

# **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 5, 2013**

**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**

13-0671 Approve the minutes of the October 3, 2013, 4:00 pm regular meeting and the October 17, 2013, 4:00 pm special meeting.

**Attachments:** [October 3, 2013 PC Meeting Minutes](#)  
[October 17, 2013 Special PC Meeting Minutes](#)  
[Exhibit to October 17, 2013 Meeting Minutes](#)

**Public Hearings**

13-0750 Conduct a Public Hearing to consider a variance petition submitted by Kevin Henry.

**Attachments:** [Henry Variance: Staff Report w/map](#)  
[Rules for P.H. & Variance Considerations](#)  
[Henry Variance Application](#)  
[Application Attachment: Building Site Photos](#)

13-0751 Conduct a Public Hearing to consider a variance petition submitted by John Neumiller and Wanda Bunes.

**Attachments:** [Neumiller/Bunes Variance: Staff Report w/map](#)  
[Rules for P.H. & Variance Considerations](#)  
[Neumiller/Bunes Variance Application](#)  
[Application Attachment: Site Photos](#)

**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, January 2nd, 2014*





# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0671      **Version:** 1      **Name:** Approve the minutes of the October 3, 2013, 4:00 pm regular meeting and the October 17, 2013, 4:00 pm special meeting.

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

**File created:** 11/1/2013      **In control:** Planning Commission

**On agenda:** 12/5/2013      **Final action:**

**Title:** Approve the minutes of the October 3, 2013, 4:00 pm regular meeting and the October 17, 2013, 4:00 pm special meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [October 3, 2013 PC Meeting Minutes](#)  
[October 17, 2013 Special PC Meeting Minutes](#)  
[Exhibit to October 17, 2013 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
12/5/2013	1	Planning Commission	Approved as Presented by Commission	

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

**Background Information:**

*See attached draft minutes.*

**Staff Recommendation:**

Approve the minutes of the October 3, 2013, 4:00 pm regular meeting and the October 17, 2013, 4:00 pm special 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, October 3, 2013

4:00 PM

Council Chambers

---

### Call To Order

### Call of Roll

**Present** 6 - Commissioner Lee Anderson, Commissioner Julie Fedje-Johnston, Commissioner Shane McKellep, Chairperson Michael Twite, Commissioner Mark Gothard, and Commissioner Marn Flicker

**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 5, 2013, 4:00 pm regular meeting and the September 19, 2013, 4:00 pm special meeting.

*Commissioner Fedje-Johnston would like the minutes to reflect the discussion of Mr. Niemala's resignation*

**Approved as Amended by Commission**

### General Business

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the *Clinic (outpatient treatment center)* use, as a permitted use, within the PU (Public Use) zoning district.

*Community Development Director Mattei provided background information.*

**Motion by Commissioner Twite, Second by Commissioner Anderson that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby forward a favorable recommendation to the City Council regarding the draft text amendment adding "clinic" as a permitted use within the PU (Public Use) zoning district: Section 30-512 Table-1 (Permitted Uses).**

Commissioner Twite read his considerations for the record.

1. Will the change affect the character of neighborhoods?  
No  
Why/Why not?

Because it will be an accessory to a principal structure.

2. Would the change foster economic growth in the community?

Yes

Why/Why not?

New construction will provide employment and business opportunities.

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Yes

Why/Why not?

It is consistent with table 30-511.

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

Yes

Why/Why not?

It is a synergistic use in PU Zoning. It will also provide easier access and comingling of resources.

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

Yes

Why/Why not?

Comprehensvie goal plan 3D to support investments in regional assets such as medical services as well as the long term economic implementation strategy.

The following voted in favor thereof: McKellep, Flicker, Twite, Anderson, Gothard. Opposed:None, Fedje-Johnston abstained, motion passed.

Consider a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).

*The Davis Real Estate Investment Group, and property owner Edith Dahlgren, have filed a petition for a Zoning Map amendment. The petition requests the the parcel be changed from R-1 (One-Family Residential) status to M (Medical).*

*Chair Fedje- Johnston has recused herself from this agenda item.*

*Michael Sharpe of the Davis Group told the Commissioners that they had looked at other sites but they were not conducive for what they need.*

*Jordon Osse of Century 21 Land of Lakes said the neighboring property owners to the east were in favor of the amendment.*

The Commissioners reviewed the considerations.

1. Will the change affect the character of neighborhoods?

No

Why/Why not?

This area is a high traffic high visiability area already.

2. Would the change foster economic growth in the community?

Yes

Why/Why not?

A project this size will create new jobs and increase the tax base.

3. Would the proposed change be in keeping with the spirit and intent of the

ordinance?

Yes

Why/Why not?

buffering and performance standards.

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

Yes

Why/Why not?

It would be a higher and better use it would also enhance economic vitality. It would be in the public's best interest to have medical park services in a grouped area.

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

Why/Why not?

To determine this the Commissioners need to make sure this isn't spot zoning.

The Commissioners also discussed the supplemental checklist for rezoning.

1. Has there been a change in the development policies of the community?

No, there hasn't been a change.

2. Are there changed conditions in the community that would change the proper zoning of the property?

There hasn't been.

5. Is similarly zoned land currently available?

The Commissioners would like staff to put together available properties zoned M.

6. Does the proposed rezoning (or amendment) conform to the comprehensive plan?

It would create a mixed use area.

7. Is the proposed use compatible with adjacent land uses?

If it is not considered spot zoning.

8. Is the proposed rezoning (or amendment) spot zoning?

Creating an R-1 island need to be considered. There is M and R-1 abutting the property.

10. What is the effect of the proposed rezoning on public utilities?

A lift station and a force main would have to be put at the developer's expense.

11. Will the proposed rezoning place an undue financial burden on the community?

No, there will be no undue burden.

12. Will the rezoning increase tax revenues?

Yes, without a doubt.

Motion by Commissioner Twite, second by Commissioner Flicker to table this item and direct staff to prepare findings for a special meeting. The following voted in favor thereof: Gothard, Flicker, Twite, Anderson, McKellep. Opposed: None, Fedje-Johnston abstained, motion passed.

