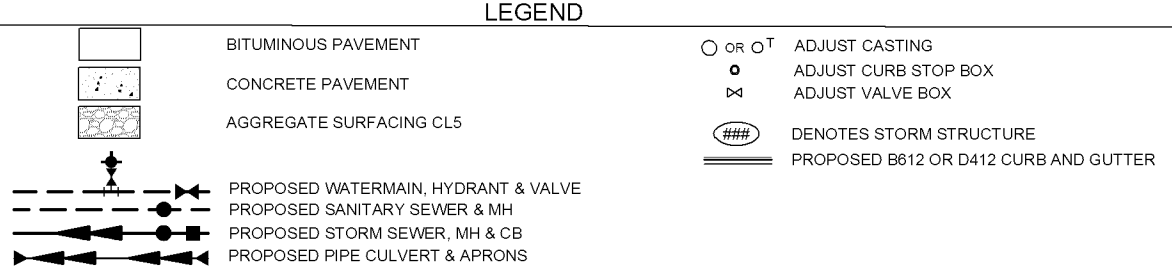
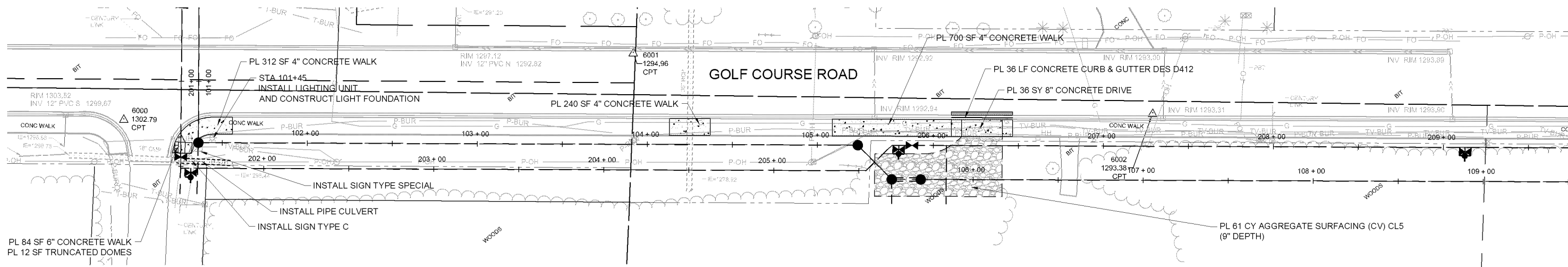
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SARA CHRISTENSON, PE
Date: 02/13/19 Lic. No. 55414

