

# **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 4, 2014**

**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**

**14-0904** Approve the minutes of the October 2, 2014, 4:00 pm regular meeting, and the October 24, 2014, 11:00 am worksession/training.

**Attachments:** [October 2, 2014 Meeting Minutes](#)  
[October 24, 2014 Worksession/Training Minutes](#)

**Public Hearings**

**14-0907** Conduct a Public Hearing to consider a variance petition submitted by Jim Lamke.

**Attachments:** [Lamke Variance: Staff Report w/map](#)  
[Rules for PH-Variance Considerations](#)  
[Lamke Variance: Application](#)  
[Lamke Variance Application: Correspondence](#)

**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:  
Tuesday, January 6, 2015*



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 14-0904      **Version:** 1      **Name:** Approve the minutes of the October 2, 2014, 4:00 pm regular meeting, and the October 24, 2014, 11:00 am worksession/training.

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

**File created:** 10/27/2014      **In control:** Planning Commission

**On agenda:** 12/4/2014      **Final action:**

**Title:** Approve the minutes of the October 2, 2014, 4:00 pm regular meeting, and the October 24, 2014, 11:00 am worksession/training.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [October 2, 2014 Meeting Minutes](#)  
[October 24, 2014 Worksession/Training Minutes](#)

Date	Ver.	Action By	Action	Result
12/4/2014	1	Planning Commission	Approved as Presented by Commission	
12/4/2014	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the October 2, 2014, 4:00 pm regular meeting, and the October 24, 2014, 11:00 am worksession/training.

**Background Information:**

*See attached draft meeting minutes.*

**Staff Recommendation:**

Approve the minutes of the October 2, 2014, 4:00 pm regular meeting, and the October 24, 2014, 11:00 am worksession/training.



# 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, October 2, 2014

4:00 PM

Council Chambers

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### Call To Order

### Call of Roll

**Present** 6 - Chairperson Julie Fedje-Johnston, Commissioner Michael Twite, Commissioner Mark Gothard, Commissioner Marn Flicker, Commissioner Katherine Sedore, 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.**

**Approved As Presented**

### Approval of Minutes

Approve the minutes of the September 4, 2014, 4:00 pm regular meeting.

**Approved as Presented by Commission**

### General Business

Consider a recommendation to the City Council regarding the rezoning of 9.9 acres of land from I-2 (General Industrial Park) to GB (General Business).

*Community Development Director Mattei provided the staff report. Erik and Christina Andersen, d.b.a The Movement Center, LLC and property owner, North Country Property Development, have filed a petition for a Zoning Map Amendment. The petition requests the rezoning of 9.9 acres of land located at: 320 SE 21st Street. The Zoning Map Amendment, if approved, would facilitate development of a multi-tenant building housing; Center Yoga and Pilates and a Medi-spa.*

*Erik and Christina Andersen addressed the Planning Commission to describe what types of business would be housed in the multi-tenant building.*

*City Attorney Sterle suggested the Planning Commission look at including the Target Corp property in the Zoning Map Amendment request as well.*

*The Commissioners reviewed the considerations and the supplemental checklist for rezoning.*

**Motion by Commissioner Twite, 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 property, described as: W 440' OF NW NE LYG N OF S ¼, Section 33, Township 55N, Range 25W, Itasca County, Minnesota, submitted by the Movement Center, LLC. and property owner, North Country Property Development, and as shown in the maps presented here today, from: I-2 (General Industrial Park) to GB (General Business); and also include Lot 1, Block 1 Mood Addition.

Commissioner Twite read his considerations for the record.

1. Will the change affect the character of neighborhoods?  
 Why/Why not?  
 No, the neighborhood is intended to transition from multi family residential to commercial. This would be a positive change to increase potential use of the properties.
  
2. Would the change foster economic growth in the community?  
 Why/Why not?  
 Yes, I2 to GB offers more diverse commercial opportunities. A multi tenant building tends to support higher tax capacity than a single tenant.
  
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?  
 Why/Why not?  
 Yes, GB permitted uses are consistent with the high density residential neighborhood.
  
4. Would the change be in the best interest of the general public?  
 Why/Why not?  
 Yes, there is existing infrastructure in place to support this rezone to a higher density use.
  