Motion by Commissioner Twite, second by Commissioner Anderson to set a Special Planning Commission Meeting for October 17, 2013 at 4:00 p.m. The following voted in favor thereof: McKellep, Twite, Fedje-Johnston, Anderson, Flicker, Gothard. Opposed: None, passed unanimously.

#### Public Input

#### Miscellaneous\Updates

#### Adjourn

Motion by Commissioner Anderson, second by Commissioner Twite to adjourn the meeting at 5:47 p.m. The following voted in favor thereof: Gothard, Flicker, Anderson, Twite, Fedje-Johnston, McKellep. Opposed: None, passed unanimously.





# 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, October 17, 2013

4:00 PM

Council Chambers

---

### Special Meeting

#### Call To Order

#### Call of Roll

- Present** 4 - Commissioner Shane McKellep, Chairperson Michael Twite, Commissioner Mark Gothard, and Commissioner Marn Flicker
- Absent** 2 - Commissioner Lee Anderson, and Commissioner Julie Fedje-Johnston

**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**

#### General Business

Reconvene consideration of a recommendation to the City Council regarding the rezoning of 7.2 acres of land from R-1 (One-Family Residential) to M (Medical).  
*Community Development Director Mattei provided a recap of this item.*

*Mr. Russ Shields adjoining property owner spoke in favor of the rezone.*

*Mr. Michael Stefan adjoining property owner was concerned about the changing character of the neighborhood.*

*Mr. Mark Riehle Manager of Horseshoe Properties was not approached by the developer to sell any lots. This would also increase traffic on an already busy road.*

*Michael Sharpe representative for the developer said that the model that is to be built is a 32,000 sq ft building they did not approach the Horseshoe properties owners due to the fact the lots are not desirable because of the location and size.*

**Motion by Twite, second by Gothard 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 within the petition submitted by the Davis Real Estate Investment Group, LLC. and property owner, Ms. Edith Dahlgren, and as shown in the maps presented here today, from R-1 (One-Family Residential) to M (Medical);**

**Contingent on the following stipulation(s):**

- A Conservation Easement is granted to the City over the 250 ft. rear bufferyard area, and a Conservation Easement granted over the eastern and western 50 ft. side bufferyard areas.

A copy of the findings are on file in the Community Development Department at City Hall.

Aye: 4 -

Commissioner Shane McKellep, Chairperson Michael Twite,  
Commissioner Mark Gothard, and Commissioner Marn Flicker

**Public Input**

**Miscellaneous\Updates**

**Adjourn**

Motion by Commissioner Twite, second by Commissioner Flicker to adjourn the meeting at 4:48 p.m. The following voted in favor thereof: Gothard, McKellep, Twite, Flicker. Opposed: None, passed unanimously.

PLANNING COMMISSION

Considerations

**ZONING MAP AMENDMENT: Davis Group/Dahlgren Request**

**1. Will the change affect the character of neighborhoods?**

**-Why/Why not?**

*It will not change the character of the neighborhoods fronting Golf Course Road, nor will it negatively impact the properties to the south of the subject area. As it pertains to the existing neighborhood, the following factors are deemed important to consider: current high density residential and medical uses, proposed developments, large lots, and traffic use/patterns. These factors that presently exist on Golf Course Road speak to, and are driving, a higher density use of properties abutting Golf Course Road. This higher and better use can be maintained and expanded without damaging the coexisting residential uses that are in proximity to higher density uses. To this end, efforts are being taken to provide substantial buffering to residential neighborhoods adjacent to multi-family, commercial and medical developments.*

*A 250 foot rear bufferyard is proposed within the site plan by the applicant. This offering by the applicant, is intended to preserve the residential character of the properties to the south. As such, the neighborhood to the rear, or south, will enjoy expanded buffering that will preserve this southerly area as being rural residential in nature. The Planning Commission finds that by conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over these 250 feet, the City ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time. The Planning Commission also feels that there is a benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50*

*feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50 foot buffer will allow for better compatibility between the subject property and that of the residential zoned property to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

## **2. Would the change foster economic growth in the community?**

### ***Why/Why not?***

*It will provide for economic growth through additional employment opportunities, expand the City's tax base, expand the City's consumer base, enlarge our City's medical services, bring people into the community, and will foster a higher and better use of the land.*

*By rezoning the subject property from R-1 to Medical, the subject property will be put to a highest and better use. It will expand a medical presence within the City of Grand Rapids. The zoning ordinance of Grand Rapids, as well as, the Comprehensive Plan place much emphasis upon bolstering the City's' economic growth. In expanding Medical zoning, Grand Rapids will add employment opportunity and further its standing as an economic/medical hub in our geographical area. Moreover, the City has available a total of 94.20 acres of property that are zoned Medical. Of this inventory, 74.2 acres are presently developed and only 20 acres remain undeveloped. Of the undeveloped inventory, there seems to be only a series of four contiguous and undeveloped lots that collectively could fit the Developer's proposed use. There is certainly not a glut of large plots of Medically zoned properties that could fit a large medical campus like the one being contemplated in this matter.*

*The direct economic injection this development presents may be offset by potential business losses at existing medical clinics. This position assumes that there is a finite customer base and net-zero business scenario.*

*A second aspect of the potential business losses could be medical specialty referrals*

*being outsourced from the area. Every business assumes this type of risk/reward, and while difficult to quantify, it must be recognized.*

**3. *Would the proposed change be in keeping with the spirit and intent of the ordinance?***

***Why/Why not?***

*A 250 foot rear yard bufferyard is proposed within the site plan as required within Section 30-454(e) of the Zoning Ordinance. This is intended to screen/protect the residential uses in the rear area of the subject property that will conceivably be in place for a longer period of time. The size of the subject property will allow for a large amount of undeveloped space. Said unused space will in turn allow for buffering for adjacent residential uses. The Planning Commission finds that this buffering is best used to buffer areas to the south of the subject property in that this area is likely to remain rural residential in nature unlike other areas on Golf Course Road that are likely to convert to higher density uses over time.*

*The Planning Commission also feels that there is a benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50 feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50 foot buffer will allow for compatibility between the subject property and that of the residential zoned property to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area.*

*Adding additional Medical zoning also promotes economic development, clusters like uses, limits strains on infrastructure, benefits end users and all of our City's residents as addressed in more detail above.*

