

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, May 2, 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

[13-0227](#) Approve the minutes of the April 18, 2013, 4:00 pm (rescheduled from April 4th) regular meeting.

Attachments: [April 18th, 2013 Planning Commission](#)

Public Hearings

[13-0230](#) Conduct a Public Hearing to consider a variance petition submitted by Suzanne Michalik, d.b.a. Coin Box.

Attachments: [Coin Box Variance PC Staff Report & Area Map](#)

[Coin Box Variance-Application](#)

[Rules for PH & Variance Considerations](#)

General Business

[13-0228](#) Consider a recommendation to the City Council regarding the vacation of a platted alley within the plat of Kearney's 1st. Addition to Grand Rapids.

Attachments: [1st Lutheran Alley Vacation PC Staff Report 5-2-13](#)

[1st Lutheran Church Vacation-Maps](#)

[Rules for PH & Vacation Considerations](#)

[1st Lutheran Church Alley Vacation-Application](#)

[13-0229](#) Consider a recommendation to the City Council regarding the final plat of Friesen Addition.

Attachments: [Final Plat of Friesen Addition](#)

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, June 6, 2013*



CITY OF
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CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 13-0227 **Version:** 1 **Name:** Approve the minutes of the April 18, 2013, 4:00 pm (rescheduled from April 4th) regular meeting.

Type: Minutes **Status:** Approved

File created: 4/25/2013 **In control:** Planning Commission

On agenda: 5/2/2013 **Final action:**

Title: Approve the minutes of the April 18, 2013, 4:00 pm (rescheduled from April 4th) regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [April 18th, 2013 Planning Commission](#)

Date	Ver.	Action By	Action	Result
5/2/2013	1	Planning Commission	Approved as Presented by Commission	

Approve the minutes of the April 18, 2013, 4:00 pm (rescheduled from April 4th) regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the April 18, 2013, 4:00 pm (rescheduled from April 4th) regular meeting.

Grand Rapids Planning Commission
Regular Meeting
April 18, 2013 – 4:00 p.m.
Grand Rapids City Council Chambers
420 North Pokegama Avenue, Grand Rapids, Minnesota

Pursuant to due notice and call thereof, a regular meeting of the Grand Rapids Planning Commission was held Thursday, April 18, 2013 at 4:00 p.m. Upon a call of roll, the following members were present: Commissioners: Ron Niemala, Julie Fedje-Johnston, Shane McKellep, Michael Twite, Lee Anderson, Mark Gothard, Marn Flicker. Absent: None.

Staff present: Rob Mattei, Eric Trast, Attorney Sterle

SETTING OF REGULAR AGENDA: Approved without addition.

MOTION BY COMMISSIONER ANDERSON, SECOND BY COMMISSIONER FLICKER TO APPROVE THE AGENDA WITHOUT ADDITION. The following voted in favor thereof: Fedje-Johnston, Niemala, Gothard, McKellep, Twite, Anderson, Flicker. Opposed: None, passed unanimously.

APPROVAL OF MINUTES:

MOTION BY COMMISSIONER NIEMALA, SECOND BY COMMISSIONER ANDERSON TO APPROVE THE MINUTES OF THE JANUARY 15, 2013 REGULAR MEETING. The following voted in favor thereof: Gothard, Niemala, McKellep, Fedje-Johnston, Twite, Anderson, Flicker. Opposed: None, passed unanimously.

Conduct a Public Hearing to consider the preliminary plat of Friesen Addition to Grand Rapids.

Community Development Specialist Trast provided background information.

Chair Twite stated the public hearing scheduled this afternoon was to consider a recommendation to the City Council to consider the preliminary plat of Friesen Addition to Grand Rapids. Recorder Groom noted all required notices, according to law, had been met.

MOTION BY COMMISSIONER FEDJE-JOHNSTON, SECOND BY COMMISSIONER MCKELLEP TO OPEN THE PUBLIC HEARING. The following voted in favor thereof: Niemala, McKellep, Fedje-Johnston, Twite, Anderson, Gothard, Flicker. Opposed: None, passed unanimously.

MOTION BY COMMISSIONER ANDERSON, SECOND BY COMMISSIONER FLICKER TO CLOSE THE PUBLIC HEARING. The following voted in favor thereof: Flicker, Gothard, Anderson, Twite, Fedje-Johnston, McKellep, Niemala. Opposed: None, passed unanimously.

The Commissioners reviewed the subdivision considerations. Commissioner Fedje-Johnston asked for clarification on the park land dedication fee and retaining a utility easement. Mr. Trast

that will be taken care of as part of the application process so it does not need to be included in a motion.