5. Would the change be consistent with the Comprehensive Plan?  
 Why/Why not?  
 Yes, while this parcel was envisioned as business park to transition from highway commercial to multi-family the proposed rezone to GB still supports the use as a transitional area between residential and commercial uses.

The following voted in favor thereof: Burress, Flicker, Fedje-Johnston, Sedore, Twite. Opposed: None, Gothard abstained. Motion passed.

**Public Input**

**Miscellaneous\Updates**

*There is still a vacancy on the Planning Commission if anyone is interested they can apply in the Administration Office at City Hall.*

*Staff has put together training in October a notice will be sent out with the date and time.*

**Adjourn**

Adjourn

PLANNING COMMISSION WORKSESSION  
FRIDAY, OCTOBER 24, 2014 – 11:00 A.M.  
GRAND RAPIDS CITY HALL – 420 NORTH POKEGAMA AVE.  
GRAND RAPIDS, MINNESOTA 55744

CALL TO ORDER:

Pursuant to due notice and call thereof, a Special Meeting/Worksession of the Grand Rapids Planning Commission was held in Conference Room 2A of City Hall on Friday, October 24, 2014 at 11:00 a.m.

CALL OF ROLL: On a Call of Roll the following members were present: Commissioners: Michael Twite, Julie Fedje-Johnston, Katherine Sedore, Marn Flicker, Mark Gothard. Absent: Commissioner: Charles Burress.

Staff Present: Eric Trast, Aurimy Groom.

The Planning Commission met to discuss the following:

League of MN Cities Land Use Webinar.

Jed Burkett from the League of MN Cities conducted the Webinar.

There being no further business, the meeting was adjourned at 12:12 p.m.

Respectfully Submitted:

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Aurimy Groom, Recorder



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 14-0907      **Version:** 1      **Name:** Conduct a Public Hearing to consider a variance petition submitted by Jim Lamke.

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

**File created:** 10/30/2014      **In control:** Planning Commission

**On agenda:** 12/4/2014      **Final action:**

**Title:** Conduct a Public Hearing to consider a variance petition submitted by Jim Lamke.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Lamke Variance: Staff Report w/map](#)  
[Rules for PH-Variance Considerations](#)  
[Lamke Variance: Application](#)  
[Lamke Variance Application: Correspondence](#)

Date	Ver.	Action By	Action	Result
12/4/2014	1	Planning Commission		
12/4/2014	1	Planning Commission		
12/4/2014	1	Planning Commission		

Conduct a Public Hearing to consider a variance petition submitted by Jim Lamke.

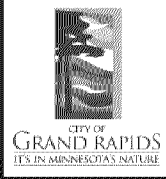
**Background Information:**

*See attached Staff Report and Background Information.*

**Staff Recommendation:**

Conduct a Public Hearing to consider a variance petition submitted by Jim Lamke.





# Planning Commission Staff Report

<b>Agenda Item #2</b>	<b>Community Development Department</b>	<b>Date:</b> 11/6/2014
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider a variance petition submitted by Jim Lamke.	
<b>Background:</b>	<p>Mr. Jim Lamke, d.b.a KOZY/KMFY Radio has applied for one variance, which if granted, would allow for the permanent placement of a detached accessory building (carport) located at: 507 SE 11<sup>th</sup> Street.</p> <p>The subject property is a 0.67 acre parcel, and is located within a SBP (Shoreland Business Park) zoning district. The property is legally described as: <i>Lot 2, Less N 155', Industrial Park Addition to Grand Rapids, Grand Rapids, Minnesota.</i></p> <p>Mr. Lamke, has requested the Planning Commission's consideration of one variance from Section 30-512 Table 2-B of the Municipal Code, which lists the District Development Regulations for Accessory Structures, more specifically, setbacks for accessory structures.</p> <p>The requested variance, if approved, would allow for the permanent placement of a 18' X 20' detached accessory building (carport), which at its current location encroaches 27 ft. into the required 50 ft. front yard setback area for accessory structures.</p> <p>The permanent placement of the accessory building (carport), as proposed within the variance petition, would require the Planning Commission's approval of one variance from the following area of the Municipal Code:</p> <ol style="list-style-type: none"> <li>1. Section 30-512 Table 2-B <i>District Development Regulations for Accessory Structures</i>, which establishes a 50' minimum setback from the front lot line within the BP (Business Park) zoning district.</li> </ol>	
<b>Considerations:</b>	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.	
<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>	

