

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Wednesday, February 19, 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

14-0174 Approve the minutes of the December 5, 2013, 4:00 pm regular meeting.

Attachments: December 5, 2013 Meeting Minutes

General Business

14-0177 Consider a recommendation to the City Council regarding the adoption of the Parks and Trails Master Plan.

Attachments: Staff Report: Park and Trails Master Plan recommendation.
Grand Rapids Parks and Trails Master Plan (draft)

14-0178 Consider a recommendation to the City Council regarding amendments to Chapter 30 Land Development Regulations that would amend two sections of Article V Subdivisions.

Attachments: Staff Report: Parkland Dedication Ord. Amendments- w/considerations
LMC Paper: Establishing Park Dedication Req.
Approach and Methodology Paper
Draft: Section 30-261 Definitions
Draft: Section 30-266 Land Dedication Req.

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, March 6, 2014*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0174 **Version:** 1 **Name:** Approve the minutes of the December 5, 2013, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 1/27/2014 **In control:** Planning Commission

On agenda: 2/19/2014 **Final action:**

Title: Approve the minutes of the December 5, 2013, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [December 5, 2013 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
2/19/2014	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the December 5, 2013, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the December 5, 2013, 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, December 5, 2013

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 5 - Commissioner Julie Fedje-Johnston, Commissioner Shane McKellep, Chairperson Michael Twite, Commissioner Marn Flicker, and Commissioner Katherine Sedore
- Absent** 2 - Commissioner Lee Anderson, and Commissioner Mark Gothard

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 October 3, 2013, 4:00 pm regular meeting and the October 17, 2013, 4:00 pm special meeting.

Motion by Commissioner McKellep, second by Commissioner Sedore to approve the minutes of the October 3, 2013 Regular Meeting and the October 17, 2013 Special Meeting. The following voted in favor thereof: Flicker, Twite, McKellep, Sedore, Fedje-Johnston. Opposed: None, passed unanimously.

Public Hearings

Conduct a Public Hearing to consider a variance petition submitted by Kevin Henry.

Community Development Specialist Trast provided background information. Mr. Kevin Henry has submitted a variance petition to allow the construction of a detached accessory building with 16ft sidewalls. The petitioner is requesting this variance to accommodate the indoor storage of his fifth-wheel camper.

Recorder Groom noted all notices required by law have been met.

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

Mr. Kevin Henry, 2630 Islevue Road provided a description of the proposed building

and stated the property was purchased in May of 2003.

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

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 grant the following variance to Kevin Henry for the property legally described as: N 150 ft. of Lot 7, EXC REV DESC 3, Section 31, TWP 55N, Range 25W, Itasca County, Minnesota;

- to allow a one-time waiver of the requirements of Section 30-563(4)e.3 of the Municipal Code for the construction of a 1,764 sq. ft. detached accessory building, which would exceed the maximum 12 ft. wall height requirement for accessory buildings located within the front or side yard areas by 4 ft., as depicted in the variance application submitted by Mr. Henry.

Commissioner Twite read his considerations for the record.

1. Is this an “Area” variance rather than a “Use” variance?
This is an "Area" variance for sidewall height of an accessory structure.

2. Does the proposal put property to use in a reasonable manner?
Why/Why not-
Yes, the additional structure is within the maximum allowable square footage foot print for structures.

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-
Yes, the property was purchased in May of 2003 which is prior to the Grand Rapids Zoning Ordinance being effective on December 31, 2003. Therefore at time of purchase a variance would not have been required by the property owner.

4. Is the variance in harmony with the purposes and intent of the ordinance?
Why/Why not-
Yes, the owners plans meet four of the five design standards and the intent of RR zoning allows larger indoor storage structures.

5. Will the variance, if granted, alter the essential character of the locality?
Why/Why not-
No, it is a unique lot where the structure is well screened from the public road.

6. Is the variance consistent with the comprehensive plan?
Why/Why not-
Yes, it will add property value, tax base and provides no detrimental impact.

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

Conduct a Public Hearing to consider a variance petition submitted by John Neumiller and Wanda Bunes.

Community Development Specialist Trast provided the staff report. John Neumiller and Wanda Bunes have applied for a variance to allow for a 4ft encroachment into the required 30ft front yard setback. The property owners would like to add 40 sq ft to allow for an entryway on their existing home.

Recorder Groom all notices required by law have been met.

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

Wanda Bunes, 1708 Fraser Drive provided information on the scope of the project and the reasoning for the request.

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

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 grant the following variances to John Neumiller and Wanda Bunes for the property legally described as:

Lot 3 Less N 5’, Block 4, McGowans 1st Addition to Grand Rapids, Itasca County, Minnesota

- **to allow a one time waiver of the requirements of Section 30-512-Table 2-A for the encroachment of a 40 sq. ft. addition to the existing home, within the required 30 ft. front yard setback area of the property, as described within the variance application.**

Commissioner McKellep read his considerations for the record.

- 1. Is this an “Area” variance rather than a “Use” variance?
It is an "Area" variance for 40 additional square feet.**
- 2. Does the proposal put property to use in a reasonable manner?
Why/Why not-
Yes, it increases the property value.**
- 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-
Yes, the circumstances were created by the original builder.**
- 4. Is the variance in harmony with the purposes and intent of the ordinance?
Why/Why not-
Yes, if you used the averaging methodolgy and the the addtion will be covered.**
- 5. Will the variance, if granted, alter the essential character of the locality?
Why/Why not-
No, it is a very small addtion and will blend in with the current neighborhood.**
- 6. Is the variance consistent with the comprehensive plan?**

Why/Why not-

Yes, it will add value and tax base.

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

Public Input

Miscellaneous\Updates

Chair Fedje-Johnston welcomed Commissioner Sedore to the Planning Commission.

Adjourn

Motion by Commissioner Flicker, Second by Commissioner Twite to adjourn the meeting at 4:45 p.m. The following voted in favor thereof: Flicker, Fedje-Johnston, Twite, McKellep, Sedore. Opposed: None, passed unanimously.

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