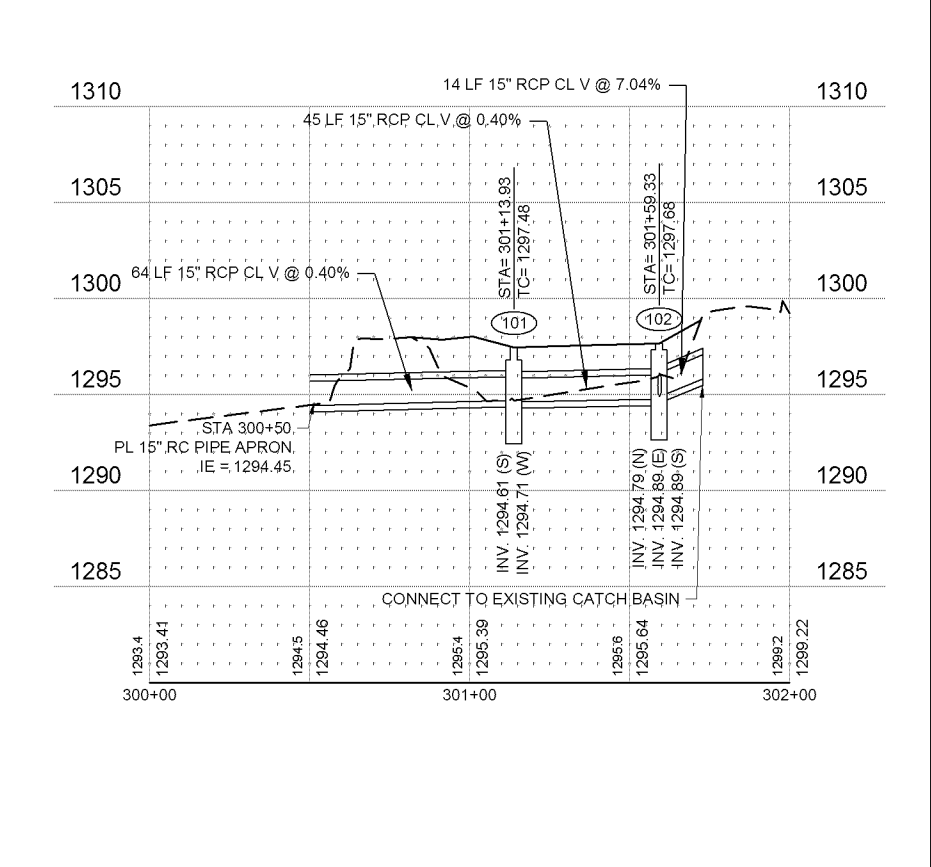
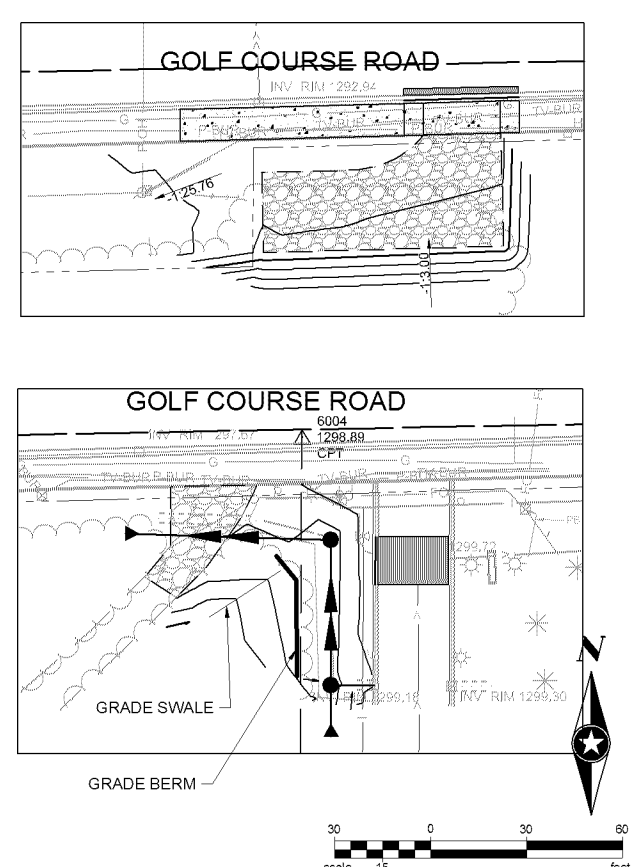
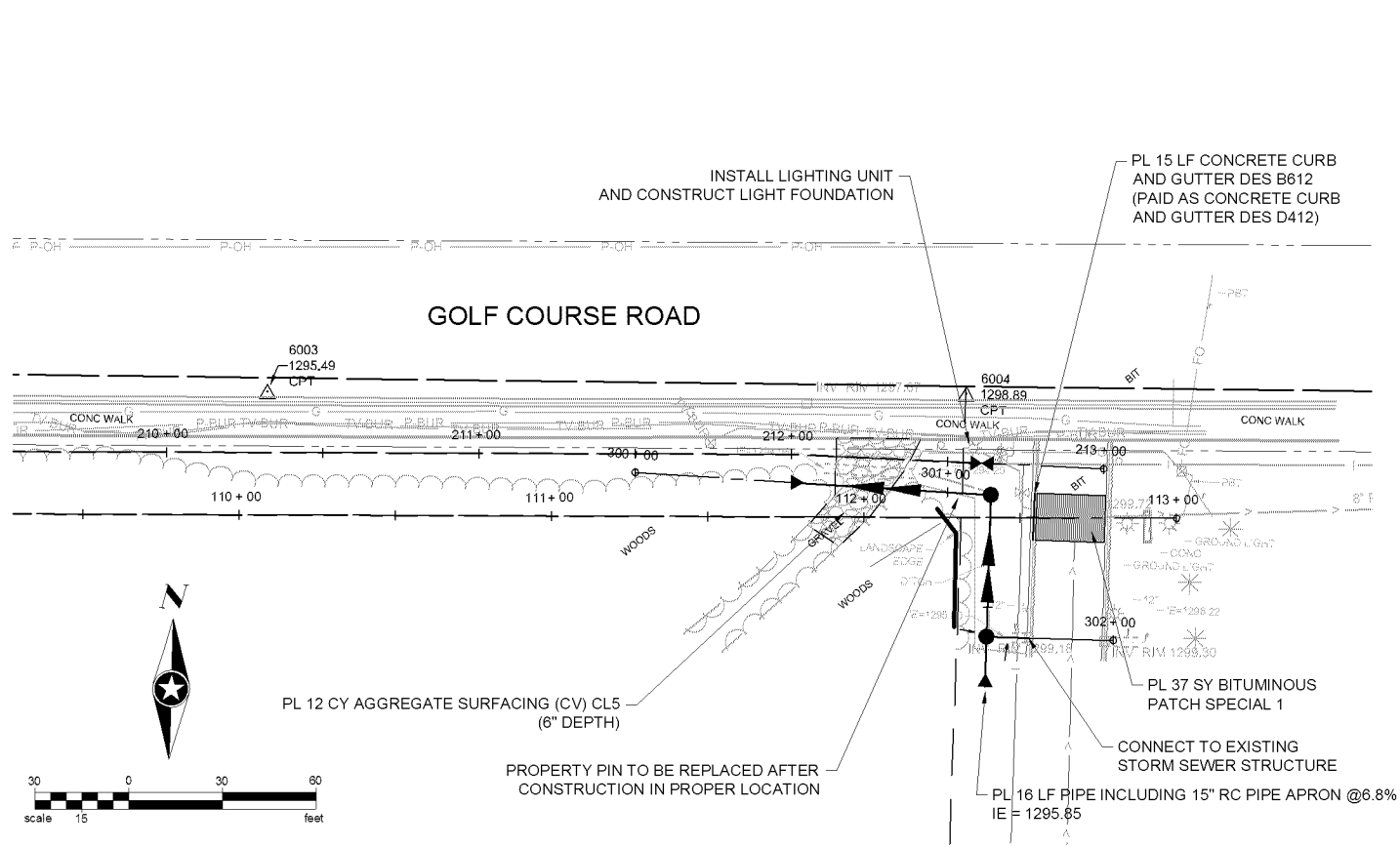
GRAND RAPIDS, MINNESOTA