<p><b>Required Action:</b></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 <b>(grant)(deny)</b> the following variance to Mr. Jim Lamke for the property legally described as: <i>Lot 2, Less N 155’, Industrial Park Addition to Grand Rapids, Grand Rapids, 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-B of the Municipal Code for the permanent placement of a 18’ X 20’ detached accessory building (carport), which would encroach 27 ft. into the required 50 ft. front yard setback area for accessory structures within the Shoreland Business Park zoning district, as depicted in the variance application submitted by Mr. Lamke.</li> </ul> <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>
<p><b>Attachments:</b></p>	<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>

# KOZY/KMFY Radio Variance Request





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

## Grand Rapids Planning Commission

*Grand Rapids, MN – City Hall*

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### **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.grandrapidsmn.org

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

KOZY/KMFY RADIO  
 Name of Applicant\*<sup>1</sup>  
507 S.E. 11TH ST  
 Address  
GRAND RAPIDS, MN 55744  
 City State Zip  
218-999-5699  
 Business Telephone/e-mail address

JIM LAMKE  
 Name of Owner (If other than applicant)  
SAME  
 Address  
 City State Zip  
jimlamke@kozyradio.com  
 Business Telephone/e-mail address  
259-0677

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

**Parcel Information:**

Tax Parcel # 91-565-0021 Property Size: .67 ACRES  
 Existing Zoning: SBP-SHORELAND BUSINESS PARK  
 Existing Use: COMMERCIAL  
 Property Address/Location: 507 S.E. 11TH ST. G.R.  
 Legal Description: SEC 28 TWP 55 R6 25 LOT 2 Less N. 155 FT.  
 (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.

[Signature]  
 Signature(s) of Applicant(s)

9/30/2014  
 Date

Signature of Owner (If other than the Applicant)

Date

OCT 10 2014

Date Received \_\_\_\_\_ Office Use Only  
 Certified Complete 10/14/14 Fee Paid 4252

Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 11/6/14

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:

I AM REQUESTING A VARIANCE FOR A PORTABLE CAR PORT IN THE PARKING LOT OF KOZY/KMFY RADIO STATION.

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

REFERENCING SEC 30-512, TABLE OF USES PERMITTED IN ZONES ON CITY WEBSITE I COULD NOT FIND ZONE - SBP.

**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):

ACCORDING TO CITY CODES AND LOOKING AT PERMITTED USE TABLE ON THE CITY WEBSITE THIS IS A PERMITTED USE AREA.

SECTION 30-512 TABLE 2-B DISTRICT DEVELOPMENT REGULATIONS - ACCESSORY STRUCTURES.

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

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

THE CARPORT HAS BEEN PLACED IN THE FAR CORNER OF OUR PAVED LOT. THERE IS NO SAFETY ISSUES - IT IS NOT BLOCKING ANY USABILITY OF MOTORISTS IN ANY DIRECTION

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:

SEE ATTACHED LETTER.

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 CARPORT IS COLOR COORDINATED TO MATCH EXISTING BUILDING, AND DOES NOT ALTER ANY CHARACTER OF THE COMMUNITY.

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

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

SEE ATTACHED LETTER



**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 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.



To the Grand Rapids community Development Department:

I am applying for a variance for a portable carport at 507 se 11<sup>th</sup> st in the Shoreland Business park. In the fall of 2012 I had discussions with Eric Trast in regards to, at some point building a garage or putting up a carport at the radio station property. (We had just invested in extensive body work to our station vehicle and needed to keep it out of the sun). At that time Eric placed a computerized image of where the building could be place based on the setbacks. Stating that the setbacks are 30' from the front and 10' from the side. (See attached photo A. And to be clear I wrote the 30' and 10' on the picture, not Eric).

