

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, September 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

13-0532 Approve the minutes of the August 1, 2013, 4:00 pm regular meeting.

Attachments: [Planning Commission 8/1/2013 Mtg. Minutes](#)

General Business

13-0531 Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the Mini Storage use, as a permitted use, within the I-1 (Industrial Park) zoning district.

Attachments: [Staff Report: Text Amendment -Mini Storage in I-1 \(9-5-13\)](#)

[Sect.30-512 Table-1 Permitted Uses \(draft amendments\)](#)

[Zoning Ord. Text Amendment Considerations](#)

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, October 3rd, 2013



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 13-0532 **Version:** 1 **Name:** Approve the minutes of the August 1, 2013, 4:00 pm regular meeting.
Type: Minutes **Status:** Approved
File created: 8/28/2013 **In control:** Planning Commission
On agenda: 9/5/2013 **Final action:**
Title: Approve the minutes of the August 1, 2013, 4:00 pm regular meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [Planning Commission 8/1/2013 Mtg. Minutes](#)

Date	Ver.	Action By	Action	Result
9/5/2013	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the August 1, 2013, 4:00 pm regular meeting.

Background Information:

See attached draft minutes.

Staff Recommendation:

Approve the minutes of the August 1, 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, August 1, 2013

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 5 - Commissioner Lee Anderson, Commissioner Julie Fedje-Johnston, Commissioner Shane McKellep, Chairperson Michael Twite, and Commissioner Marn Flicker
- Absent** 2 - Commissioner Ron Niemala, 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

Approve the minutes of the July 9, 2013, 4:00 pm regular meeting.

Motion by Commissioner Flicker, second by Commissioner Twite to approve the minutes of the July 9th, 2013 regular meeting. The following voted in favor thereof: Flicker, Anderson, Fedje-Johnston, Twite, McKellep. Opposed: None, passed unanimously.

Public Hearings

Community Development Specialist Trast provided the staff report. Mr. Przytarski has applied for two variances which would allow for the addition of two decks, in the rear yard area, of the residential structure located at 305 Pokegama Avenue South.

Conduct a Public Hearing to consider a variance petition submitted by Mike Przytarski.

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

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

Mr. Mike Przytarski, 705 NW 9th Street, Grand Rapids explained the layout of the parking area and the design of the balcony.

Motion by Commissioner Anderson, second by Commissioner Twite to close the

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

Motion by Commissioner Twite, second by Commissioner McKellep 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 Mike Przytarski for the property legally described as:

Lots 1-4 & N 20' of Lot 5, Block 67, Town of Grand Rapids, Itasca County, Minnesota.

• to allow a one time waiver of the requirements of Section 30-512-Table 17C-2 and Section 30-458(c)1 for the construction of 2-three tiered, attached decks, to the residential structure which would increase the footprint of the nonconforming structure by 162 sq. ft. in the required 30 ft. rear yard setback area, as described within the variance application submitted by Mr. Mike Przytarski.

Commissioner Twite read his considerations for the record.

1. Is this an "Area" variance rather than a "Use" variance?
Area, for approximately 162 feet within the set back area.
2. Does the proposal put property to use in a reasonable manner?
Yes, in that it's enhancing the principal structure and improved egress for the tenants.
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 existing principal structure is currently within the setback and the structure pre-dates the ordinance.
4. Is the variance in harmony with the purposes and intent of the ordinance?
Yes, it is in harmony with the ordinance because orderly development and housing stock is a core piece of the zoning ordinance.
5. Will the variance, if granted, alter the essential character of the locality?
This structure was the first home on this block built by the Powers Family so it is enhancing the structure that is the cornerstone of that locality.
6. Is the variance consistent with the comprehensive plan?
Yes, it is in that the comprehensive plan puts a large emphasis on improving the quality and the amount of multi family structures in Grand Rapids.

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

General Business

Consider a recommendation to the City Council regarding the rezoning of a 2.13 acre parcel of land from I-1 (Industrial Park) to GB (General Business).