*The Planning Commission did address the issue of "Spot Zoning" in considering this request. There is arguably an island of R-1 zoning that would be wedged between a newly created Medical Zone to the west and R-3 zoning immediately to the east. That said, although a single island of non-conforming use may exist within a larger zoned district, the Planning*

*Commission does not believe that this would dramatically reduce the value for uses specified in the zoning ordinance of either the rezoned plot or that of the abutting property. It is more likely than not that rezoning the subject property would increase the value of the remaining R-1 zoned property to the east.*

*There is a benefit is clustering Medically zoned properties into one central area(s) or nodes. This leverages the cost of adding and maintaining infrastructure to the City that is needed to support higher density uses, as well as, regionalizes the use of infrastructure to smaller areas, versus spreading these services throughout the City. This benefits the end user, lessens strains placed on infrastructure and promotes safer vehicular and pedestrian travel.*

*Moreover, this rezone would allow a large campus medical facility. As such, such a development would necessitate expansion of City services (sanitary sewer and water) along Golf Course Road past its present termini. This will be done at the sole expense of the developer, resulting in the looping of services, and improving the quality of services to all area property owners.*

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

***Why/Why not?***

*Economic vitality is a prerequisite for a strong community as a whole. Understanding the economic growth discussion from Consideration #2, the absolute net economic impact is impossible to quantify. By adding additional Medically zoned property, the City will add employment opportunity, add additional tax revenue, and likely bring others into our City who wish to use our medical campuses and other area businesses. There is not a glut of large plots of Medically zoned properties that could fit a large medical campus like the one being contemplated in this matter. Rezoning the subject property would promote a higher and better use of the subject property, and those which are near the subject property.*

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

- Why/Why not?**

- *The Comprehensive Plan at Chapter 4 states the following:*

*Recognize the City's evolving demographics. As noted in the Demographics section, the City is facing the same unprecedented aging trend that is seen throughout Minnesota and across the United States. Land use patterns can be greatly affected by such changing demographics as demand for various housing types and urban amenities shifts. The City has already seen an increase in demand for accessible housing, for smaller housing units, and residential areas that are better connected to health care, commercial areas, and recreational amenities.*

*The rezone request at hand will provide opportunity for additional medical care in the City of Grand Rapids. It will also accomplish this in a way that is prudent and well thought out.*

- *The Comprehensive Plan at Chapter 4 states the following:*

*Maintain balance of urban and rural character within the City. The City's recent annexation of large rural areas of Grand Rapids Township changes the land use management decisions faced by staff, Planning Commission, and City Council. Public comment clearly favors maintaining the rural character of areas in the City's north, southwest, and southeast.*

*By rezoning the subject property in conjunction with a conservation easement, that ensures proper buffering, the City will maintain the rural character of properties to the south, and residential use to the east.*

- *The Comprehensive Plan at Chapter 4 states the following:*

*Staging development. The uncertainty about the rate of economic expansion and market demand requires the City to strike a balance between ensuring sufficient land is zoned for development and the risk of inefficient and disconnected sprawl.*

*As addressed above, there is a shortage of large lots available for large medical campuses. There is also a benefit in clustering Medically zoned properties into one central area(s) or nodes. This leverages the cost of adding and maintaining infrastructure to the City to support such a use*

as well as regionalizes the use of infrastructure to smaller areas, versus spreading these services throughout the City.

- *The Comprehensive Plan at Chapter 4 states the following:*

*Improve urban integration with natural infrastructure. Public comment demonstrated a clear preference for improving the connection of the City's urban area to the natural infrastructure within and adjacent to the urban area. Sentiment is strong for better utilization of and protection of rivers, lakes, urban forest, and other elements of the City's natural infrastructure.*

*There is a benefit in clustering Medically zoned properties into one central area(s) or nodes. This leverages the cost of adding and maintaining infrastructure to the City that is needed to support higher density uses, as well as, regionalizes the use of infrastructure to smaller areas, versus spreading these services throughout the City. This benefits the end user, lessens strains placed on infrastructure and promotes safer vehicular and pedestrian travel. Additionally, expansion of medically zoned property in the subject area is not seen as having a negative impact on any surrounding bodies of water. With the recent improvements to Golf Course road (curbing, guttering, and storm water runoff prevention) expansion to a higher density use in this area makes prudent environmental sense.*

- *The Comprehensive Plan at Chapter 4 states the following:*

*Better capture of land use synergies. Traditional separation of land uses into residential, commercial, industrial, and institutional categories fails to recognize how a selective mix of uses across these categories improves livability and economic sustainability. The City has an opportunity to create new distinctions and new mixes between traditional categories.*

*The Planning Commission asserts that there is a benefit to expand medical services in conjunction of newly developed high density housing. Moreover, this new high density housing is catering to our older residents who require services for daily living. By promoting and expanding medical services in this area the City has an opportunity to create new distinctions and new mixes between traditional categories.*



- *The Comprehensive Plan at Chapter 4 states the following:*

*Incorporate character and design in land use categories and regulation. The design of neighborhoods and commercial areas affects livability and economic viability. The City has an opportunity to identify and encourage design for development and redevelopment that recognizes characteristics affecting livability, visual character, function, and connectivity.*

*A 250 foot rear bufferyard is proposed within the site plan by the applicant. This is a substantial offering by the applicant to preserve the residential character of the properties to the south. As such, the neighborhood to the rear, or south, will enjoy expanded buffering that will preserve this southerly area as being rural residential in nature. The Planning Commission finds that by conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over these 250 feet, the City ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

*The Planning Commission also feels that there is a substantial benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50 feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50 foot buffers will allow for better compatibility between the subject property and that of the R-1 zoned properties to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

*The Comprehensive Plan at Chapter 4 Goal 1 states the following:*

**Goal 2: Promote commercial development that serves local and regional markets.** *A diversity of commercial land uses offers multiple benefits to residents and visitors and enhances economic sustainability.*

*The City has identified two objectives to define Land Use Goal 2.*

- a. Recognize distinct classes of commercial development that serve different markets and are compatible with different land uses. Different commercial uses serve distinct markets and perform best when clustered with uses that serve similar markets or require similar infrastructure.*
- b. Provide opportunities for neighborhood commercial nodes that are compatible with residential land uses.*