WATER MAIN PLAN AND PROFILE
STA 199+50 TO STA 213+50
GOLF COURSE ROAD UTILITY EXTENSION

FILE NO. 10
GRANR 147753
CP 2019-1 19



GOLF COURSE ROAD UTILITY EXTENSIONS



GOLF COURSE ROAD UTILITY EXTENSIONS

GRADING LAYOUTS

STORM SEWER LATERAL PROFILE

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DESIGNER:	SLC			
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DESIGN TEAM	NO.	BY	DATE	REVISIONS

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Sara Christenson
 SARA CHRISTENSON, PE
 Date: 02/13/19 Lic. No. 55414

GRAND RAPIDS,
 MINNESOTA

STREET AND STORM SEWER
 GOLF COURSE ROAD
 UTILITY EXTENSION

FILE NO.
 GRANR 147753
 CP 2019-1

11
 19



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0133 **Version:** 1 **Name:** Conduct a Public Hearing to consider a variance petition submitted by Independent School District No. 318.

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

File created: 2/28/2019 **In control:** Planning Commission

On agenda: 3/7/2019 **Final action:**

Title: Conduct a Public Hearing to consider a variance petition submitted by Independent School District No. 318.

Sponsors:

Indexes:

Code sections:

Attachments: [Variance Request: Staff Report](#)
[Variance Area & Site Maps](#)
[Rules For Public Hearing & Variance Considerations](#)
[ISD #318 Variance Request: Application](#)

Date	Ver.	Action By	Action	Result
3/7/2019	1	Planning Commission		

Conduct a Public Hearing to consider a variance petition submitted by Independent School District No. 318.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a Public Hearing to consider a variance petition submitted by Independent School District No. 318.



Planning Commission Staff Report

Agenda Item #3	Community Development Department	Date: 3/7/2019
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Independent School District No. 318.	
Background:	<p>Independent School District No. 318 (ISD #318) has applied for two variances, which if granted, would allow for the front and street side yard encroachment of the school bus turn-around on the site of the proposed “East Elementary School” generally located between 11th Avenue NE and the City’s Sports Complex.</p> <p>The subject property (in its current form) is 1.79 acres in area, but is part of a larger project totaling approximately 12.1 acres (3-parcels, and a portion the City’s Sports Complex parcel) being acquired by ISD #318 that involves the construction of one of its two proposed new elementary schools. The property is located within a R-1 (One-Family Residential) zoning district legally described as: <i>S 330 FT OF W 264 FT OF NW SW, Section 15, Range 25W, Township 55N, Itasca County, Minnesota.</i></p> <p>With the upcoming development of ISD #318’s “East Elementary School”, between 11th Avenue NE and the City’s Sports Complex, the site layout calls for a bus drop-off/pick-up on the west side of the school, and the parent drop-off/pick-up as well as site parking to be located on the east side of the school. Due to the required 50 ft. turning radius of a school bus, the “turn-around” portion of the west bus lot is not able to meet the required 10 ft. setback for surface parking.</p> <p>ISD #318 has requested the Planning Commission’s consideration of two variances from Section 30-512 Table 2-C of the Municipal Code, which lists District Development Regulations for Surface Parking (minimum yard setbacks). The requested variances, if approved, would allow for the proposed “turn-around” portion school bus lot (only) to encroach 10 ft. and 7 ft. into the required 10 ft. front yard and street side yard setback for surface parking.</p> <p>The applicant, within the variance petition, cites several reasons for the variance requests:</p> <ul style="list-style-type: none"> • The desire to develop the new elementary school site with separate areas for bus parking and student transfer and parent drop-off/pick-up and site parking for child safety and efficient traffic flow. • Developing the site between 11th Avenue NE and the Sports Complex using the majority of the existing parking lot, generates several constraints in placing the school, parking spaces, site drainage, and open space for students. 	





	<p>The encroachment of the bus turn-around portion of the surface lot parking, as proposed, would require the Planning Commission's approval of two variances.</p> <ol style="list-style-type: none"> 1. Section 30-512 Table 2-C of the Municipal Code, which lists District Development Regulations for Surface Parking (minimum yard setbacks), and establishes a <u>10' front yard and street side yard setback for permitted surface parking</u>.
<p>Considerations:</p>	<p>When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p>
<p>Required Action:</p>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</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 (grant)(deny) the following variances to Independent School District No. 318 for the property legally described as: <i>S 330 FT OF W 264 FT OF NW SW, Section 15, Range 25W, Township 55N, Itasca County, Minnesota;</i></p> <ul style="list-style-type: none"> • to allow a one-time waiver of the requirements of Section 30-512 Table 2-C of the Municipal Code for the encroachment of the school bus "turn-around" portion (only) a proposed parking lot, which would encroach 10 ft. into the required 10 ft. front yard setback, and 7 ft. into the required 10 ft. setback for surface parking, as depicted in the variance application submitted by Independent School District #318. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"> • _____

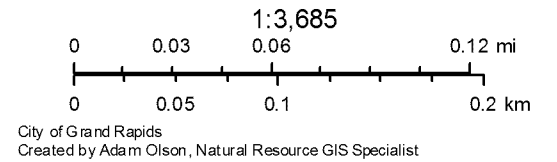
Attachments:	<ul style="list-style-type: none">• Site Map• Copy of the variance petition and associated documentation• List of the Planning Commissions Variance Considerations
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ISD #318 Variance Request