Motion by Commissioner Anderson, second by Commissioner McKellep 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 deny the rezoning of property, as petitioned by Ron and LeAnn Hardy, for property legally described as;

N 300' of S 333' of W 375' of SW SW less Hwy 38 ROW, Section 4, Township 55N, Range 25W, and as shown in the maps presented here today, from the established I-1 (Industrial Park) designation to that of GB (General Business).

Commissioner Anderson read his considerations for the record.

1. Will the change affect the character of neighborhoods?
With the re-zone it would affect the character for potential future uses.
2. Would the change foster economic growth in the community?
The expansion of the current use would increase the tax base.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
No, this is a grandfathered non-conforming use and the ordinance does not allow for an additional non-conforming use. The comprehensive plan designates this area as I-1 zoning not General Business.
4. Would the change be in the best interest of the general public?
That would depend on the amount of land available in GB for this use.
5. Would the change be consistent with the Comprehensive Plan?
No this area is shown as I-1 in the comprehensive plan with an overlay therefore rezoning to GB would not be consistent.

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Flicker, Second by Commissioner Anderson to adjourn the meeting at 5:02 p.m.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 13-0531 **Version:** 1 **Name:** Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the Mini Storage use, as a permitted use, within the I-1 (Industrial Park) zoning district.

Type: Agenda Item **Status:** General Business

File created: 8/28/2013 **In control:** Planning Commission

On agenda: 9/5/2013 **Final action:**

Title: Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the Mini Storage use, as a permitted use, within the I-1 (Industrial Park) zoning district.

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report: Text Amendment -Mini Storage in I-1 \(9-5-13\)](#)
[Sect.30-512 Table-1 Permitted Uses \(draft amendments\)](#)
[Zoning Ord. Text Amendment Considerations](#)

Date	Ver.	Action By	Action	Result
9/5/2013	1	Planning Commission		

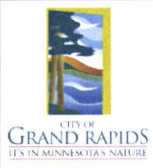
Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the *Mini Storage* use, as a permitted use, within the I-1 (Industrial Park) zoning district.

Background Information:

See attached Staff Report and background information.

Staff Recommendation:

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the *Mini Storage* use, as a permitted use, within the I-1 (Industrial Park) zoning district.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 9/5/13
Statement of Issue:	Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add the <i>Mini Storage</i> use, as a permitted use, within the I-1 (Industrial Park) zoning district.	
Background:	<p>On August 26, 2013, the Grand Rapids City Council conducted a public hearing to consider the Planning Commission’s recommendation for denial of a petitioned zoning map amendment. The requested rezoning was from an I-1 (Industrial Park) zoning district to that of GB (General Business) zoning district.</p> <p>As you recall, the requested rezoning was to facilitate the expansion of a grandfathered, nonconforming use (mini storage facility at 3414 Trout Road) which is located within an I-1 district. As part of their motion for denial of the rezoning, as was the Planning Commission’s recommendation, the City Council directed the Planning Commission to review and consider a recommendation regarding a text amendment to the Zoning Ordinance that would establish the mini storage use as a permitted use within the I-1 zoning district.</p> <p><i>Mini storage</i>, is currently defined within Section 30-421 <i>Definitions</i> of the Municipal Code: “<i>means an enclosed storage facility containing multiple individual units used solely for the storage of personal property. These units are intended to be leased or rented to private individuals. This facility is not intended to be used for commercial or industrial storage, nor shall the storage of flammable liquids or other hazardous materials be permitted</i>”.</p> <p>Currently, within Section 30-512 Table-1 <i>Permitted Uses</i>, the mini storage use is <u>permitted</u> within the GB/SGB (General Business) zoning district alone.</p> <p>By its description, within Section 30-511 <i>Purpose of districts</i>: “<i>I-1 industrial park district and SI-1 shoreland industrial park district. These are planned industrial districts that are intended to accommodate new, modern, high performance, low impact industrial uses in a park-like setting. They allow a full range of industrial activities plus support services but allow only limited sales of goods and services directly to the public.</i>”.</p> <p>The uses currently permitting by right (P) within the I-1 zoning district, under Section 30-512, include: group/foster homes & residential treatment centers (7+ persons), accessory buildings, auto-truck fleet storage, motor freight terminals, general warehouse, neighborhood parks, monument work/sales, custom manufacturing, light & heavy manufacturing, recycling center, and wholesale distribution facilities.</p>	

