

# **CITY OF GRAND RAPIDS**

*NOTICE OF MEETING  
PLANNING COMMISSION*



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

## **Meeting Agenda Full Detail**

**Wednesday, June 17, 2015**

**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**

[15-1361](#) Approve the minutes of the May 7, 2015, 4:00 pm regular meeting.

**Attachments:** [May 7, 2015 Meeting Minutes](#)

**Public Hearings**

[15-1367](#) Conduct a Public Hearing to consider a variance petition submitted by Mike Krook, and on behalf of the estate of Mr. Leonard Krook.

**Attachments:** [Krook Variance: Staff Report w/map](#)  
[Planning Commission Variance Considerations](#)  
[Krook Variance Application](#)

**General Business**

[15-1368](#) Consider a recommendation to the City Council regarding the vacation of public easements, retained by the Village of Grand Rapids in 1936, located within Block 26, Town of Grand Rapids.

**Attachments:** [Staff Report: Easement Vacation w/Map](#)  
[Easement Vacation: Background Information](#)  
[Considerations: Easement Vacation](#)

**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:  
[Enter Date Here]



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 15-1361      **Version:** 1      **Name:** Approve the minutes of the May 7, 2015, 4:00 pm regular meeting.

**Type:** Minutes      **Status:** Approved

**File created:** 5/25/2015      **In control:** Planning Commission

**On agenda:** 6/17/2015      **Final action:**

**Title:** Approve the minutes of the May 7, 2015, 4:00 pm regular meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [May 7, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
6/17/2015	1	Planning Commission		

Approve the minutes of the May 7, 2015, 4:00 pm regular meeting.

**Background Information:**

*See attached draft meeting minutes.*

**Staff Recommendation:**

Approve the minutes of the May 7, 2015, 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

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Thursday, May 7, 2015

4:00 PM

Council Chambers

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### Call To Order

### Call of Roll

**Present** 5 - Chairperson Julie Fedje-Johnston, Commissioner Mark Gothard, Commissioner Marn Flicker, Commissioner Charles Burress, and Commissioner Lester Kachinske

**Absent** 2 - Commissioner Katherine Sedore, and Commissioner Susan Lynch

**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 December 4, 2014, 4:00 pm regular meeting, and the March 5, 2015 worksession.

**Motion by Commissioner Burress, second by Commissioner Flicker to approve the minutes of the December 4, 2014 Regular Meeting and the March 5, 2015 Worksession. The following voted in favor thereof: Gothard, Flicker, Burress, Fedje-Johnston, Kachinske. Opposed: None, passed unanimously.**

### General Business

Consider a recommendation to the City Council regarding the rezoning of eight parcels of land, generally located in the Plat of Lakewood Heights, and three parcels of land directly adjacent to the west.

*Community Development Specialist Trast provided the staff report. The petition submitted by Dr. Dan Margo, representing Horseshoe Properties, LLC. and, co-signed by Mr. Skip Duchesneau, representing Majestic Pines Grand, LLC., requests the rezoning of 11 parcels, totaling 38.9 acres of land, located generally in the plat of Lakewood Heights, and property owned by Majestic Pines. Map #1 illustrates the subject properties in relation to the existing zoning in the area: M (Medical) and R-1 (One-Family Residential) across Golf Course Road to the north, a combination R-1 and RR/SRR/UO (Rural Residential w/Urban Overlay) to the immediate west and south, and R-1 to the east. The Zoning Map Amendments, if approved, would allow for a variety of housing development opportunities on the Lakewood Heights lots, and would potentially allow for additional density and future expansion on the Majestic Pines properties.*

The Commissioners reviewed the considerations.

1. Will the change affect the character of neighborhoods?  
 Why/Why not?  
 No, it will flow well with the the surrounding zoning districts.
  
2. Would the change foster economic growth in the community?  
 Why/Why not?  
 Yes, it will allow for development in the future which would foster economic growth.
  