February 27, 2019

-  Red: Red
-  Green: Green
-  Blue: Blue
-  Streets





AVE 00D

RD

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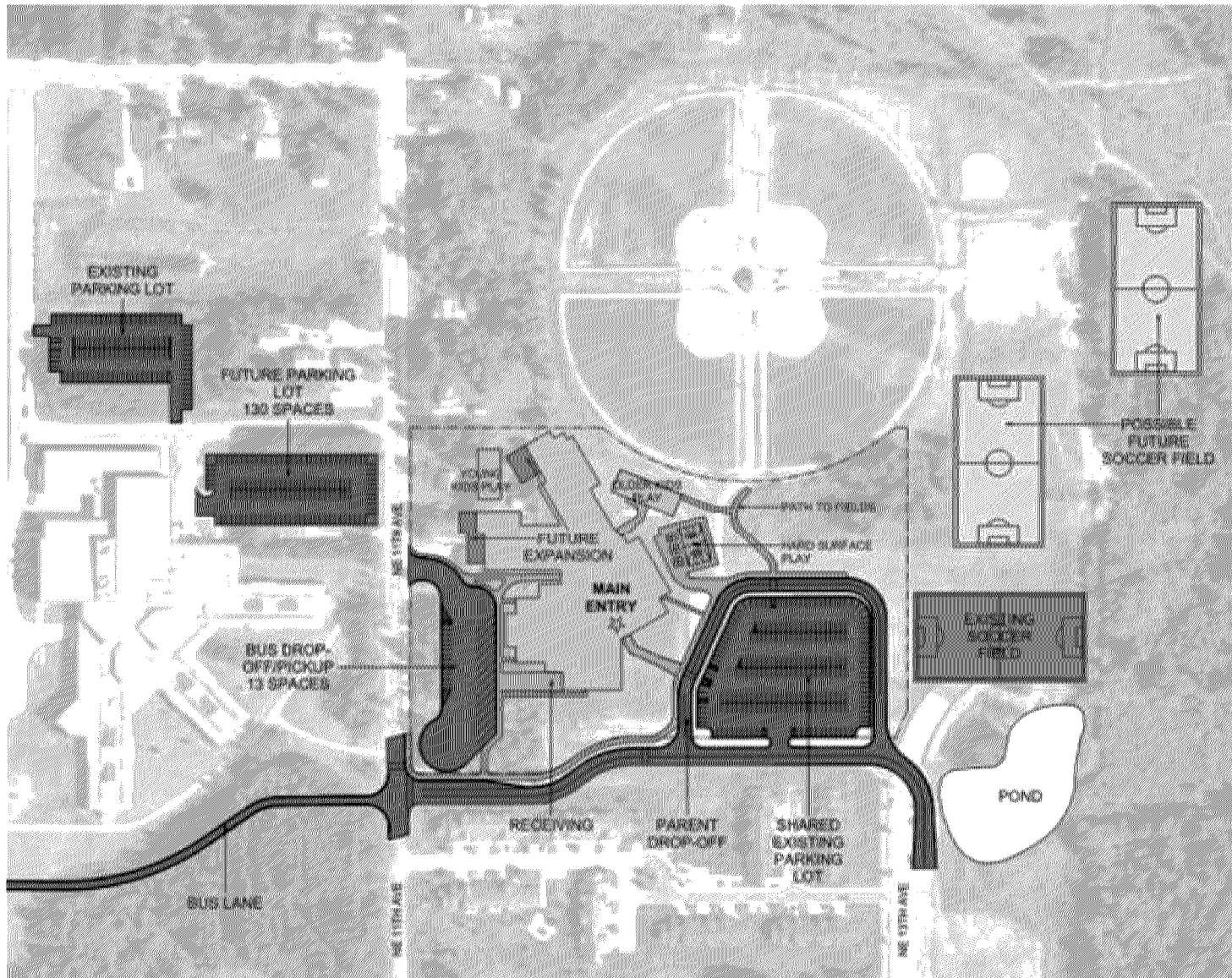
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S-25 IV