	<p>The uses currently permitted with additional restriction (R) within the I-1 zoning district include: essential service structure, temporary buildings, contractor’s yard/materials storage, and outdoor storage of land/sea containers. Additionally, uses permitted through a CUP (Conditional Use Permit) within the I-1 zoning district are: interim uses, telecommunication towers, jails/detention centers, and the mining of sand & gravel.</p> <p>The Planning Commission, during their review of the subject rezoning, had a short discussion pertaining to the potential addition of the mini storage use within the I-1 zoning district.</p> <p>The draft amendment are intended to be used as a starting point for Planning Commission’s discussion or may be recommended for approval as prepared. <i>(see attached Section 30-512 Table-1 Permitted Uses)</i></p>
Considerations:	<p>The Planning Commission should make specific findings of fact regarding the proposed amendment to the ordinance:</p> <ol style="list-style-type: none"> 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community? 3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance? 4. Would the change be in the best interest of the general public? 5. Would the change be consistent with the Comprehensive Plan?
Recommendation:	<p>Based on the above (and other) findings the Commission should consider a recommendation in regard to these draft changes.</p>
Required Action:	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding amendments to Section 30-512 Table-1 of the Zoning Ordinance.</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 forward a (favorable)(unfavorable) recommendation to the City Council regarding the draft text amendments adding <u>mini storage</u> as a permitted use within the I-1 (Industrial Park) zoning district: Section 30-512 Table-1 (<i>Permitted Uses</i>).</p>
Attachments:	<ul style="list-style-type: none"> • Section 30-512 Table-1 <i>Permitted Uses</i> Detailing Change

TABLE 1 - PERMITTED USES
TABLE INSET:

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL																		
P	P	P	P	P	P											P		single-family detached
		P	P	P	P											P		twin home attached
		P	P	P	P			P										two-family attached
																R		manufactured home < 24' wide
					P	P	R									P		accessory apartments
R	R	R	P	P	P											R		roomers
		R	R	R	P	P	P									P		bed and breakfast accommodations
			P	P	P	P	R	P										multifamily
		CUP	CUP															manufactured home park
			P		P		P	P	P									congregate housing
	R	R	R	R	R	R	R	R							R	R		emergency housing facility
																		SENIOR HOUSING WITH SERVICES
R	R	R	P	P	P				P									6 or fewer persons
R	R	R	P	P	P				P									7 to 8 persons
R	R	R	P	P	P				P									9 to 16 persons
			P	P	P													17 or more persons
GROUP HOMES, FOSTER HOMES AND																		

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RESIDENTIAL TREATMENT CENTERS																		
R	R	R	R	R	R											R		6 or fewer persons
			P	P	P							P				P		7 to 16 persons
				P	P		P	P	P			P						17 or more persons
DAY CARE/NURSERY																		
P	P	P	P	P	P	P	P	P	R		P	R	R		P	P	P	14 or fewer persons
R	R	R	R	R	P	P	P	P	R		P	R	R		P	P	P	15 or more persons
MISCELLANEOUS RESIDENTIAL USES																		
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	accessory buildings
R	R	R	R	R	R											R		garage/yard sales
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	essential services
R	R	R	R	R	R	R				R						P		outdoor storage
R	R	R	R	R	R											P		private recreation
R	R	R	R	R												P		woodpiles
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	temporary buildings
R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	P	P	satellite dish/solar collectors
R	R	R	R	R												R		Home occupations

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
COMMERCIAL																		
																	P	aviation related commercial operation
AGRICULTURAL SALES AND SERVICE																		
																P		kennels
						P	P											pet shops
						P	R				R						P	veterinary services
R																	R	farm animals
						P												farm equipment
						P												feed, grain, supplies
AUTOMOTIVE/RECRE ATIONAL VEHICLES																		
						P												sales: new or used
						R					R							repair/service
						R												car/truck wash
						R	R											gasoline stations
						CUP												junk/salvage yard
						P						P	P		P			auto-truck fleet storage
						P					P						P	Transportation dispatch and storage
CONSTRUCTION																		
					R	P	P				P							construction material