In the fall of 2013 I decided to purchase a carport from a local dealer. At that time I was told I didn't need a building permit. ( My mistake...should of checked). With that said I had the carport delivered and set where I thought it could go. ( See photo B). Once I realized I needed a building permit I purchased one and it was issued on 11/12/13. At that time I was informed that the front setback was 50' and not 30'. We looked at options on where to move it and the best possible option was for me to move it to the east and then to the north. (See photo's C & D. Photo D is not an option as there is not enough room.) To make that possible a satellite dish would have to be removed, land cleared and a foundation poured. (A very large expense to keep a 43 year old vehicle out of the sun).

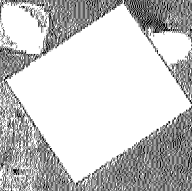
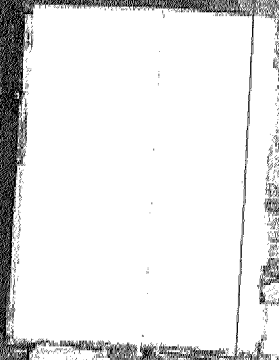
With that said I felt the best possible scenario was to file for a variance based on how this all came about. I do understand that this could have been avoided if I would of applied for a building permit prior, but I also know I wouldn't of placed it where I did if I hadn't received the information I did from Eric. I know it was an honest mistake and based on his e-mail reply (page 3 &4 of attached e-mail) I can surely see the confusion.

I would invite any and all board members to come by and see where it is now and you will notice that it is not a safety hazard to motorists, nor does it alter any character to the community.

With that said I hope you will allow me the variance to keep the carport in the existing location.

Thank you

Jim Lamke  
KOZY/KMFY Radio



10 FT



30 FT

3000

A



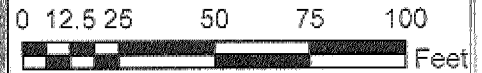
**Legend**

- Highways - Paved
- Highways - Gravel
- Township Roads
- Municipal
- Forest Trails
- Private or Unknown Jurisdiction
- Tax Parcel

The aerial photograph was flown in the Spring of 2009.



1 inch = 50 feet



The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Itasca Geographic Information System  
"decision support through automation"

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Date: 4/11/2012

Name:



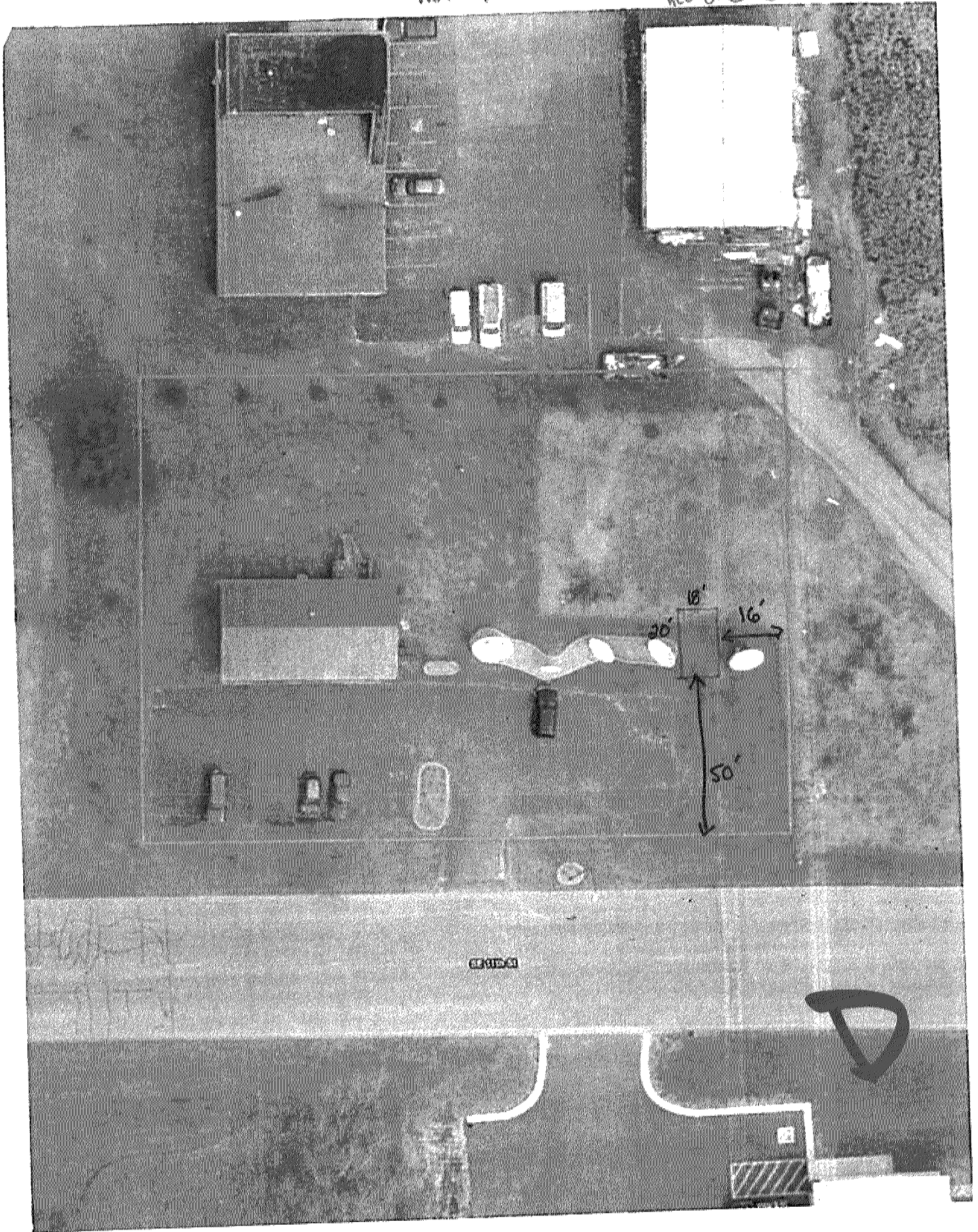
Proposed to be removed.