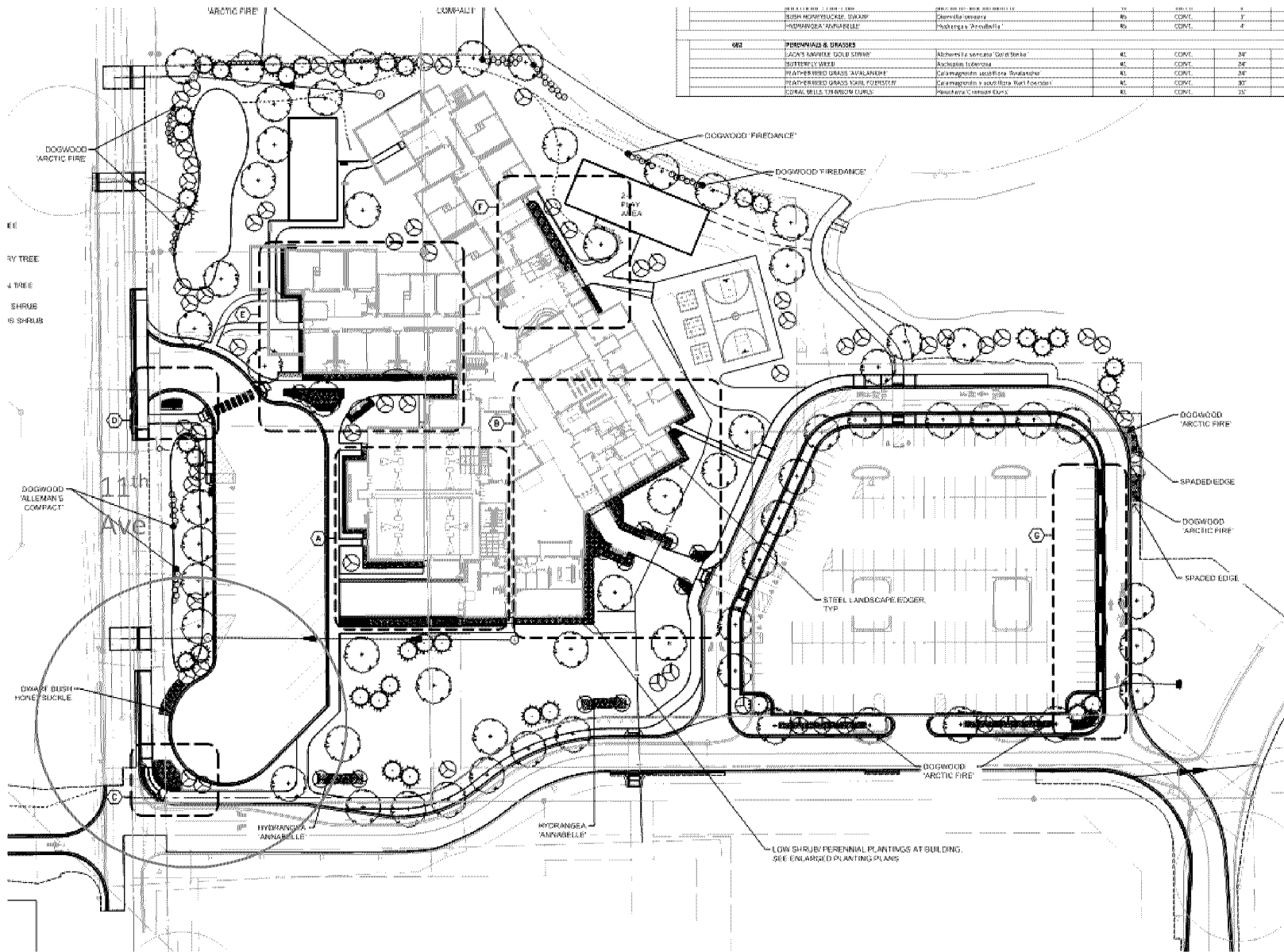
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AVE B

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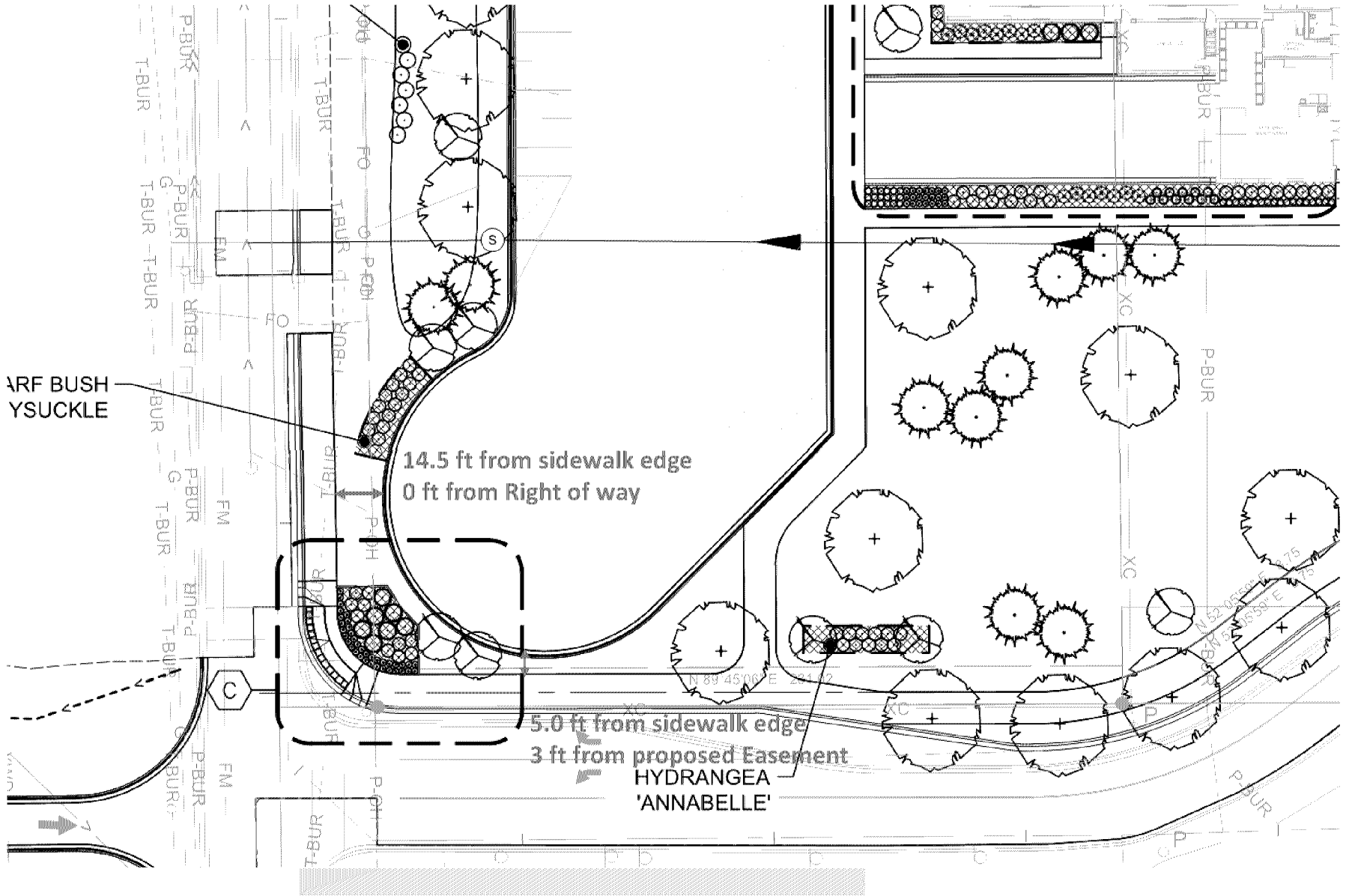
NO.	PLANT SPECIES	QUANTITY	UNIT	REMARKS
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86	HYDRANGEA 'ANNABELLE'	86	COPY	
GRASS				
87	PERENNIAL GRASSES	87	COPY	
88	JACK'S SAVILE GOLD STIMM	88	COPY	
89	SOUTHERN BLUE GRASS	89	COPY	
90	FLAT-TOPPED GRASS, ITALIAN	90	COPY	
91	FLAT-TOPPED GRASS, VARI. FORTISSEY	91	COPY	
92	CORAL BELLS THROUGH CURBS	92	COPY	