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?  
 Why/Why not?  
 Yes, there is a need for R-3 and R-4 property in this area.
  
4. Would the change be in the best interest of the general public?  
 Why/Why not?  
 Yes, there is a need for this type of development with the aging demographic in Itasca County.
  
5. Would the change be consistent with the Comprehensive Plan?  
 Why/Why not?  
 Yes, seeing there wasn't a need for Medical Zoning and changing it to fit and allow for development is consistent with the Comprehensive Plan.

**Motion by Commissioner Kachinske, second by Commissioner Flicker 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 rezoning of properties legally described above and as depicted in the maps presented here today, submitted by Dr. Dan Margo, representing Horseshoe Properties, LLC. and Mr. Skip Duchesneau, representing Majestic Pines Grand, LLC. The following voted in favor thereof: Flicker, Kachinske, Fedje-Johnston, Burress. Opposed: None, Gothard abstained, motion passed.**

**Based on the considerations as discussed.**

Consider a recommendation to the City Council regarding the vacation of platted utility easements within the plat of Lakewood Heights.

Mr. Trast reviewed the staff report with the Commissioners. Dr. Dan Margo, representing Horseshoe Properties LLC., submitted a valid petition on April 8, 2015 requesting the vacation of the following described public utility easements:

West-East utility easements between Lots 3 and 4, less the W 10 ft. and less the E 20 ft., and between Lots 4 and 5, less the W 10 ft. and less the E 20 ft., Block 1, all within the Plat of Lakewood Heights, Itasca County, Minnesota

There were no concerns or objections regarding the petitioned easement vacation from the staff review committee which consists of the Public Works Department, Engineering Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.

The Commissioners reviewed the considerations.

1. *Is the easement needed for traffic purposes?*  
*No, there is no need for traffic purposes.*
2. *Is the easement needed for pedestrian purposes?*  
*No, there is not a need for pedestrian purposes.*
3. *Is the easement needed for utility purposes?*  
*No, it will no longer be needed for utility purposes.*
4. *Would vacating the easement place additional land on the tax rolls?*  
*No, it is already on the tax rolls.*
5. *Would vacating the easement facilitate economic development in the City?*  
*Yes, it will allow for future development.*

**Motion by Commissioner Flicker, second by Commissioner Burress 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 utility easements described as:**

**West-East utility easements between Lots 3 and 4, less the W 10 ft. and less the E 20 ft., Block 1, all within the Plat of Lakewood Heights, Itasca County, Minnesota**

**The following voted in favor thereof: Burress, Flicker, Kachinske, Fedje-Johnston. Opposed: None, Gothard abstained, motion passed.**

**Based on the considerations as discussed.**

Consider initiating a request to amend the text of the Zoning Ordinance that would increase the maximum height of buildings within the PU (Public Use) zoning district from 35 ft. to 60 ft.

*Community Development Specialist Trast presented the staff report. During staff's zoning review of the Reif Center addition and remodeling project, it was noted the a portion of the existing building is proposed to be raised an additional 15 ft. to a height of 53 ft. The Reif Performing Arts Center is attached to the Grand Rapids Senior High School: 720 Conifer Drive, and is located within SPU (Shoreland Public Use) zoning district. In a letter dated April 21, 2015, School District #318 (grounds property owner) requests that the City consider amending the maximum building height requirement to 60 ft. within the PU/SPU zoning district.*

*The Commissioners reviewed the considerations.*

1. *Will the change affect the character of neighborhoods?*  
*Why/Why not?*  
*No, because of the larger campus like settings in Public Use Zoning it won't affect the surrounding neighborhoods.*
2. *Would the change foster economic growth in the community?*  
*Why/Why not?*  
*It would allow for structures with larger capacity to accomodate different uses which would draw people to the area.*
3. *Would the proposed change be in keeping with the spirit and intent of the*

ordinance?