MOTION BY COMMISSIONER FEDJE-JOHNSTON, 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 TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE THE PRELIMINARY PLAT OF FRIESEN ADDITION TO GRAND RAPIDS.

Commissioner Fedje-Johnston read her considerations for the record.

1. Has there been a change in the development policies of the community?
No, this is mostly undeveloped property.
2. Will the proposed subdivision cause undue traffic congestion?
No, the roadway is capable of accommodating medium density traffic.
3. Was there a mistake in the original zoning ordinance?
No, but with the City's growth and desire to subdivide primarily undeveloped property prompts the change.
4. Is the Zoning Ordinance up to date?
Yes.
5. Is the proposed subdivision compatible with adjacent land uses?
Yes, the area is surrounded by shoreland general business and single family residential. Multi family residential will blend in nicely with the area.
6. Will the proposed subdivision affect public utilities?
The PUC has requested a utility easement to the south and east to accommodate existing cables.
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
No, with the aging population having an assisted senior living facility will promote public health and welfare. The potential for additional housing would also be desirable.
8. Will the proposed subdivision impede orderly development of other property in the area?
No, it will not impede development, in fact a portion of the newly platted property is reserved for future development.
9. Will the proposed subdivision cause a decrease in value of adjacent property?
I don't see how a decrease in property value would result. A possible increase in property values might result due to the proposed development.
10. Will the proposed subdivision increase tax revenues?
Yes, developed land has a higher property tax value.

11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
No the Park and Recreation department will receive money in lieu of park land.
12. Is the proposed subdivision consistent with the Comprehensive Plan?
Yes, the Comprehensive Plan envisioned this area as multi-family residential.

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

Consider a recommendation to the City Council regarding the rezoning of a portion of a 10.5 acre parcel of land from R-1/SR-1 (One-Family Residential) to R-3/SR-3 (Multi-Family Residential-medium density).

Community Development Specialist Trast provided the staff report.

MOTION BY COMMISSIONER ANDERSON, SECOND BY COMMISSIONER FLICKER THAT, BASED ON THE FINDINGS OF FACT PRESENTED HERE TODAY, AND IN THE PUBLIC'S BEST INTEREST, THE PLANNING COMMISSION DOES HEREBY FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE THE REZONING OF PROPERTY, AS PETITIONED BY KEITH AND PAM FRIESEN, ON PROPOSED LOTS LEGALLY DESCRIBED AS; LOT 2, BLOCK 1, AND LOT 1, BLOCK 2, FRIESEN ADDITION TO GRAND RAPIDS, MINNESOTA, AND AS SHOWN IN THE MAPS PRESENTED HERE TODAY, FROM THE ESTABLISHED R-1/SR-1 (ONE FAMILY RESIDENTIAL) TO R-3/SR-3 (MULTIPLE -FAMILY RESIDENTIAL -MEDIUM DENSITY.

Commissioner Anderson read his considerations for the record.

1. Will the change affect the character of neighborhoods?
No, the neighborhood is already zoned SR-2, PU, R-2.
2. Would the change foster economic growth in the community?
Yes, it will employ caregivers, maintenance workers and increase the tax base.
3. Would the proposed change be in keeping with the spirit and intent of the ordinance?
Yes, promotes orderly land use and growth.
4. Would the change be in the best interest of the general public?
Yes, larger aging population is requiring more facilities like this.
5. Would the change be consistent with the Comprehensive Plan?
Yes, Comprehensive Plan shows this as multi-family residential.

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

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

Chair Twite nominated Vice Chair Fedje-Johnston for Chairperson.

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

Commissioner Anderson nominated Commissioner McKellep for Vice Chair/Secretary.

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

MOTION BY COMMISSIONER FLICKER, SECOND BY COMMISSIONER ANDERSON TO ADJOURN THE MEETING AT 4:46 P.M. The following voted in favor thereof: Flicker, McKellep, Niemala, Fedje-Johnston, Twite, Gothard, Anderson. Opposed: None, passed unanimously.

The next regularly scheduled meeting will be on Thursday, May 2, 2013 at 4:00 p.m. unless otherwise noticed.

Respectfully submitted:

Aurimy Groom, Recorder



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Legislation Details (With Text)

File #: 13-0230 **Version:** 1 **Name:** Conduct a Public Hearing to consider a variance petition submitted by Suzanne Michalik, d.b.a. Coin Box.

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

File created: 4/25/2013 **In control:** Planning Commission

On agenda: 5/2/2013 **Final action:**

Title: Conduct a Public Hearing to consider a variance petition submitted by Suzanne Michalik, d.b.a. Coin Box.

