

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 2, 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

17-0135 Approve the minutes of the January 5, 2017, 4:00 pm regular meeting.

Attachments: January 5, 2017 Meeting Minutes

General Business

17-0140 Consider initiating the process to review and update/amend the Zoning Ordinance which would specifically add the Brewpub/Brewer Taproom use.

Attachments: Staff Report: City Initiation - Brewpub Amendments

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 6th, 2017*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 17-0135 **Version:** 1 **Name:** Approve the minutes of the January 5, 2017, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 2/22/2017 **In control:** Planning Commission

On agenda: 3/2/2017 **Final action:**

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

Sponsors:

Indexes:

Code sections:

Attachments: [January 5, 2017 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
3/2/2017	1	Planning Commission	Approved as Presented by Commission	

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

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the January 5, 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, January 5, 2017

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 4 - Commissioner Julie Fedje-Johnston, Commissioner Charles Burress, Commissioner Susan Lynch, and Commissioner Tasha Connelly
- Absent** 3 - Commissioner Mark Gothard, Chairperson Lester Kachinske, 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.

Approved As Presented

Approval of Minutes

Approve the minutes of the October 20, 2016, 4:00 pm special meeting.

Approved as Presented by Commission

General Business

Consider a recommendation to the City Council regarding the vacation of 10 ft. of Sixth Street N. right-of-way adjacent to Block 20, Grand Rapids First Division.

Ms. Marla Beaty submitted a valid petition on December 1, 2016 requesting the vacation of public right-of-way. The right-of-way vacation request, if approved, would allow Ms. Beaty's lot to gain an additional 10 ft. of width on the north edge of her property, which she in turn, would sell or deed the south 10 ft. of her property to the neighbor to the south, which currently has two buildings encroaching onto Ms. Beaty's property. The proposed 10 ft. vacation, and land transfer, would allow her lot to maintain the minimum 75 ft. width required for the LB (Limited Business) zoning district of which it is located in, help bring the neighboring property closer to compliance with lot dimension requirements & building setbacks, and additionally, help to provide clear title to both properties in the event of a sale.

The Engineering Department supports the petitioned vacation, contingent on the City retaining utility easement over the entire area to be vacated. This easement would allow for the maintenance of any public or private utilities (natural gas, telephone, etc.) currently located within the area to be vacated. There were no concerns or

objections regarding the portion of right-of-way vacation, as proposed, from the remaining members of the staff review committee which consists of: Public Works Department, Engineering Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.

Motion by Commissioner Lynch, second by Commissioner Connelly 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 vacation of public right-of-way described as;

S. 10 ft. of 6th Street N. ADJ to Lot 24, Block 20, Grand Rapids First Division, Itasca County, Minnesota

Contingent on the following stipulation:

- That a utility easement be retained over the full width of the vacated portion of described right-of-way.

With the following considerations

1. Is the street right-of-way needed for traffic purposes?
No, it does not affect the road.
2. Is the street right-of-way needed for pedestrian purposes?
No, there is a sidewalk to the north.
3. Is the street right-of-way needed for utility purposes?
There will be a utility easement retained over the area.
4. Would vacating the street right-of-way place additional land on the tax rolls?
Yes, a small amount.
5. Would vacating the street right-of-way facilitate economic development in the City?
Yes, it would make the property more saleable.

The following voted in favor thereof: Burress, Connelly, Fedje-Johnston, Lynch. Opposed: None, passed unanimously.

Public Input

Miscellaneous\Updates

Adjourn

Adjourn



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 17-0140 **Version:** 1 **Name:** Consider initiating the process to review and update/amend the Zoning Ordinance which would specifically add the Brewpub/Brewer Taproom use.

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

File created: 2/23/2017 **In control:** Planning Commission

On agenda: 3/2/2017 **Final action:**

Title: Consider initiating the process to review and update/amend the Zoning Ordinance which would specifically add the Brewpub/Brewer Taproom use.

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report: City Initiation - Brewpub Amendments](#)

Date	Ver.	Action By	Action	Result
3/2/2017	1	Planning Commission		

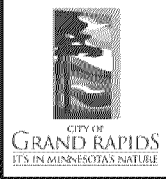
Consider initiating the process to review and update/amend the Zoning Ordinance which would specifically add the Brewpub/Brewer Taproom use.

Background Information:

See attached Staff Report.

Staff Recommendation:

Consider initiating the process to review and update/amend the Zoning Ordinance which would specifically add the Brewpub/Brewer Taproom use.



Planning Commission Staff Report

Agenda Item # 2	Community Development Department	Date: 3/2/17
Statement of Issue:	Consider initiating the process to review and update/amend the Zoning Ordinance which would specifically add the Brewpub/Brewer Taproom use.	
Background:	<p>With two pending brewery/brewpub projects in town, staff has identified an opportunity/need for additional clarification of this “use” within the Permitted Use Table (Section 30-512) within Article VI (Zoning) of Chapter 30 (Land Development of the Municipal Code).</p> <p>A very popular trend in Minnesota (and the nation) is that of smaller scale beer brewing operations which; brew, bottle or can, distribute, sell to the public, and serve for consumption (with or without food) in one location (mainly in commercial or light-industrial settings).</p> <p>Grand Rapids has two brewery/brewpub projects moving forward. Currently, the Zoning Ordinance does not have a specific brewery/brewpub “use” listed. Both projects can be accommodated to take place in town by being categorized through a combination of existing, listed uses in our Ordinance: <i>light-manufacturing/restaurant/general sales and services (not listed)</i>.</p> <p>Staff feels there is an opportunity to enhance portions of the Zoning Ordinance that better reflect this type of use, and further outline where it should be permitted to take place.</p> <p>Sections of Zoning Ordinance suggested for possible amendment:</p> <ol style="list-style-type: none"> 1. Section 30-421 (<i>definitions</i>). Define proposed uses, and relevant terminology. Research of existing zoning ordinances, show most definitions follow State Statute descriptions/definitions. 2. Section 30-512 Table 1 (<i>Permitted Uses</i>). Establish which zoning district(s) the “use” may take place. 3. Section 30-564 (<i>Uses with restrictions</i>). Establish any additional restrictions that are placed on the “use” (if deemed necessary). <p>We recommend the formation of a Planning Commission Sub-Committee (2 Commissioners) to work with staff to bring possible draft amendments to the full Planning Commission for consideration at a later date, and potentially the forwarding of a recommendation to the City Council for adoption.</p> <p>Staff has begun gathering zoning information from other communities, as well as drafting text amendments as a starting point for discussions.</p>	

Considerations:	
Recommendation:	Pass a motion initiating the review and updating/amendments to the text of various sections of the Zoning Ordinance as they relate to Brewpub/Brewer Taproom uses, and establish a Sub-committee of two Planning Commissioners to work with staff on developing amendments.
Required Action:	
Attachments:	