*Why/Why not?*

*It will add consistency to what is already existing. The PU zoning is generally larger tracts of land therefore there isn't the concern of taller buildings blocking or shadowing other homes or buildings.*

4. *Would the change be in the best interest of the general public?*

*Why/Why not?*

*Yes, whether it be educational, arts and cultural or entertainment in public land use it would be a benefit to the general public.*

5. *Would the change be consistent with the Comprehensive Plan?*

*Why/Why not?*

*Yes, because the Comprehensive Plan allows for adaption to what is valued in the community.*

*Yes, by allowing*

**Motion by Commissioner Flicker, second by Commissioner Burress that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does initiate the subject amendments to the Zoning Ordinance, and hereby forward a favorable recommendation to the City Council regarding the draft text amendments to Section 30-512, Table 2-A District Development Regulations-Principal Structures, and Section 30-512, Table 17C-2 Minimum Setbacks/Coverage Standards Shoreland Districts, which would increase the maximum building height within the PU/SPU (Public Use) zoning district to 60 ft. The following voted in favor thereof: Kachinske, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None, passed unanimously**

**Based on the considerations as discussed.**

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance which would define a driveway and provide additional direction for off-street parking in single or two-family residential areas.

*The Mayor, City Administrator, and the GR Police Department have heard several concerns from citizens regarding the parking/storage of vehicles, on residentially zoned properties, in areas other than an established "driveway". Generally, the concerns are focused on storage of recreational vehicles within the front yard area of a property and parking of personal vehicles in the front yard of a property, on an area other than an established driveway. Additionally, staff, over the past several years, has observed the trend of ever expanding driveway widths, some as wide as 44'+ (street to home/garage).*

*Acting on these concerns, the City Council, at a work-session earlier this year, discussed the issue and directed the Planning Commission to review the issues, and make a recommendation to the City Council.*

*The Commissioners felt that it would be beneficial to form a sub committee to look at defining driveways and parking areas and what should be allowed.*

*Commissioners Burress and Gothard volunteered to meet with staff and come up with a definition to bring back to the Planning Commission.*

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

**Motion by Commissioner Kachinke, second by Commissioner Flicker to appoint Commissioner Fedje-Johnston as Chair and Commissioner Flicker as Vice Chair/Secretary. The following voted in favor thereof: Gothard, Flicker, Burrell, Fedje-Johnston, Kachinske. Opposed: None, passed unanimously.**

#### **Public Input**

#### **Miscellaneous\Updates**

*Mr. Trast noted that he had emailed out a document for the Commissioners to review on guidelines to amending the comp plan.*

*Commissioner Gothard noted he had abstained from the first to items under general business.*

#### **Adjourn**

**Adjourn**





# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 15-1367      **Version:** 1      **Name:** Conduct a Public Hearing to consider a variance petition submitted by Mike Krook, and on behalf of the estate of Mr. Leonard Krook.

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

**File created:** 5/28/2015      **In control:** Planning Commission

**On agenda:** 6/17/2015      **Final action:**

**Title:** Conduct a Public Hearing to consider a variance petition submitted by Mike Krook, and on behalf of the estate of Mr. Leonard Krook.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Krook Variance: Staff Report w/map](#)  
[Planning Commission Variance Considerations](#)  
[Krook Variance Application](#)

Date	Ver.	Action By	Action	Result
6/17/2015	1	Planning Commission		

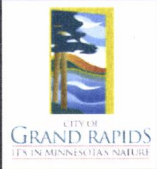
Conduct a Public Hearing to consider a variance petition submitted by Mike Krook, and on behalf of the estate of Mr. Leonard Krook.

**Background Information:**

*See attached Staff Report and Background Information.*

**Staff Recommendation:**

Conduct a Public Hearing to consider a variance petition submitted by Mike Krook, and on behalf of the estate of Mr. Leonard Krook.