13 Bus slots required

- 4 TREE
- SHRUB
- 9 SHRUB

11th Ave.

LOW SHRUB/PERENNIAL PLANTINGS AT BUILDING. SEE ENLARGED PLANTING PLANS





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

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
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-
4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



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

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Kent E. Koerbitz
 Name of Applicant*¹
2032 Knollwood Dr
 Address
Grand Rapids, MN 55744
 City State Zip
218-244-6600
 Business Telephone/e-mail address

ISA #318
 Name of Owner (If other than applicant)
810 NE 8th Ave.
 Address
Grand Rapids, MN 55744
 City State Zip
218-327-5703
 Business Telephone/e-mail address

*¹ If applicant is not the owner, please describe the applicant's interest in the subject property. _____

Parcel Information:

Tax Parcel # 91-015-3202 Property Size: 1.79 Acres
 Existing Zoning: R-1
 Existing Use: Residential
 Property Address/Location: 1126 NE 11th Ave.
 Legal Description: Township 55N Range 25W Section 15-S 330 Ft of W 264 Ft of NW SW
 (attach additional sheet if necessary)

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.

Kent Koerbitz
 Signature(s) of Applicant(s)

2-18-2019
 Date

[Signature]
 Signature of Owner (If other than the Applicant)

2-18-2019
 Date

Date Received FEB 19 2019 Office Use Only Certified Complete 2/19/19 Fee Paid 1050.00

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date 3/7/2019

Summary of Special Conditions of Approval: _____

Required Submittals:

Application Fee - \$252.50 *2

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**2 The 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.*

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

Request variance to the requirement of 10' for minimum yard setback for surface parking on a side street as required by Table 2-C of Sec. 30-512 of Division 4 of Article VI-Zoning. This will allow for a bus parking lot with the required number of parking spaces and adequate turning radius without the need for additional curb cuts or requests for variance that would have a negative impact on traffic flow and safety. Setback would be 5' from sidewalk edge and 3' from proposed easement on the south side of the parking lot, and 14.5' from sidewalk edge and 0' from Right of Way on the west side of the parking lot.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

Minimum Yard Setback of 10' for Front and Side Street

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

*Section 30-512 Table 1: Permitted Uses for Zoning District R-1/R-1a/SR-1/SR1a
Schools Public and Private/elementary-secondary = R*

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

A separate bus parking and transfer area is necessary for child safety and traffic flow. The turning radius of the bus loop must be 50' to allow for the length of the current buses. The number of bus parking spaces is 13 to accommodate the number of active buses used in daily transportation. There is no ability to move the bus parking area to the north to gain the additional 7' needed for the setback without infringement on the north property boundary or move west to the East to gain additional setback due to building and existing parking lot. The bus parking lot is used on school days for 30 minutes in the mornings and 30 minutes in the afternoons.

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

The physical dimensions of the new elementary school, the need for proper site drainage, the size and configuration of the property, and the size and number of school buses create a unique circumstance.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

The variance allows for all 13 buses to be parked during loading and unloading times at the elementary school. If less than 13 spaces are available, buses will need to wait on the adjacent street or circle the area until a slot is free.

A possible issue is the headlights of the buses as they enter the radius of the parking lot. Typically buses unload between 8:00 a.m. to 8:15 a.m., which is after sunrise, so headlights would have minimal impact. Bus loading times in the afternoon are 3:00 p.m. and well before sunset.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

The ability to provide a safe and secure elementary bus parking, with the correct number of spaces, is consistent with the comprehensive plan's community values and community vision as it pertains to safe and sustainable neighborhoods and education.