*By rezoning the subject property from R-1 to Medical, the subject property will be put to a highest and better use. It will expand a medical presence within the City of Grand Rapids. The zoning ordinance of Grand Rapids, as well as, the Comprehensive Plan place much emphasis upon bolstering the City's' economic growth. In expanding Medical zoning, Grand Rapids will add employment opportunity and heighten its standing as an economic/medical hub in our geographical area. Not only will seemingly good paying jobs be added to the area, we can expect people to frequent Grand Rapids for our quality medical care. These patrons will undoubtedly utilize City businesses and resources as they visit our City.*

***Goal 4: Protect and enhance the diversity and livability of residential areas.*** *A diversity of residential land uses allows for lifecycle housing choices and options within a variety of housing markets. Grand Rapids' housing options stretch across the entire residential land use transect, from rural to dense multi-family.*

*The City has identified four objectives to define Land Use Goal 4.*

- b. Promote the development and retention of traditional neighborhoods in and adjacent to the urbanized area. Traditional neighborhoods are the largest residential land use category on the Future Land Use Map, and likely to be where most residents will live.*

- c. *Promote neighborhood identity, pride, and sense of place. Grand Rapids has distinct neighborhood character throughout the City. Regulation and land use decision-making should explicitly attend to character and sense of place.*
  
- d. *Allow uses and activities appropriate to the character of the residential district. All land use and zoning districts ideally have multiple uses. In creating and managing land use regulation, recognize and allow secondary land uses that enhance livability or character, while retaining the primary use as residential.*

*This rezone request is consistent with the development patterns seen abutting Golf Course Road. A 250 foot rear bufferyard is proposed within the site plan by the applicant. This is a substantial offering by the applicant to preserve the residential character of the properties to the south. As such, the neighborhood to the rear, or south, will enjoy expanded buffering that will preserve this southerly area as being rural residential in nature. The Planning Commission finds that by conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over these 250 feet, the City ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to ensure that this buffering is not jeopardized over time.*

*The Planning Commission also feels that there is a substantial benefit in conditioning the rezoning request upon the applicant/fee owner granting the City a recorded Conservation Easement over an additional 50 feet of the entire easterly and westerly property lines from Golf Course road continuing to where these lines would connect to the southerly Conservation Easement. This additional 50 foot buffer will allow for better compatibility between the subject property and that of the R-1 zoned property to the east and west. Again, this ensures that this buffering will remain a constant and place the City in a position as a steward over this area and will be able to*

*ensure that this buffering is not jeopardized over time.*

**Goal 5: Promote development of mixed-use areas.** *All land use categories include a mix of uses, as do many zoning districts, but the City has relatively few fully mixed use areas. Mixed use development has been demonstrated to be extremely efficient in use of public infrastructure and provides market options that are currently limited in Grand Rapids in an era likely to see growing demand for mixed use development. Mixed use land use categories include downtown mixed use, neighborhood mixed use, and medical campus.*

*The City has identified three objectives to define Land Use Goal 5.*

- a. Encourage new, planned mixed-use developments, in which the attributes of traditional neighborhoods and small commercial are merged. Mixing uses is much less controversial in new developments. New mixed use development should explicitly include both residential and commercial land uses, incorporating design and performance standards as necessary to limit nuisances.*
- b. Promote the full mix of uses in existing mixed use areas, as identified in the land use categories. The land use categories define primary and secondary land uses within each land use category. Multiple zoning districts may need to be applied in some of these areas to achieve the targeted mix of uses.*
- c. Support the development and expansion of Grand Rapids' medical campus. The viability of the medical campus area is enhanced when the Neighborhood Mixed use and Multi-family land uses are integrated into and around the medical campus, as portrayed on the Future Land Use Map.*

*By rezoning the subject property from R-1 to Medical, the subject property will be put to a highest and better use. It will expand a medical presence within the City of*

*Grand Rapids. The zoning ordinance of Grand Rapids, as well as, the Comprehensive Plan place much emphasis upon bolstering the City's' economic growth. In expanding Medical zoning, Grand Rapids will add employment opportunity and heighten its standing as an economic/medical hub in our geographical area. Not only will seemingly good paying jobs be added to the area, we can expect people to frequent Grand Rapids for our quality medical care. These patrons will undoubtedly utilize City businesses and resources as they visit our City.*

*Moreover, the City has available a total of 94.20 acres of property that are zoned Medical. Of this inventory, 74.2 acres are presently developed and only 20 acres remain undeveloped. Of the undeveloped inventory, there seems to be only a series of four contiguous and undeveloped lots that collectively could fit the Developer's proposed use. There is certainly not a glut of large plots of Medically zoned properties that could fit a large medical campus like the one being contemplated in this matter.*



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0750      **Version:** 1      **Name:** Conduct a Public Hearing to consider a variance petition submitted by Kevin Henry.

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

**File created:** 11/25/2013      **In control:** Planning Commission

**On agenda:** 12/5/2013      **Final action:**

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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Henry Variance: Staff Report w/map](#)  
[Rules for P.H. & Variance Considerations](#)  
[Henry Variance Application](#)  
[Application Attachment: Building Site Photos](#)

Date	Ver.	Action By	Action	Result
12/5/2013	1	Planning Commission		

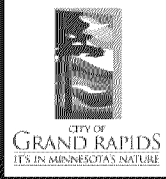
Conduct a Public Hearing to consider a variance petition submitted by Kevin Henry.