# Planning Commission Staff Report

<b>Agenda Item #2</b>	<b>Community Development Department</b>	<b>Date:</b> 6/4/2015
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider a variance petition submitted by Mike Krook, and on behalf of the estate of Mr. Leonard Krook.	
<b>Background:</b>	<p>Mr. Krook has applied for two variances, which if granted, would allow for the splitting of the south 46 ft. of Lot 3, Block 5, and merging that portion of Lot 3 with Lot 2, Block 5 located at: 2108 and 2110 Oak Street.</p> <p>The subject, adjacent, properties are .3 acre in area, and located within a R-1 (One-Family Residential) zoning district. The properties are legally described as: <i>Lots 2-3, Block 5, 1st Addition to Singing Pines Court, Itasca County, Minnesota.</i></p> <p>The requested variances, if approved, would allow for the splitting of the south 46 ft. of Lot 3, Block 5 (which contains an 840 sq. ft. detached garage), and merging that portion of Lot 3 with Lot 2, Block 5 (<i>See attached maps</i>). The result of the proposed lot split would be; Variance #1: 12 ft. setback reduction from the required 30 ft. rear yard setback for the principal building (home) located on Lot 3, Block 5 (2108 Oak St.). <i>With the reduction of 4,600 sq. ft. of lot area (leaving 9,400 sq. ft.), as requested, Lot 3 would remain in excess of the minimum lot size requirement for an R-1 zoned lot.</i> Variance #2: with the addition of the south 46 ft. of Lot 3 with garage, Lot 2 would exceed the maximum allowable amount of accessory structure space allocated for the lot by 964 sq. ft. 2010 Oak St. currently has a detached accessory building and an attached/tuck-under garage totaling 1,624 sq. ft.</p> <p>The applicant, within the variance petition, cites several issues with the current layout of the properties as reasons for the variance requests. The two adjacent properties have been owned, developed, and occupied by family members (father- 2108 Oak St. and son- 2110 Oak St.) since the early 1980's. The detached accessory building at 2108 Oak St. as always been accessed through a shared driveway located upon 2110 Oak St.'s property, due to property contour issues on the east side of the property, an underground home-heating fuel tank adjacent to the west side of the home, and a platted, but unimproved alley at the rear of the property.</p> <p>With the passing of Mr. Leonard Krook, and future sale of his property, Mr. Mike Krook is uncertain of the salability of the estate given the current access arrangement, as well as being uncomfortable entering into an access easement upon his property for garage access with future owners of his father's property, thus the proposed lot split and requested variances.</p> <p>The splitting of Lot 3, Block 5, 1<sup>st</sup> Add. to Singing Pines Court and adding that</p>	

	<p>portion to Lot 2, Block 5, as proposed, would require the Planning Commission's approval of two variances.</p> <ol style="list-style-type: none"> <li>1. Section 30-512 Table 2-A of the Municipal Code which lists District Development Regulations for Principal Structures, and establishes a <u>30' rear yard setback for principal structures</u> within R-1 (One-family Residential) zoning districts.</li> <li>2. Section 30-563(2)b of the Municipal Code addresses supplementary use regulations for accessory buildings in residential/shoreland residential zoning districts: <ol style="list-style-type: none"> <li>b) <u>Where the lot size equals or exceeds 15,000 square feet, up to 1,500 square feet of structural accessory space, including an attached garage, may be provided, subject to the limitations of subsection (1)b.1a-c. of this section.</u></li> </ol> </li> </ol>
<b>Considerations:</b>	<p>When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.</p>
<b>Recommendation:</b>	<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>
<b>Required Action:</b>	<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 <b>(grant)(deny)</b> the following variances to Mr. Mike Krook, and the estate of Mr. Leonard Krook, for the properties legally described as: <i>Lots 2-3, Block 5, 1st Addition to Singing Pines Court, Itasca County, Minnesota;</i></p> <ul style="list-style-type: none"> <li>• to allow a one-time waiver of the requirements of Section 30-512 Table 2-A and Section 30-563(2) of the Municipal Code, allowing the splitting of the south 46 ft. of Lot 3, Block 5 (which contains an 840 sq. ft. detached garage), and merging that portion of Lot 3 with Lot 2, Block 5. The result of the proposed lot split would be; Variance #1: 12 ft. setback reduction from the required 30 ft. rear yard setback for the principal building (home) located on Lot 3, Block 5, and; Variance #2: with the addition of the south 46 ft. of Lot 3, Lot 2 would exceed the maximum allowable amount of accessory structure space allocated for the lot by 964 sq. ft.,</li> </ul>