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

Request variance to the requirement of 10' for minimum yard setback for surface parking on a side street as required by Table 2-C of Sec. 30-512 of Division 4 of Article VI – Zoning. This will allow for a bus parking lot with the required number of parking spaces and adequate turning radius without the need for additional curb cuts or requests for variance that would have a negative impact on traffic flow and safety. Setback would be 5' from sidewalk edge and 3' from proposed easement on the south side of the parking lot, and 14.5' from sidewalk edge and 0' from Right of Way on the west side of the parking lot.

B. Provide an itemization of the required regulations pertaining to this variance (i.e. setback lines, lot coverage ratio, parking requirements).

Minimum Yard Setback of 10' for Front and Side Street

Justification of Requested Variance:

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Section 30-512 Table1: Permitted Uses for Zoning District R-1/R1-a/SR-1/SR1a &
Schools Public and Private/elementary-secondary = R

B. Does the proposal put property to use in a reasonable manner?

A separate bus parking and transfer area is necessary for child safety and traffic flow. The turning radius of the bus loop must be 50' to allow for the length of the current buses. The number of bus parking spaces is 13 to accommodate the number of active buses used in daily transportation. There is no ability to move the bus parking area to the north to gain the additional 7' needed for the setback without infringement on the north property boundary or movement to the East to gain additional setback due to building and existing parking lot. The Bus parking lot is used on school days for 30 minutes in the mornings and 30 minutes in the afternoons.

C. The plight of the landowner is due to circumstances unique to this property in question, and not created by the landowners subsequent to the adoption of this ordinance.

The physical dimensions of the new elementary school, the need for proper site drainage, the size and configuration of the property, and the size and number of school buses create a unique circumstance.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to public welfare of the property or improvements in the neighborhood, and will not alter the essential character of the locality.

The variance allows for all 13 buses to be parked during loading and unloading times at the elementary school. If less than 13 spaces are available, buses will need to wait on the adjacent street or circle the area until a slot is free.

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E. That the variance, if granted, shall be consistent with the comprehensive plan.

The ability to provide a safe and secure elementary bus parking, with the correct number of spaces, is consistent with the comprehensive plans' community values and community vision as it pertains to safe and sustainable neighborhoods and education.

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

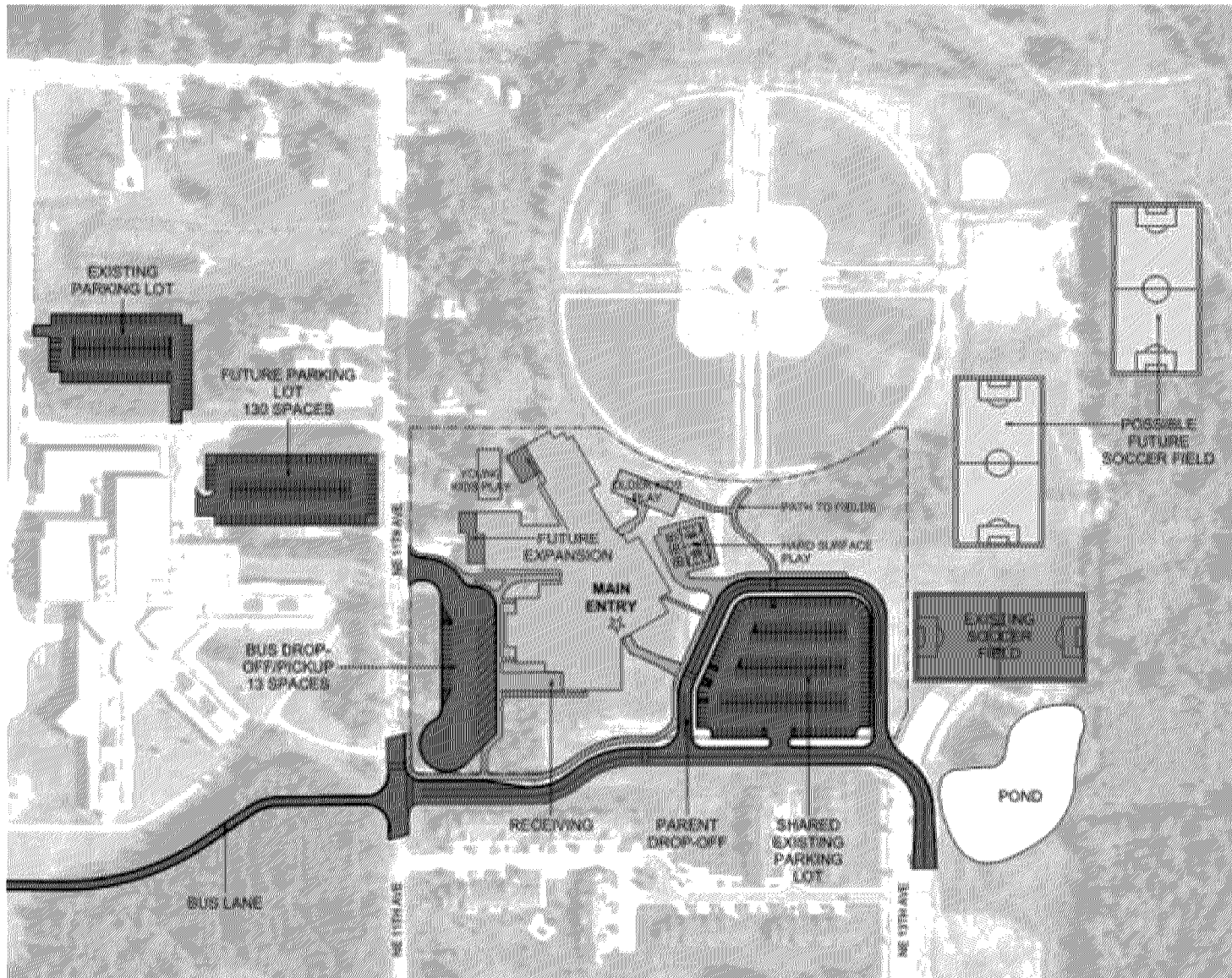
The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

