

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, May 5, 2016

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

16-0287 Approve the minutes of the April 7, 2016, 4:00 pm regular meeting.

Attachments: [April 7, 2016 Meeting Minutes](#)

General Business

16-0288 Consider a recommendation to the City Council regarding the vacation of portions of platted Houghton Avenue and Third Street S. right-of-way adjacent to Block 65, Town of Grand Rapids.

Attachments: [R-O-W Vacation: Staff Report w/review committee comments](#)

[R-O-W Vacation: Area Maps](#)

[R-O-W Vacation: Planning Commission Considerations](#)

[Right-of-way Vacation: Pohl Application/Petition](#)

16-0294 Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would update and amend multiple sections of Chapter 30 Land Development Regulations.

Attachments: [Staff Report: City Initiated Text Amendments](#)

[EXHIBIT "A" - Sec. 30-563 Supplementary use regulations](#)

[EXHIBIT "B" Sec. 30-564. Uses with restrictions. v2](#)

[EXHIBIT "C"- Sec. 30-592. Supplementary height regulations](#)

[EXHIBIT "D"- Multiple Sections](#)

[Text Amendment Considerations](#)

[Staff Report: April 7, 2016 PC Meeting](#)

Public Input

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

Miscellaneous\Updates

Adjourn

*NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
Thursday, June 2, 2016*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 16-0287 **Version:** 1 **Name:** Approve the minutes of the April 7, 2016, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 4/27/2016 **In control:** Planning Commission

On agenda: 5/5/2016 **Final action:**

Title: Approve the minutes of the April 7, 2016, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [April 7, 2016 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
5/5/2016	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the April 7, 2016, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the April 7, 2016, 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, April 7, 2016

4:00 PM

Council Chambers

Call To Order

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

Call of Roll

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

Approved As Presented

Approval of Minutes

Approved As Presented

Approve the minutes of the February 4, 2016, 4:00 pm regular meeting.

Motion by Commissioner Lynch, Second by Commissioner Kachinske to approve the minutes from the February 4, 2016 Regular Meeting. The following voted in favor thereof: Connelly, Fedje-Johnston, Lynch, Kachinske. Opposed: None, motion passed unanimously.

Public Hearings

Conduct a public hearing to consider the preliminary plat of Thunderhawk Addition to Grand Rapids.

Community Development Specialist Trast provided the staff report. A proposed minor subdivision entitled Thunderhawk Addition to Grand Rapids was submitted by Mr. Drew Johnson, on behalf of KTJ 284, LLC. and filed with the City on March 7, 2016. The property included within the preliminary plat is 6.07 acres in area. The Comprehensive Plan's general vision for land use in the area of this proposed minor subdivision is that of Highway Commercial, which is consistent with the current zoning and proposed uses of the property. The staff subdivision review committee, consisting of the City Engineer, Public Works Director, Fire Chief, Grand Rapids

PUC, Parks and Recreation Dept. and Community Development Dept., has reviewed the preliminary plat/minor subdivision for technical standards and found that it substantially complies with the City's subdivision requirements. However there was one comment identified by the review committee that should be addressed. That item is as follows:

1. GR PUC: Will require easements for the installation of any primary electric distribution system as well as for access to any distribution transformers required to serve future development.

Motion by Commissioner Kachinske, second by Commissioner Lynch to open the public hearing. The following voted in favor thereof: Kachinske, Lynch, Fedje-Johnston, Connelly. Opposed: None, motion passed unanimously.

Drew Johnson from Oppidan Investment Company provided an overview of the proposed subdivision.

Motion by Commissioner Kachinske, second by Commissioner Connelly to close the public hearing. The following voted in favor thereof: Connelly, Fedje-Johnston, Lynch, Kachinske. Opposed: None, motion passed unanimously.

The Commissioners reviewed the following considerations:

- 1. Has there been a change in the development policies of the community?
No, and the proposed sub division fits well with the comprehensive plan.*
- 2. Was there a mistake in the original zoning ordinance?
No, there was not.*
- 3. Is the Zoning Ordinance up to date?
Yes.*
- 4. Is the proposed subdivision compatible with adjacent land uses?
Yes, the adjacent land uses are commercial and general business so there is no change.*
- 5. Will the proposed subdivision cause undue traffic congestion?
No, the roads can handle the increased traffic.*
- 6. Will the proposed subdivision affect public utilities?
No the utilities are adequate.*
- 7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
No, it will not.*
- 8. Will the proposed subdivision impede orderly development of other property in the area?
No, it will not.*
- 9. Will the proposed subdivision cause a decrease in value of adjacent property?
No, it will be a positive addition to the area.*
- 10. Will the proposed subdivision increase tax revenues?
Yes, the new businesses that will be located in the subdivision will increase tax revenues.*
- 11. Will the proposed subdivision impose an excessive burden on parks and other*

public facilities?

No, it will not.

12. Is the proposed subdivision consistent with the Comprehensive Plan?

Yes, the plan encourages economic vitality and the subdivision stays consistent with zoning.

Motion by Commissioner Kachinske, 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 forward to the City Council a recommendation to approve the minor subdivision of Thunderhawk Addition to Grand Rapids. With the considerations as reviewed by the Commissioners. The following voted in favor thereof: Kachinske, Lynch, Fedje-Johnston, Connelly. Opposed: None, motion passed unanimously.

General Business

Consider initiating the process to review and update/amend the text of several sections of the Zoning Ordinance.

Over the past year, staff has accumulated a short list of sections within Article VI (Zoning) of Chapter 30 (Land Development of the Municipal Code that could use review, and if deemed necessary, updating due to inconsistencies, duplication, need of further clarification, or simply being outdated. Mr. Trast recommended the formation of a Planning Commission Sub-Committee (3 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. Commissioners Connelly and Fedje-Johnston agreed to volunteer and an email will be sent to all the Commissioners asking for one more volunteer.

Motion by Commissioner Lynch, Second by Commissioner Kachinske to initiate the review and updating/amendments to the text of several sections of the Zoning Ordinance, and establish a Subcommittee of three Planning Commissioners to work with staff on developing amendments. The following voted in favor thereof: Connelly, Fedje-Johnston, Lynch, Kachinske. Opposed: None, motion passed unanimously.

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

Chair Fedje-Johnston nominated Commissioner Kachinske as Chair and Commissioner Gothard as Vice Chair.

Motion by Commissioner Lynch, second by Commissioner Connelly to appoint Commissioner Kachinske as Chair and Commissioner Gothard as Vice Chair pending his approval.

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

Public Input

Miscellaneous\Updates

Adjourn

Adjourn

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