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
																		suppliers
						R						R	R					contractor's yard, materials storage
						P												equipment/truck sales and service
						R												equipment and/or tool rental
FINANCIAL INSTITUTIONS																		
					R	P	P											bank, savings and loan, loan agency, etc.
FOOD SERVICE																		
						P	P	P	R	R								restaurant
					R	R	R	R	R			R	R		R		R	vending machines
HEALTH CARE																		
					P	P	P	P	P		P							clinic (outpatient treatment centers)
								P	P									hospitals
CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	INTERIM USE
					R	P	P				P						P	OFFICE-Business
					R	P	P	P	P		P						P	professional, scientific, and technical services
					R	P	P	P	P		P							administrative and support services

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
RECREATION/ENTERTAINMENT																		
						P	P											indoor
					R	P	P		P		P				P			health & fitness club
R					R	R	R	R								R		clubs, lodges, membership organizations, etc.
						CUP				P			CUP	CUP	CUP			recreation facility, commercial-outdoor
										R								Shooting range
										P								Off-road motorized sport vehicle trails
						R	R											video arcades
						P	P				P							COMMUNICATION SERVICES
RETAIL																		
					R	P	P										R	general sales and services (see definition)
						CUP												general sales and services (see definition), greater than 70,000 sq. ft. building footprint
						P	P									P		nursery, landscaping
						P												grocery stores
						P	P		P		P							medical equipment and supplies (see definition)

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
					R	P	P	R	R									pharmacy
						R	R	R							R	P		temporary outdoor sales
SCHOOLS PUBLIC AND PRIVATE																		
R	R	R	R	R											P			elementary - secondary
						P	P								P	P		post high schools and colleges
WAREHOUSE																		
						P					P	P	P		R			general
						P						P						mini storage
						P					P	P	P					motor freight terminal
					R	R	R	R	R	R	R	R	R	R	R	R	R	outdoor storage of land/sea containers
PUBLIC/SEMI-PUBLIC																		
P	P	P	P	P										P	P			athletic facilities - public
															P	P		cemeteries
R	R	R	R	R	R	R	R									P		churches
						P	P								P			cultural facilities (art galleries, libraries, museums)
R	R	R	R	R						P					R	P		golf and country clubs
												P	P		P			water sewage treatment

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
										CUP		CUP	CUP			CUP		telecommunications towers
P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	treatment, power substations, neighborhood parks
CUP	CUP	CUP	CUP	CUP	R	R	CUP	CUP	R	R	R	R	R	R	R	R	R	essential services structure
												CUP						jail, detention center, and juvenile detention center
TRANSPORTATION																		
											P	P	P			P	P	major (terminals, hangers, switching yards, sidings, runways, heliports)
	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	minor (railroad, rights- of-way, streets, transit shelters)
INDUSTRIAL																		
						P						P						monument work/sales
												P			P		P	military post
					R	R	R				P	P	P					manufacturing, light
												P	P					manufacturing, heavy
											P	P	P					Light industrial activities not listed
												P	P					Heavy industrial activities not listed

RR/ SRR	R-1/ R-1a SR-1/ SR-1a	R-2/ SR-2	R-3/ SR-3	R-4/ SR-4	LB/ SLB	GB/ SGB	CBD	MU/ SMU	M/ SM	RC/ SRC	BP/ SBP	I-1/ SI-1	I-2/ SI-2	CD	PU/ SP U	AG	AP	LISTING OF USES IN ZONING DISTRICTS
						R						P						recycling center
						P					P	P						wholesale distribution facility
					R	R	R				R	R	R					outdoor storage (merchandise/material)
CUP										CUP		CUP	CUP		CUP			mining of sand and gravel

DRAFT

PLANNING COMMISSION

Considerations

ZONING ORDINANCE AMENDMENT

1. Will the change affect the character of neighborhoods?
2. Would the change foster economic growth in the community?
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
4. Would the change be in the best interest of the general public?
5. Would the change be consistent with the Comprehensive Plan?