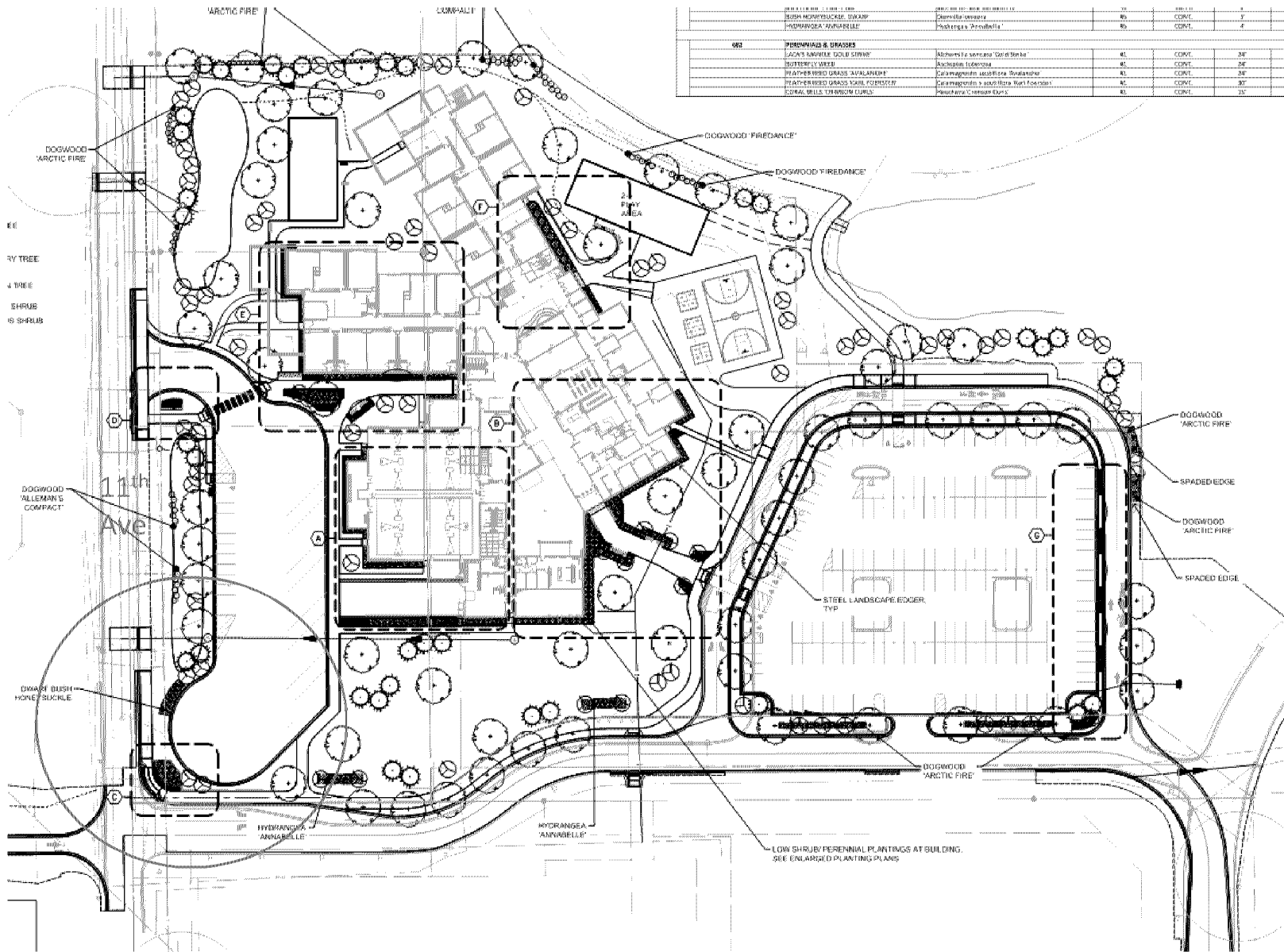
- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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







NO.	PLANT SPECIES	QUANTITY	TYPE
85	BUSH HONEYBUCKLE, DWARF	85	CORTEX
86	HYDRANGEA ANNABELLE	86	CORTEX
GRASS			
87	PERENNIAL GRASSES	87	CORTEX
88	JACK'S SAVILE GOLD STIMM	88	CORTEX
89	SOUTHERN BLUE GRASS	89	CORTEX
90	PLANTER BOX GRASS, ITALIAN	90	CORTEX
91	PLANTER BOX GRASS, VARI. FORTIS	91	CORTEX
92	CORAL BELLS THROUGH CURBS	92	CORTEX

- 11' TREE
- 4' TREE
- SHRUB
- 19' SHRUB

13 Bus slots required

11th Ave.

LOW SHRUB/PERENNIAL PLANTINGS AT BUILDING. SEE ENLARGED PLANTING PLANS