	<p>as depicted in the variance application submitted by Mr. Mike Krook.</p> <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"><li>• _____</li></ul>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Site Map</li><li>• Copy of the variance petition and associated documentation</li><li>• List of the Planning Commissions Variance Considerations</li></ul>

# Krook Variance Request



CITY OF  
**GRAND RAPIDS**  
ITS INDEPENDENT NATURE



## Legend

Parcels

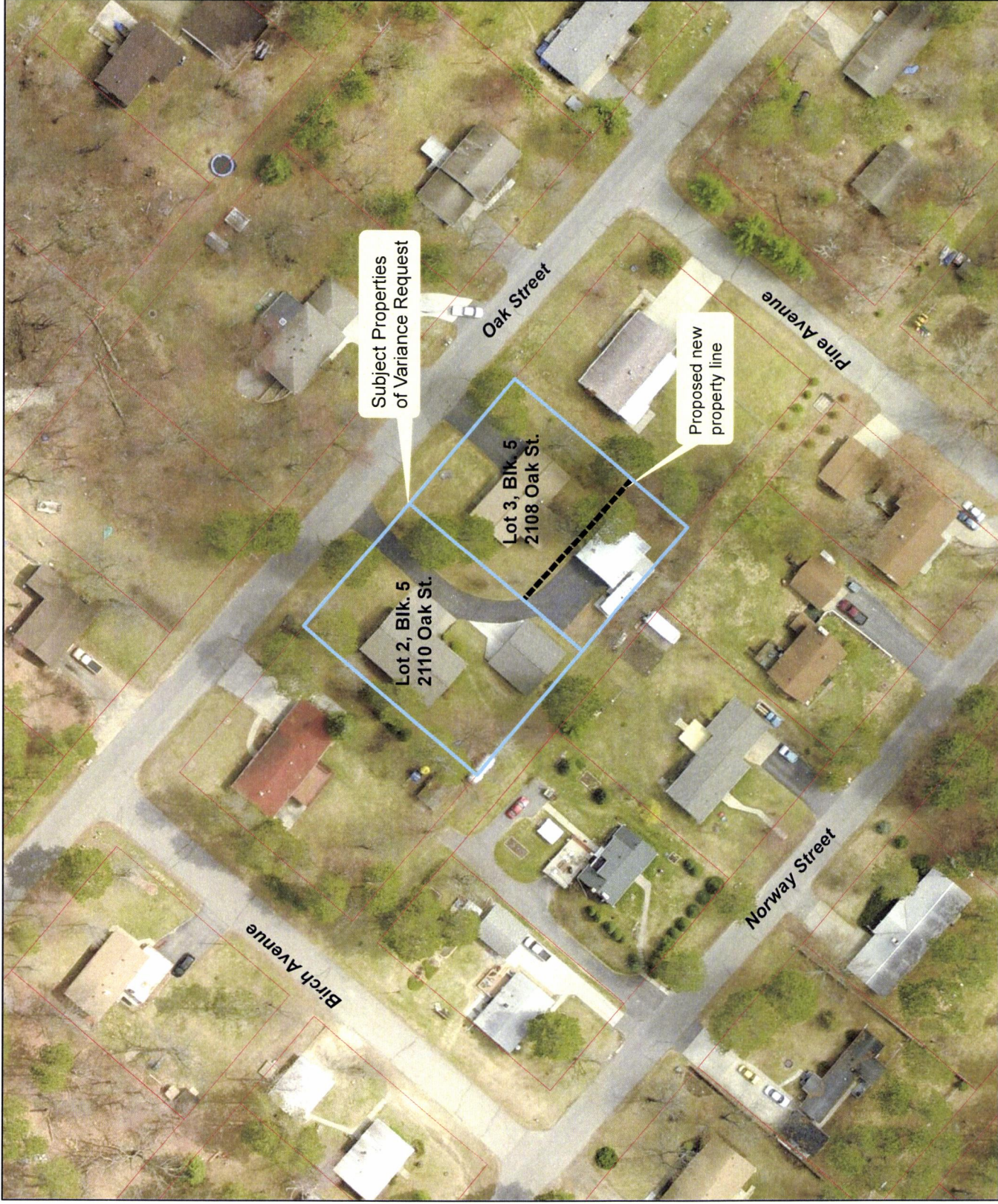
2009 Aerial Photo

RGB

Red: Band\_1

Green: Band\_2

Blue: Band\_3



Subject Properties  
of Variance Request

Proposed new  
property line

Lot 2, Blk. 5  
2110 Oak St.

Lot 3, Blk. 5  
2108 Oak St.

Birch Avenue

Oak Street

Norway Street

Pine Avenue

100 50 0 50 100 Feet

# 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.grandrapidsmn.org

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

Mike Krook  
 Name of Applicant\*<sup>1</sup>  
2110 Oak St.  
 Address  
Grand Rapids MN 55744  
 City State Zip  
259-7109 / 326-4576 m-krook@hotmail.com  
 Business Telephone/Telephone (other)/e-mail

Leonard Krook (Deceased)  
 Name of Owner (If other than applicant)  
2108 Oak St.  
 Address  
Grand Rapids MN 55744  
 City State Zip  
 Business Telephone/Telephone (other)/e-mail

\*<sup>1</sup> If applicant is not the owner, please describe the applicant's interest in the subject property. Son

**Parcel Information:**

Tax Parcel # 91-533-0530 Property Size: 100' x 140'  
 Existing Zoning: R-1  
 Existing Use: Residence  
 Property Address/Location: 2108 Oak St. Grand Rapids MN  
 Legal Description: First Addition to Singing Pines Court Lot 3, Block 5  
 (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.

Mike Krook  
 Signature(s) of Applicant(s)

5-12-15  
 Date

Signature of Owner (If other than the Applicant)

Date

Date Received MAY 19 2015 Office Use Only  
 Certified Complete 5/19/15 Fee Paid 725.25  
 Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 6/4/2015  
 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:

Seperate garage from property because there is no access from the road except thru my driveway. We are not comfortable giving an easement because children play in our driveway. There is a fuel tank buried along the west side of house so this is not a possibility for a new driveway to be install there. There is no alley in the platted alley way.

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

Increase in permitted accessory bu:lding sq. footage - 964<sup>sq</sup>  
Reduction in rear yard setback for bu:lding at: 2108 Oak St.  
- 12 ft. variance request.

**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 2-A setbacks for Principal Structures  
Section 30-563(2)b. Garages in R-1 - R-2 Districts



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

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

We will be selling my dad's property and feel that no access to the garage would make it unsellable.

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:

Due to the terrain of the property there is no good way to create a new driveway to access the garage. The alley does not exist and doubtful that it will because of the terrain that exist. If an alley did get built we could sell garage to the new owners of my dad's property.

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 structure already exist and there would be no changes from what physically exist now.

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

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

Two family member owned adjacent property sharing a driveway. Father passed away and we would like to sell his property. We are concerned with sharing d/w with out knowing new buyers. If new owners were willing to invest in removing fuel tanks and creating d/w we would be open to include the garage with the sale.

**City Process:**

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15<sup>th</sup> 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).

