

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, December 7, 2017

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

17-0843 Approve the minutes of the November 2, 2017, 4:00 pm regular meeting.

Attachments: [11/2/2017 - Planning Commission Mtg. Minutes](#)

General Business

17-0858 Consider a recommendation to the City Council regarding the final plat of Pokegama Pines.

Attachments: [Pokegama Pines Final Plat: Staff Report w/Map](#)
[Pokegama Pines: Final Plat](#)
[Pokegama Pines Final Plat: Declaration of Covenants](#)

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, January 4, 2018*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 17-0843 **Version:** 1 **Name:** Approve the minutes of the November 2, 2017, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 11/20/2017 **In control:** Planning Commission

On agenda: 12/7/2017 **Final action:**

Title: Approve the minutes of the November 2, 2017, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [11/2/2017 - Planning Commission Mtg. Minutes](#)

Date	Ver.	Action By	Action	Result
12/7/2017	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the November 2, 2017, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the November 2, 2017, 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, November 2, 2017

4:00 PM

Council Chambers

Call To Order

Call of Roll

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

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

Approval of Minutes

Approve the minutes of the October 5, 2017, 4:00 pm regular meeting.

Motion by Commissioner Toven , second by Commissioner Zeige to approve the minutes from the October 5, 2017 regular meeting as presented. The following voted in favor thereof: Gothard, Toven, Kachinske, Zeige, Kachinske. Opposed: None, passed unanimously.

Public Hearings

WD Partners, on behalf of Wal-Mart Real Estate Business Trust, has requested the Planning Commission's recommendation for approval, of a third amendment to the Conditional Use Permit.

The requested amendment would allow for an 18' X 72' covered parking canopy structure (for their On-line Ordering Pick-up Program) to be added to the southeast corner of the property, and the addition of an orange accent color & "Pickup" related signage, to a portion of the southwest corner of the Wal-Mart building.

With the establishment of the CUP process set forth within Division 14, the review and approval of new projects, as well as modifications/amendments to approved facilities, is no longer administered by staff, but is issued through a Conditional Use Permit approved by the City Council, with recommendations received from the Planning Commission.

When reviewing Conditional use application and considering their recommendation to the City Council, the Planning Commission should make specific findings based upon

their standard list of considerations, which are found in Section 30-531e of the City Code. The Planning Condition must also consider the degree to which the proposed project meets the criteria and objectives established within the Large Scale Commercial Design Standards, Division 14, of the City Zoning Code, and if certain conditions or restrictions should be recommended to the City Council to ensure that the project meets those objectives and criteria.

Staff has reviewed the application and the associated changes to the approved development plans and provides the following comments and potential conditions:

- That in the event the City, or designated contractor, is not able to access the water line, for maintenance/replacement purposes, in the area around and/or under the proposed parking canopy, the canopy would be promptly removed and reinstalled at the property owners expense to permit access.*
- That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08 & 08-22 remain in effect.*

Conduct a public hearing to consider a recommendation to the City Council regarding a request for a third amendment to the approved Conditional Use Permit granted to Wal-Mart Stores Inc., for the construction of a new Wal-Mart Supercenter located on Lot 1, Block 1, Plat of Wal-Mart Grand Rapids in December 2006.

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

Matt Davis, WD Partners representing Wal-Mart, 707 Discovery Blvd, Dublin, OH provided information regarding the color scheme and signage.

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

Motion by Commissioner Toven, second by Commissioner Lynch that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby recommend that the City Council grant the following amendment to the Conditional Use Permit, approved under City Resolution No. 06-130, to Wal-Mart Stores Inc., for the property legally described as: Lot 1, Block 1, Plat of Wal-Mart Grand Rapids, Itasca County, Minnesota:

- For the placement of an 18' X 72' covered parking canopy structure (for their On-line Ordering Pick-up Program) to be added to the southeast corner of the property, and the addition of an orange accent color & "Pickup" related signage, to a portion of the southwest corner of the Wal-Mart building as described within the CUP application.**

and that the following conditions shall apply:

- That in the event the City, or designated contractor, is not able to access the water line, for maintenance/replacement purposes, in the area around and/or under the proposed parking canopy, the canopy would be promptly removed and reinstalled at the property owner's expense to permit access.**

- That all previously imposed conditions under City Council Resolution No.'s 06-130, 07-08 & 08-22 remain in effect.

With the following considerations:

1. Will not be detrimental to the public health, safety, morals, or general welfare?
Why/Why not? No, it will not.
2. Will not cause undue traffic congestion or hazards and will not result in a parking shortage?
Why/Why not? No, it will not have a negative impact on traffic or parking.
3. Will not be injurious to the use and enjoyment or result in a decrease in value of other property in the area?
Why/Why not? No, it will not the canopy will be a nice addition to the site.
4. Will not impede the orderly development of other property in the area?
Why/Why not? No, it will not have any impact on the development of other property in the area.
5. Will not impose an excessive burden on parks and other public facilities and utilities?
Why/Why not? No, the utility easement is addressed and there will not be a burden on parks.
6. Is consistent with the Comprehensive Plan?
Why/Why not? Yes, it is expanding economic growth.

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

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Lynch, second by Commissioner Zeige to adjourn the meeting at 4:43 p.m. The following voted in favor thereof: Gothard, Toven, Kachinske, Zeige, Lynch. Opposed: None, passed unanimously.

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