**Background Information:**

*See attached Staff Report and Background Information.*

**Staff Recommendation:**

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



# Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 12/5/2013
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider a variance petition submitted by Kevin Henry.	
<b>Background:</b>	<p>Mr. Henry has applied for one variance, which if granted, would allow for the construction of a 1,764 sq. ft. detached accessory building having 16' sidewalls located at: 2630 Isleview Road.</p> <p>The subject property is a 4.9 acre parcel, and is located within a SRR (Shoreland Rural Residential) zoning district, having lake frontage on Pokegama Lake, and right-of-way frontage on Isleview Road. The property is legally described as: <i>N 150 ft. of Lot 7, EXC REV DESC 3, Section 31, TWP 55N, Range 25W, Itasca County, Minnesota.</i></p> <p>Mr. Henry would like to construct a 42' X 42' detached garage nearer the front property line than the existing single family dwelling. As described within the petition, the wall height variance request is to accommodate the indoor storage of the Henry's fifth-wheel camper.</p> <p>The Henry's home is setback approximately 1,600' from the front property line. The subject lot measures 1,850' in length from the right-of-way adjacent to Isleview Road, to the OHWL of Pokegama Lake, and is 150' in width. As proposed, the detached garage would be approximately 930' from the Isleview Road right-of-way.</p> <p>Currently, within the City's Municipal Code, accessory structures are permitted to be located between the front lot line and the principal structure (single family home) in the following residential districts: RR/SRR (Rural Residential) – <i>subject to five conditions (see below)</i>. As proposed, the building would exceed the maximum wall height for accessory structures, located in the front or side yard area, by 4 ft.</p> <p>The construction of the accessory building, as proposed, would require the Planning Commission's approval of one variance:</p> <ol style="list-style-type: none"> <li>1. Section 30-563(4)e.3 of the Municipal Code which addresses supplementary use regulations for accessory buildings, or more specifically, maximum building wall height, in Rural Residential/Shoreland Residential and Agricultural zoning districts:             <ul style="list-style-type: none"> <li><u><i>e. Accessory buildings located in the front or side yard shall be allowed subject to the following requirements:</i></u> <ol style="list-style-type: none"> <li><i>1. The accessory building is designed to architecturally match the existing principal structure including roof pitch, windows, trim, shingles, color and side</i></li> </ol> </li> </ul> </li> </ol>	

	<p><i>materials. The roof overhang and eaves shall be at least 12 inches but no more than 30 inches.</i></p> <p><i>2. Accessory building overhead doors must be perpendicular to the road.</i></p> <p><i>3. The height of the accessory structure shall not exceed that of the principal structure <u>and the maximum sidewall height shall not exceed 12 feet.</u></i></p> <p><i>4. Must be setback no less than 75 feet from the public right-of-way.</i></p> <p><i>5. The principal structure and accessory structure must share a common driveway.</i></p>
<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 variance to Kevin Henry for the property legally described as: <i>N 150 ft. of Lot 7, EXC REV DESC 3, Section 31, TWP 55N, Range 25W, Itasca County, Minnesota;</i></p> <ul style="list-style-type: none"> <li>• 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.</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>



<b>Attachments:</b>	<ul style="list-style-type: none"><li>• Site Map</li><li>• Copy of the Henry variance petition and associated documentation</li><li>• List of the Planning Commissions Variance Considerations</li></ul>
---------------------	--

# Henry Variance Request



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



**Legend**

- Parcels
- 2009 Aerial Photo

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



**Grand Rapids Planning Commission**  
Grand Rapids - City Hall

---

**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 Chairman 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-



CITY OF GRAND RAPIDS  
HAIN MUSEUM PLAZA NORTH

**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:

<u>Kevin Henry</u> Name of Applicant* <sup>1</sup>	_____ Name of Owner (If other than applicant)
<u>2630 Isleviue Rd</u> Address	_____ Address
<u>Grand Rapids, MN 55744</u> City State Zip	_____ City State Zip
<u>612-490-3851 kebjhenry@aol.com</u> Business Telephone/e-mail address	_____ Business Telephone/e-mail address

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

**Parcel Information:**

Tax Parcel # 91-031-3420 Property Size: 4.9

Existing Zoning: Residential

Existing Use: Residential

Property Address/Location: 2630 Isleviue Rd Grand Rapids, MN

Legal Description: N 150' of lot 7 exc rev desc 3 Sec 31 Twp 55 Range 25  
(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.

<u>Kevin Henry</u> Signature(s) of Applicant(s)	<u>11-7-13</u> Date
_____ Signature of Owner (If other than the Applicant)	_____ Date

**NOV - 7 2013** **Office Use Only**

Date Received \_\_\_\_\_ Certified Complete 11/1/13 Fee Paid \$250<sup>00</sup>

Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 12/5/2013

Summary of Special Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Required Submittals:**

Application Fee - \$252.50 \*<sup>2</sup>

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.

*\*<sup>2</sup>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:

To build a storage shed with wall height of 16' which is 4" higher than the 12' limit

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

The building would meet all required regulations except the height restriction

**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):

The building will be used to store a 5<sup>th</sup> wheel camper and the height is needed to get the camper in.

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

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

We want to store our 5<sup>th</sup> wheel camper inside to protect it from the elements.

**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:

When we purchased the property we were located in Grand Rapids Township. Our intention was to build a storage building to house a 5<sup>th</sup> wheel camper. There were no height restrictions in Grand Rapids Township. We have Annexed into the City of Grand Rapids.

**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 proposed building site surrounded by trees and is not visible to adjoining property owners.

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

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

The building will be used for personal storage only.

**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?

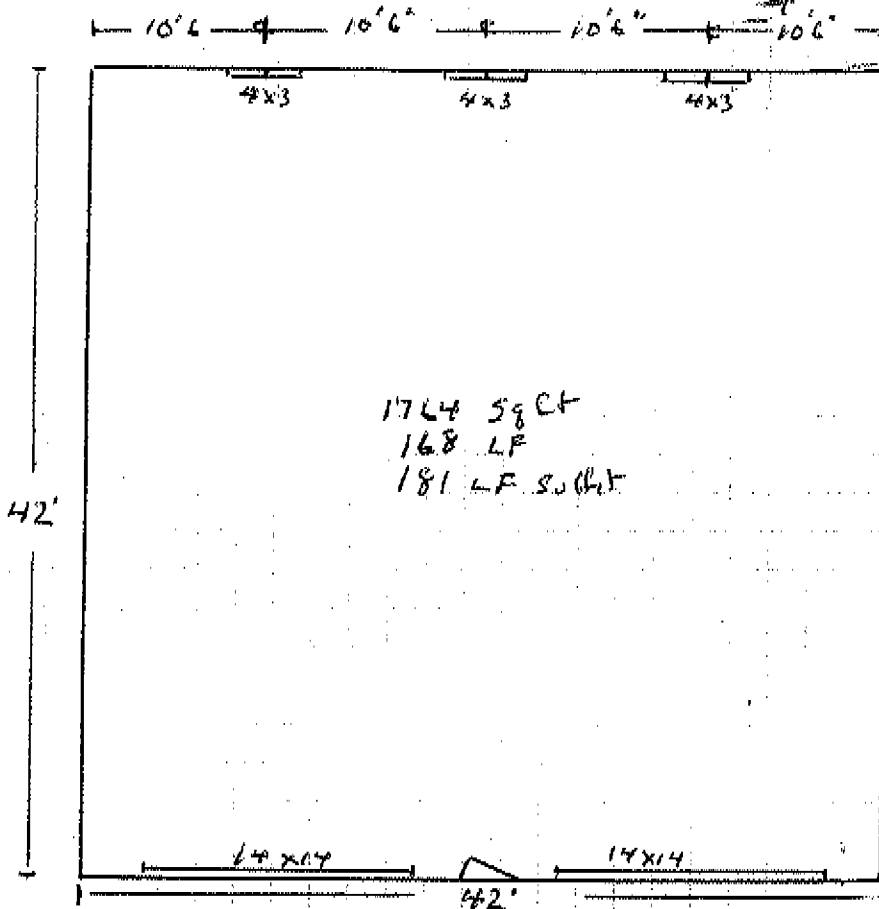
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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.

