

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, April 3, 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

14-0365 Approve the minutes of the March 6, 2014, 4:00 pm regular meeting.

Attachments: March 6, 2014 Planning Commission Mtg. Minutes

General Business

14-0366 Reconvene consideration of a variance petition submitted by Northland Counseling Center, Inc.

Attachments: Staff Report (4/3/14 mtg.)w/map & attachment

Variance Considerations

Staff Report (March 6th mtg.)

Northland Variance: Application

14-0364 Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

Attachments: PC Staff Report election of PC Officers 4-3-14

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, May 1st, 2014*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0365 **Version:** 1 **Name:** Approve the minutes of the March 6, 2014, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 3/26/2014 **In control:** Planning Commission

On agenda: 4/3/2014 **Final action:**

Title: Approve the minutes of the March 6, 2014, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [March 6, 2014 Planning Commission Mtg. Minutes](#)

Date	Ver.	Action By	Action	Result
4/3/2014	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the March 6, 2014, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the March 6, 2014, 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, March 6, 2014

4:00 PM

Council Chambers

Call To Order

Present 7 - Chairperson Julie Fedje-Johnston, Commissioner Shane McKellep, Commissioner Michael Twite, Commissioner Mark Gothard, Commissioner Marn Flicker, Commissioner Katherine Sedore, and Commissioner Charles Burress

Call of Roll

Present 7 - Chairperson Julie Fedje-Johnston, Commissioner Shane McKellep, 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.

Approval of Minutes

Approve the minutes of the February 19, 2014, 4:00 pm special meeting.

Approved as Presented by Commission

Public Hearings

Conduct a Public Hearing to consider a variance petition submitted by Northland Counseling Center, Inc.

Community Development Director Mattei provided the staff report.

Chair Fedje-Johnston stated the public hearing scheduled this evening was to consider a variance request submitted by Northland Counseling Center Inc. Recorder Groom noted that all required notices, according to law, have been met.

Chair Fedje-Johnston noted correspondence was received from Itasca County Sheriff Vic Williams and City of Grand Rapids Police Chief Jim Denny stating the need for this type of facility.

Motion by Commissioner Twite, Second by Commissioner Flicker to open the public hearing. The following voted in favor thereof: Sedore, McKellep, Twite, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None, passed unanimously.

Motion by Commissioner Twite, Second by Commissioner McKellep to close the

public hearing. The following voted in favor thereof: Gothard, Flicker, Burress, Fedje-Johnston, Twite, McKellep, Sedore. Opposed: None, passed unanimously.

The Commissioners would like counsel to address a couple of questions prior to making a recommendation.

Motion by Commissioner Twite, Second by Commissioner Sedore to table the variance request submitted by Northland Counseling Center Inc. The following voted in favor thereof: Sedore, McKellep, Twite, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None, passed unanimously.

Conduct a Public Hearing to consider a variance petition submitted by AT & T (New Cingular Wireless PCS).

Community Development Director Mattei provided the staff report.

Chair Fedje-Johnston stated the public hearing scheduled this evening was to consider a variance request submitted by AT & T. Recorder Groom noted that all required notices, according to law, have been met.

Motion by Commissioner Twite, Second by Commissioner McKellep to open the public hearing. The following voted in favor thereof: Gothard, Flicker, Burress, Fedje-Johnston, Twite, McKellep, Sedore. Opposed: None, passed unanimously.

Jerrin Johnson, attorney for AT&T addressed all of the considerations for the variance.

Denny Doyle, City of Grand Rapids Public Utilities stated due to the location of utilities on the lot the proposed location is the best spot for the equipment building.

Motion by Commissioner Twite, second by Commissioner Flicker to close the public hearing. The following voted in favor thereof: Sedore, McKellep, Twite, Fedje-Johnston, Burress, Flicker, Gothard. Opposed: None, passed unanimously.

Motion by Commissioner McKellep second by Commissioner Twite that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby grant the following variance to AT & T (New Cingular Wireless PCS) on property owned by the City of Grand Rapids (Grand Rapids Public Utilities Commission)for the property described as: Lots 10-12, Block 3, Crowder Addition to Grand Rapids, Itasca County, Minnesota;

- to allow a one time waiver of the requirements of Section 30-512 Table 2-B of the Municipal Code for the construction of a 12 ft. X 24 ft. equipment building that would encroach 20 ft. in to the required 30 ft. front yard setback area, as proposed on the petitioners site plan.

Commissioner McKellep read his considerations for the record.

1. Is this an “Area” variance rather than a “Use” variance?
The is an area variance for setbacks.
2. Does the proposal put property to use in a reasonable manner?
Yes, the addition of one utility building fits the current block and also creates additional revenue.
3. Is the owner’s plight due to circumstances which are unique to the property

and which are not self-created by the owner?
 Yes, the lot is a utility site and used as such.

4. Is the variance in harmony with the purposes and intent of the ordinance?
 Yes, the addition of one utility building doesn't encroach further than existing structures.

5. Will the variance, if granted, alter the essential character of the locality?
 No, the addition of this building will blend with the current buildings on the site.

6. Is the variance consistent with the comprehensive plan?
 Yes, the variance is consistent with the sustainable infrastructure with the comp plan.