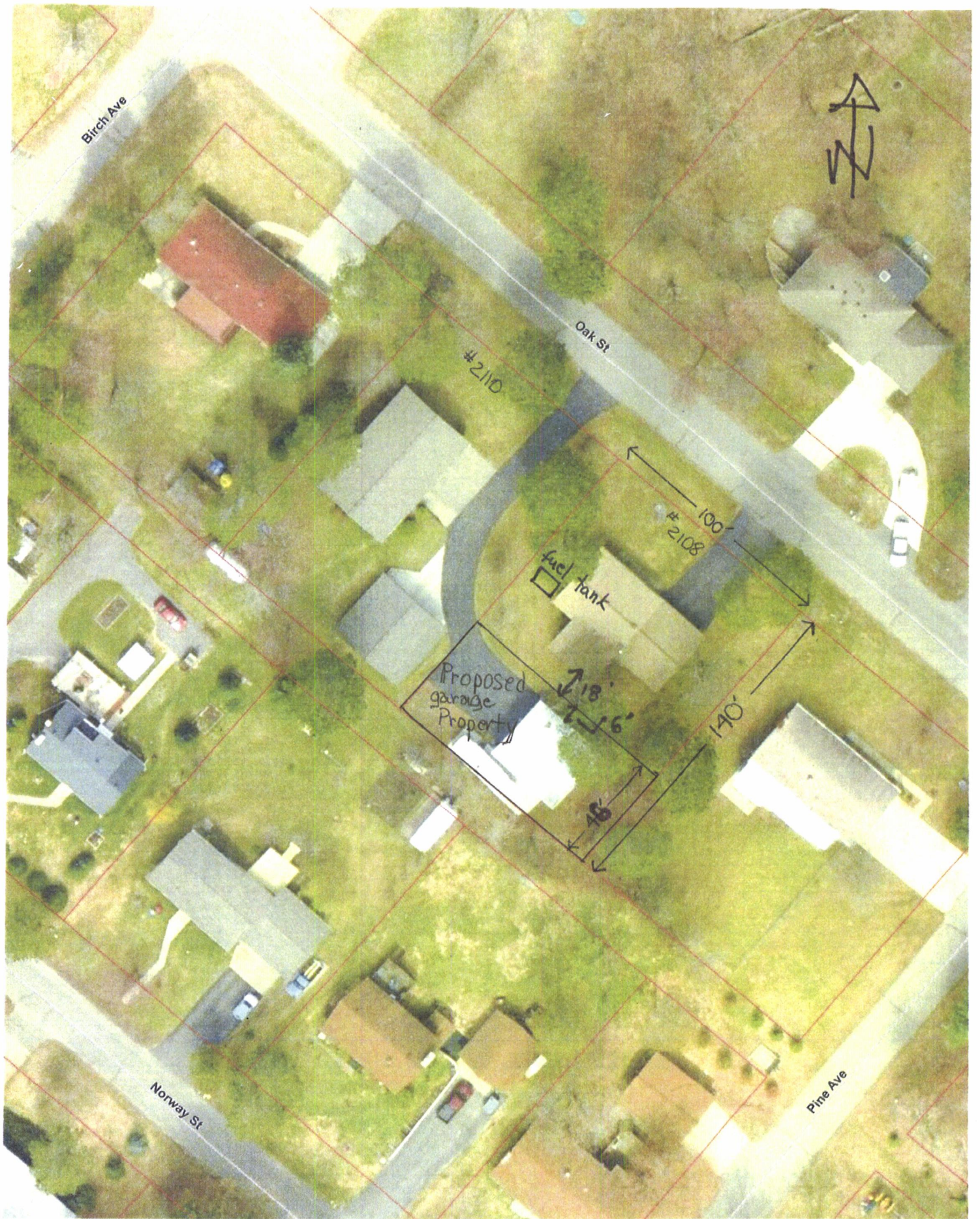
**Findings for Approval:**

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

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

**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.







fill pipe  
for fuel tank

fuel tank

Prop line



Platted  
Alley

This record is currently unavailable.

This record is currently unavailable.



This record is currently unavailable.

This record is currently unavailable.