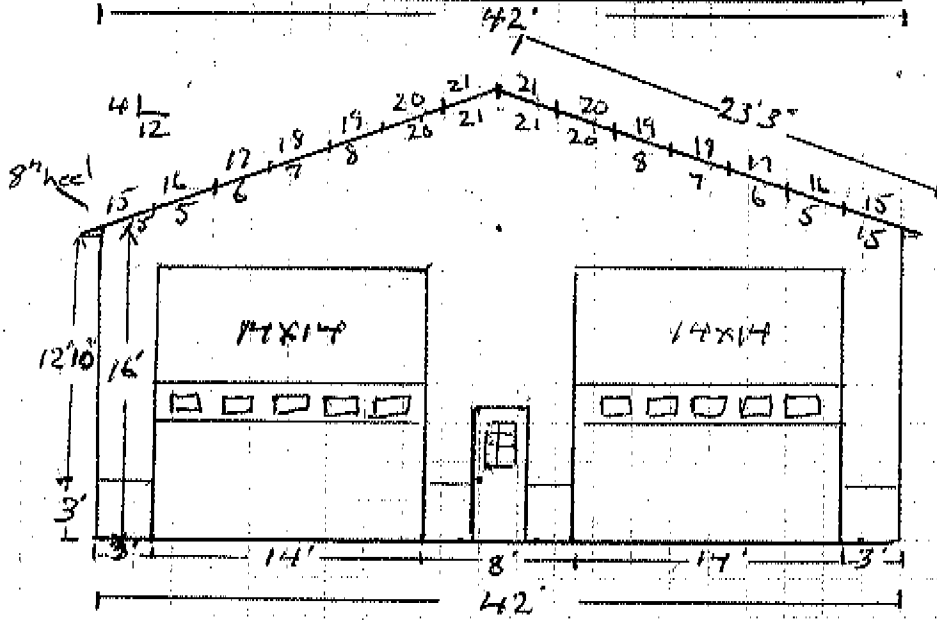


Kevin Henry

42x42x16



- 4" floating slab
- 2x6 studs 24" oc
- 4" oc trusses 1/2
- 12" all around
- 1-3068
- 3-4x3 under
- 2-14x14 TR-2 w/wght
- 3' w/w/scope
- vent. ridge + soffit
- 4' apron

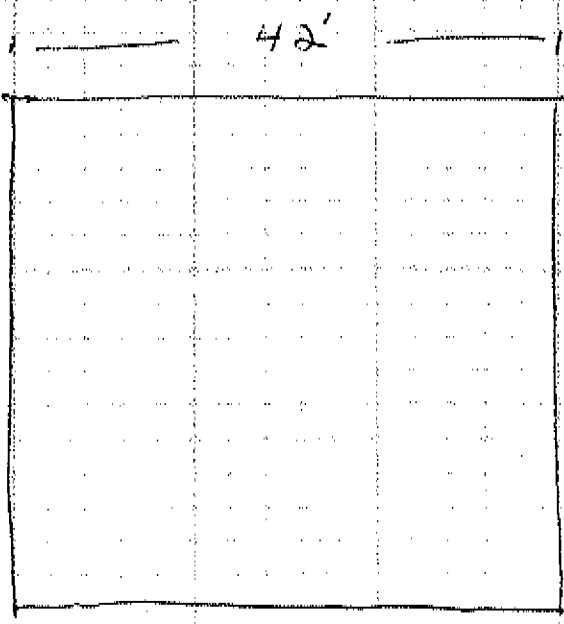
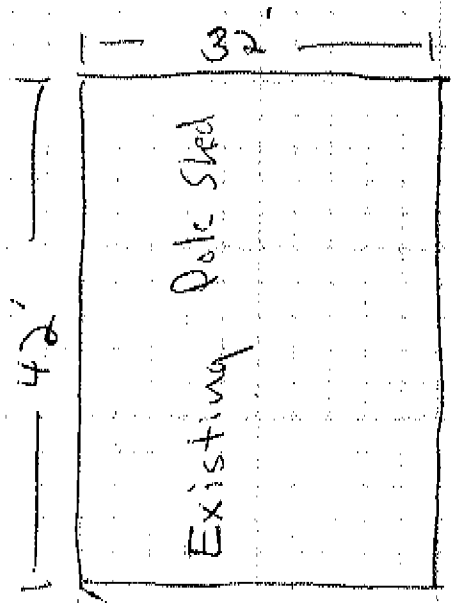


**SITE PLAN**

Each Square or \_\_\_\_\_ Is Equal To \_\_\_\_\_ Ft.

Parcel Number: 91-031.3420

← 635' to house



980' to Row

42'

Property Owner: Kevin Henry

Address: 2630 Islevue Rd

Name of Preparer (if different than above): \_\_\_\_\_

Zoning: Residential

THIS PLOT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE:

(Signature of Applicant or Agent) Kevin Henry

DATE: 11-4-13













# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0751      **Version:** 1      **Name:** Conduct a Public Hearing to consider a variance petition submitted by John Neumiller and Wanda Bunes.