34'

50'

NOV - 7 2013

★ Revised Site Plan #2



ASPH/CON

D







**Jim Lamke**

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**From:** "Eric Trast" <ETrast@ci.grand-rapids.mn.us>  
**Date:** Thursday, November 07, 2013 4:10 PM  
**To:** "Jim Lamke" <kozykmfygm@paulbunyan.net>  
**Subject:** RE: DRAWINGS

Got it. We will get the building permit processed.

Thanks,

Eric

**Eric Trast**  
Community Development Specialist  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662  
**Office:** 218-326-7650  
**Fax:** 218-326-7621  
[ETrast@ci.grand-rapids.mn.us](mailto:ETrast@ci.grand-rapids.mn.us)  
[www.cityofgrandrapidsmn.com](http://www.cityofgrandrapidsmn.com)



**CITY OF**  
**GRAND RAPIDS**  
CITY OF MAN AND NATURE

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**From:** Jim Lamke [mailto:kozykmfygm@paulbunyan.net]  
**Sent:** Thursday, November 07, 2013 3:59 PM  
**To:** Eric Trast  
**Subject:** Re: DRAWINGS

Eric,

Here you go.

Jim Lamke/ General Manager  
KOZY/KMFY  
P O Box 597  
Grand Rapids, MN 55744  
p-218-999-5669 f-218-999-5609  
kozyradio.com  
kmfyradio.com

**From:** [Eric Trast](mailto:ETrast@ci.grand-rapids.mn.us)  
**Sent:** Thursday, November 07, 2013 3:43 PM

**To:** 'Jim Lamke'  
**Subject:** RE: DRAWINGS

Attached is a new aerial photo of your property...

Eric

**Eric Trast**  
Community Development Specialist  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662  
**Office:** 218-326-7650  
**Fax:** 218-326-7621  
[ETrast@ci.grand-rapids.mn.us](mailto:ETrast@ci.grand-rapids.mn.us)  
[www.cityofgrandrapidsmn.com](http://www.cityofgrandrapidsmn.com)



CITY OF  
**GRAND RAPIDS**  
LED BY KNOWLEDGE AND SERVICE

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**From:** Jim Lamke [<mailto:kozykmfygm@paulbunyan.net>]  
**Sent:** Wednesday, November 06, 2013 4:02 PM  
**To:** Eric Trast  
**Subject:** Re: DRAWINGS

Ouch! That's disappointing. I should probably stop down and talk to you about my options. is there a better day and time to do so?