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

General Business

Consider a recommendation to the City Council regarding the vacation of platted street & alley right-of-way and adjacent easements within the plat of First Addition to Roy's Acres.

The Estate of Adeline Roy is applying for the vacation of platted street & alley right-of-way and adjacent easements within the plat of First Addition to Roy's Acres. The petitioners feel by doing this it would make the property more desirable.

Motion by Twite, second by Sedore 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 and bordering easements described as:

N/S Alley adjacent to Lot 2 and Lots 3-6, Block 1 and Outlot A; and 18th Street SE adjacent to Lot 6, Block 1, Lot 1, Block 2, and Outlot A all in First Addition to Roy's Acres, Itasca County, Minnesota;

And;

All utility easements bordering said alley and 18th Street SE

Contingent on the following stipulation(s)/recommendations:

- **Recommend the City Council consider rescinding the Subdivision Agreement coinciding with the plat of First Addition to Roy's Acres.**

Commissioner Twite read his considerations for the record.

1. Is the right-of-way needed for traffic purposes?
 No
 Why/Why not?
 Adequate property access exits via SE 17th Street and SE 2nd Avenue.

2. Is the right-of-way needed for pedestrian purposes?
 No

Why/Why not?
 Sidewalks exist on existing streets.

3. Is the right-of-way needed for utility purposes?

Why/Why not?
 The existing easement will be retained.

4. Would vacating the right-of-way place additional land on the tax rolls?

Yes
 Why/Why not?
 The vacated R.O.W. is taxable.

5. Would vacating the right-of-way facilitate economic development in the City?

Yes
 Why/Why not?
 The owners determined the property would be more marketable.

Consider a recommendation to the City Council regarding the vacation of platted street right-of-way and a platted boulevard within the plat of Kearney’s First Addition to Grand Rapids.

The Itasca County Board of Commissioners submitted a valid petition for the vacation of platted street right-of-way and a platted boulevard within the plat of Kearney's First Addition. The requested vacations will maintain the layout of the Fairgrounds as part of a larger, collaborative effort, between the City of Grand Rapids and Itasca County that will result in the realignment/reconfiguration of the Ridgewood Road, Crystal Lake Boulevard, Fairgrounds Road and 12th Street NE.

There were no concerns expressed by the staff review committee.

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 vacation of public right-of-way described as: That portion of 14th Street North lying easterly of the northerly extension of the easterly line of Lot 13, Park Row;

and;

That portion of 13th Street North lying easterly of the northerly extension of the easterly of Crystal Lake;

and;

That portion of the Boulevard lying between the northerly extension of the easterly line of Lot 13, Park Row, and the southerly line of Block 1, all in plat of Kearney’s First Addition to Grand Rapids, on file and of record in the Itasca County Recorder’s Office.

Contingent on the following stipulation(s):

- Recording of the subject vacations coincide with the recording of the appropriate utility and road easements, granted to the City, by Itasca County.

Commissioner Twite read his considerations for the record.

1. Is the right-of-way needed for traffic purposes?
 No
 Why/Why not?
 The agreed upon plan manages future traffic needs and vacation conditioned by road easements being given to the City.

2. Is the right-of-way needed for pedestrian purposes?
 No
 Why/Why not?
 Revised plan satisfies pedestrian needs.

3. Is the right-of-way needed for utility purposes?
 Yes
 Why/Why not?
 The utility easements will be retained.

4. Would vacating the right-of-way place additional land on the tax rolls?
 No
 Why/Why not?
 The land is publicly owned.

5. Would vacating the right-of-way facilitate economic development in the City?
 Yes
 Why/Why not?
 Better traffic flow, many community input sessions came to this conclusion.

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

Consider a recommendation to the City Council regarding the vacation of a portion of platted alley right-of-way within the plat of Town of Grand Rapids.

Mr. Michael Brandt, d.b.a. MLB, LLC submitted a valid petition on February 5, 2014 requesting the vacation of the following described public right-of-way:

That portion of the north-south alley within Block 4, Town of Grand Rapids which is southerly of a line that is 25.0 feet southerly of the main track centerline of the Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) as it is now located and constructed.

Motion by Commissioner McKellep, second by Commissioner Sedore 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: That portion of the north-south alley within Block 4, Town of Grand Rapids which is southerly of a line that is 25.0 feet southerly of the main track centerline of the Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) as it is now located and constructed.

Contingent on the following stipulation(s):

- The City retaining an aerial utility easement over the entire area to be vacated.

Commissioner McKellep read his considerations for the record.

1. Is the right-of-way needed for traffic purposes?

No

Why/Why not?

The right-of-way is occupied by Globe Drug.

2. Is the right-of-way needed for pedestrian purposes?

No

Why/Why not?

There is currently an existing building there.

3. Is the right-of-way needed for utility purposes?

Yes

Why/Why not?

A utility easement will be retained.

4. Would vacating the right-of-way place additional land on the tax rolls?

No

Why/Why not?

It would however allow the current business to maintain it's operation.

5. Would vacating the right-of-way facilitate economic development in the City?

Yes

Why/Why not?

It is possible to have potential for economic development with the sale of the building.

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Sedore, Second by Commissioner Twite to adjourn the meeting at 5:50 p.m.

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

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