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

**File created:** 11/25/2013      **In control:** Planning Commission

**On agenda:** 12/5/2013      **Final action:**

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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Neumiller/Bunes Variance: Staff Report w/map](#)  
[Rules for P.H. & Variance Considerations](#)  
[Neumiller/Bunes Variance Application](#)  
[Application Attachment: Site Photos](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

12/5/2013	1	Planning Commission		
-----------	---	---------------------	--	--

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

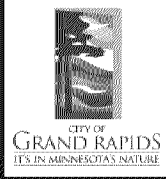
**Background Information:**

*See attached Staff Report and Background Information.*

**Staff Recommendation:**

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





# Planning Commission Staff Report

<b>Agenda Item # 3</b>	<b>Community Development Department</b>	<b>Date: 12/5/2013</b>
<b>Statement of Issue:</b>	Conduct a Public Hearing to consider a variance petition submitted by John Neumiller and Wanda Bunes.	
<b>Background:</b>	<p>John Neumiller and Wanda Bunes have applied for one variance, which if granted, would allow for an addition, in the front yard area of their home located at: 1708 Fraser Drive SW.</p> <p>The subject property is legally described as Lot 3 Less N 5', Block 4, McGowans 1st Addition to Grand Rapids, and is currently zoned R-1 (One-Family Residential).</p> <p>Mr. Neumiller and Ms. Bunes, have requested the Planning Commission's consideration of one variance from Section 30-512 Table 2-A of the Municipal Code, which lists the District Development Regulations for Principal Structures, more specifically, setbacks for principal structures.</p> <p>If approved, the requested variance would allow for a 40 sq. ft. addition to the footprint of the existing home. The enlargement will accommodate the addition of a front entryway, that would encroach 4 ft. into the required 30 ft. front yard setback. As described with in the petition, the purpose of the variance request, is to address the overall inefficiency of the entryway area, as well as safety concerns in that area.</p> <p>The addition to the subject home, 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-A, District Development Regulations for Principal Structures, which establishes a 30' minimum setback from the front yard lot line.</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.</p>	

<p><b>Required Action:</b></p>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.  <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 John Neumiller and Wanda Bunes for the property legally described as:</p> <p style="text-align: center;"><i>Lot 3 Less N 5’, Block 4, McGowans 1st Addition to Grand Rapids, 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 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.</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 Neumiller/Bunes variance petition and associated documentation.</li> <li>• List of the Planning Commissions Variance Considerations</li> </ul>

# Neumiller/Bunes Variance Request



CITY OF  
**GRAND RAPIDS**  
ITS MINNESOTA NATURE



Subject Property of  
Variance Request

Fraser Drive

## Legend

Parcels

## 2009 Aerial Photo

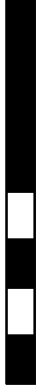
### RGB

Red: Band\_1

Green: Band\_2

Blue: Band\_3

50 25 0 50 Feet



**Grand Rapids Planning Commission**  
Grand Rapids - City Hall

---

**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 Chairman 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-



CITY OF GRAND RAPIDS  
IT'S IN MIND WE'LL TAKE CARE OF IT

**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:

John Neumiller/Wanda Bunes

Name of Applicant\*

Name of Owner (If other than applicant)

1708 Fraser Drive

Address

Address

Grand Rapids, MN 55744

City State Zip

City State Zip

wbunes@mchsi.com

Business Telephone/e-mail address

Business Telephone/e-mail address

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

**Parcel Information:**

Tax Parcel # Lot 3 less N. 5' block 4 McGowan's 1st addition Property Size: 93' x 156'

Existing Zoning: residential

Existing Use: residential, single-family

Property Address/Location: 1708 Fraser Drive Grand Rapids, MN

Legal Description: Lot 3 less N. 5' block 4 McGowan's 1st Addition  
(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.

Wanda Bunes  
Signature(s) of Applicant(s)  
John Neumiller  
Signature of Owner (If other than the Applicant)

November 19, 2013  
Date  
November 19, 2013  
Date

**Office Use Only**

Date Received \_\_\_\_\_ Certified Complete 11/20/2013 Fee Paid \$250.00

NOV 20 2013  
Planning Commission Recommendation: Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 12/5/2013

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:

House is 41' from inside of curb on Fraser Drive.  
we want to add an addition (4'x10') to increase the size of the foyer. This will put our house 4' closer to Fraser Dr. The present foyer is a safety hazard due to small area with 2 doors opening into it.  
see attached photos

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

setback lines

**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 2A District Development Regulations  
front yard setback minimum 30 ft.

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

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

This is a single family dwelling and will remain consistent with the other single family dwellings in the neighborhood

**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:

This house was built in 1976, it was built by a developer who built several houses in the neighborhood. No changes by landowner (previous or present) has occurred to the front of the house. The stair way to main floor was squeezed so the door could open. The risers are 8 1/2".

**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:

This very small addition to the foyer will improve the property value. The design and style of the house is consistent with other homes in the area. This reasonably size foyer (inside measurement approximately 7x9') will increase the safety of people entering the house.

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

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

The addition will not change the use of the home but will make entry safer.