9/30/2014

Jim Lamke/ General Manager  
KOZY/KMFY  
P O Box 597  
Grand Rapids, MN 55744  
p-218-999-5669 f-218-999-5609  
kozyradio.com  
kmfyradio.com

**From:** [Eric Trast](#)  
**Sent:** Wednesday, November 06, 2013 3:25 PM  
**To:** '[Jim Lamke](#)'  
**Subject:** RE: DRAWINGS

Jim-

I have been pounding my head, to recall what happened...I usually don't mess up setbacks.

I think what happened is in 2012 the city was in the process of creating and establishing a new "business park" zoning district for what is Industrial Park Addition to GR. (from the pre-existing Industrial zoning, due to the changes in uses of that area), the area you are located in (from 2<sup>nd</sup> Ave SE east to 7<sup>th</sup> Ave SE and 10<sup>th</sup> St. south to 13<sup>th</sup> St.).

With that, we needed to establish permitted uses (some new), principal building setbacks (they were reduced from I-1 in all yard areas, except front), parking lot setbacks- same as I-1, accessory building setbacks (they were reduced from I-1 in all yard areas, except front). I believe I may have assumed/or been working off of the presumed future setbacks (which staff proposed a 30 ft. front yard setback for acc. buildings). The Planning Commission recommended reducing the setbacks in the rear, side and street side yards areas, but kept the 50' front yard setback that was in place with I-1 zoning. This I recall, was to maintain the existing building setback

9/30/2014

layout in these areas. Of all items to pull out and change, this was one of a couple changes (from our recommendation) they made, and the City Council ultimately adopted.

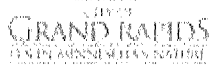
That seems like much longer than a year ago, but that is about the time this Business Park establishment was taking place.

Is there another location we can locate the structure?

Eric

**Eric Trast**

Community Development Specialist  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662  
**Office:** 218-326-7650  
**Fax:** 218-326-7621  
[ETrast@ci.grand-rapids.mn.us](mailto:ETrast@ci.grand-rapids.mn.us)  
[www.cityofgrandrapidsmn.com](http://www.cityofgrandrapidsmn.com)



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**From:** Jim Lamke [<mailto:kozykmfyqm@paulbunyan.net>]  
**Sent:** Wednesday, November 06, 2013 2:45 PM  
**To:** Eric Trast  
**Subject:** Re: DRAWINGS

Eric,

I'm confused. When I was in and spoke with you about a year ago about possibly putting up a garage you gave me this overhead map (see attachment). And at that time you place garage where it could be built and said 30 ft from the front and 10 ft from the side property line. did that change.

Jim Lamke/ General Manager  
KOZY/KMFY  
P O Box 597  
Grand Rapids, MN 55744  
p-218-999-5669 f-218-999-5609  
kozyradio.com  
kmfyradio.com

**From:** [Eric Trast](mailto:Eric.Trast@ci.grand-rapids.mn.us)  
**Sent:** Wednesday, November 06, 2013 2:22 PM  
**To:** <mailto:kozykmfyqm@paulbunyan.net>

**Cc:** [Travis Cole](#)  
**Subject:** RE: DRAWINGS

Jim-

The required minimum, front yard setback for accessory structures, is 50 ft. (applied from the property line). It appears that the proposed building is approximately 24-26 ft. from the property line.

**Eric Trast**

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**From:** Travis Cole  
**Sent:** Wednesday, November 06, 2013 2:12 PM  
**To:** Eric Trast  
**Subject:** FW: DRAWINGS

**Travis Cole**

Building Official  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662  
**Office:** 218-326-7651  
**Mobile:** 218-398-1827  
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**From:** Jim Lamke [<mailto:kozykmfym@paulbunyan.net>]  
**Sent:** Wednesday, November 06, 2013 8:54 AM  
**To:** Travis Cole  
**Subject:** Fw: DRAWINGS

Travis,

Here is the drawing for my carport. let me know what else you need.