**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:

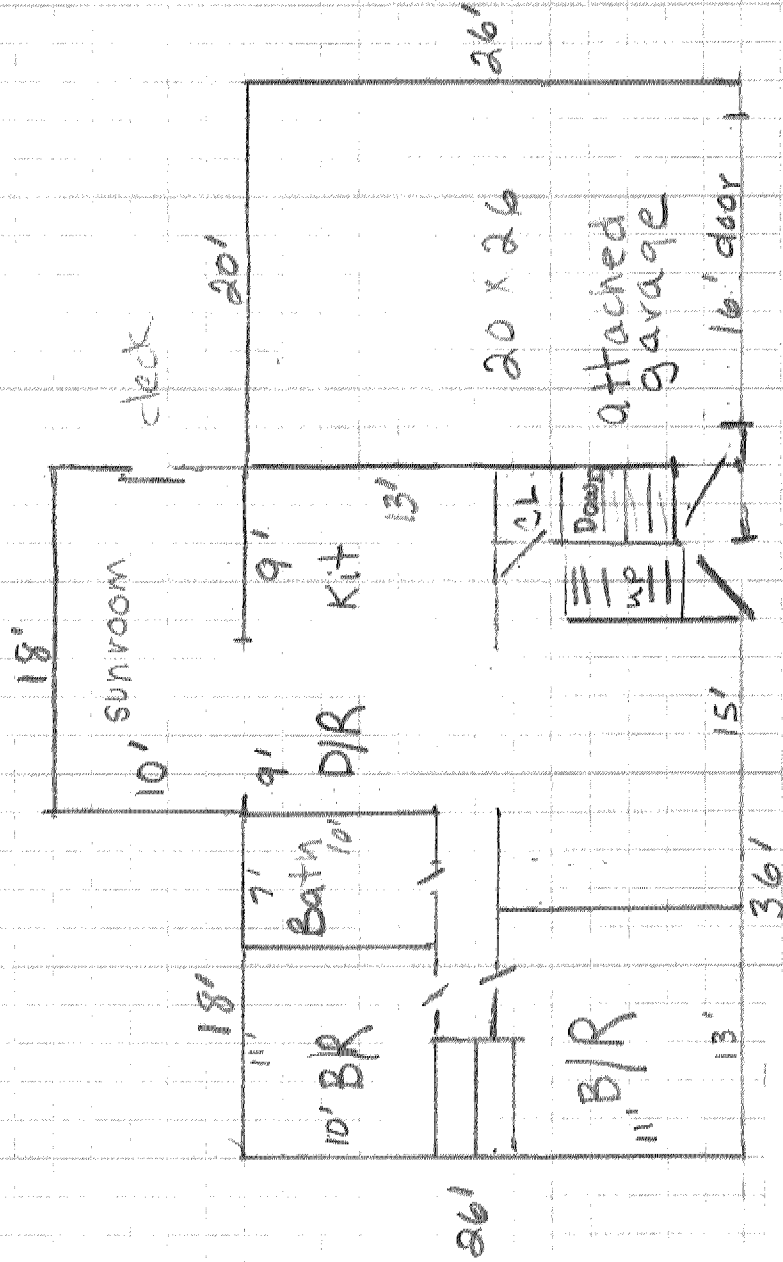
- Is the variance in harmony with the purposes and intent of the ordinance?
- Is the variance consistent with the comprehensive plan?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Will the variance, if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

Variance Request

John Neumiller and Wanda Bunes  
1708 Fraser Drive, Grand Rapids, MN



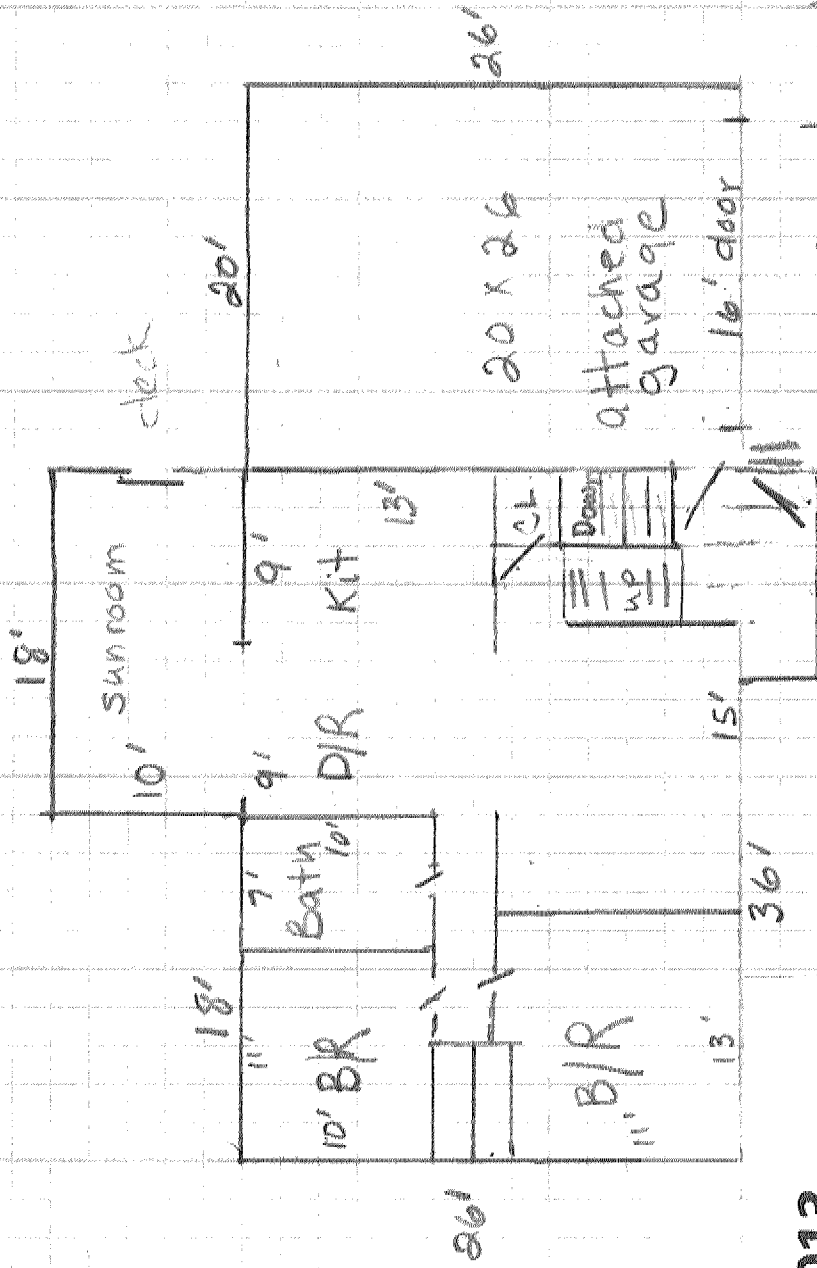
11/18/2013

Current Floor Plan  
1708 Fraser Drive,  
Grand Rapids, MN

1" = 2ft

Variance Request

John Neumiller and Wanda Bunes  
1708 Fraser Drive, Grand Rapids, MN



11/18/2013

Proposed Addition  
1708 Fraser Drive,  
Grand Rapids, MN

proposed addition  
4' x 10'

□ = 2ft