Jim Lamke/ General Manager  
KOZY/KMFY  
P O Box 597  
Grand Rapids, MN 55744  
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[kozyradio.com](http://kozyradio.com)  
[kmfyradio.com](http://kmfyradio.com)

**From:** [Nat Jimenez](mailto:natjimenez@americansteelinc.com)  
**Sent:** Wednesday, November 06, 2013 8:32 AM  
**To:** [jjimlamke@kozyradio.com](mailto:jjimlamke@kozyradio.com)  
**Cc:** [alberto@americansteelinc.com](mailto:alberto@americansteelinc.com)  
**Subject:** DRAWINGS

Here are the drawings requested  
Please let us know if you have any questions

thanks

**Nat Jimenez**

*Licensing and Design Manager*  
American Steel Carports, INC. / American Carports, INC.

# City of Grand Rapids Zoning Map

Email for Comments **000000640**

Legend

**Parcels**

**Base Map Info**

2010 Grand Rapids City Limits

Roads



GRRivers

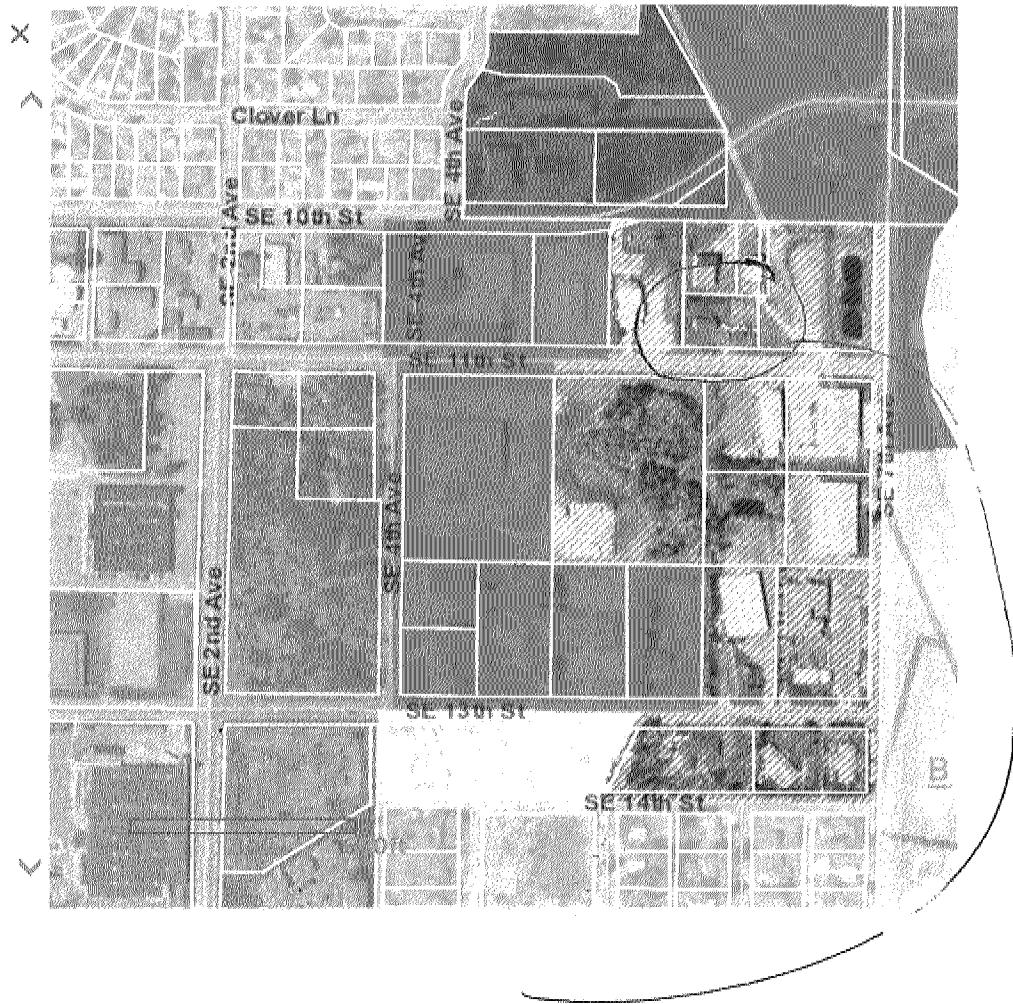
GRLakes

**Zoning Information**

Airport Safety Zones

Overlays

-  MOD - Mining
-  Overlay District



LOCATION IN SBP  
SHORELAND BUS PARK.