Sponsors:

Indexes:

Code sections:

Attachments: [Coin Box Variance PC Staff Report & Area Map](#)
[Coin Box Variance-Application](#)
[Rules for PH & Variance Considerations](#)

Date	Ver.	Action By	Action	Result
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Conduct a Public Hearing to consider a variance petition submitted by Suzanne Michalik, d.b.a. Coin Box.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a Public Hearing to consider a variance petition submitted by Suzanne Michalik, d.b.a. Coin Box.



Planning Commission Staff Report

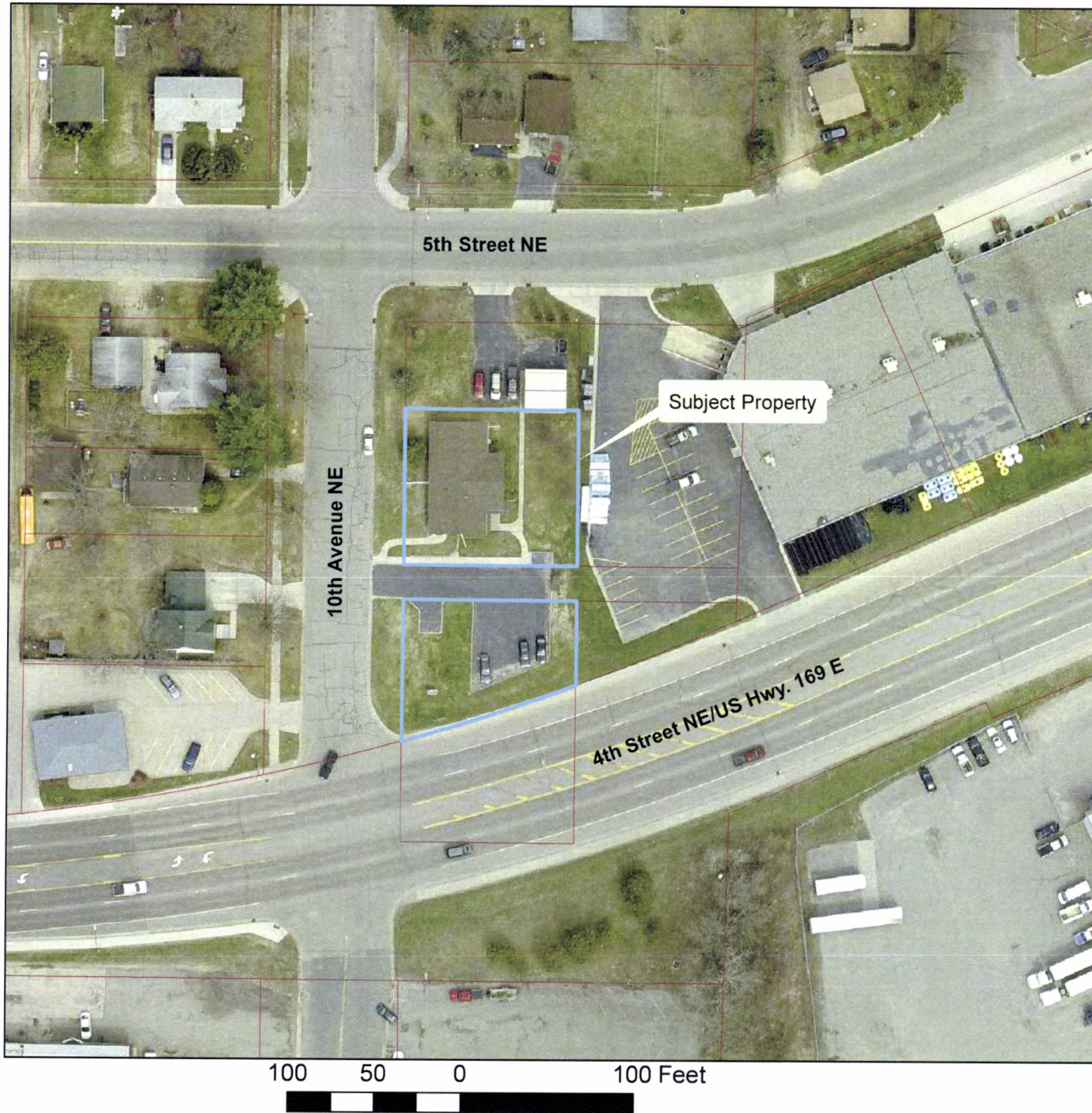
Agenda Item #2	Community Development Department	Date: 4/5/2012
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Suzanne Michalik, d.b.a. Coin Box.	
Background:	<p>Ms. Michalik has applied for one variance, which if granted, would allow for the permanence of one portable sign at her place of business located at: 1045 East Hwy. 169.</p> <p>The subject property is legally described as: <i>S 90FT OF LOTS 1,4,5,& 8 ALL LOTS 2,3,6 & 7, BLK. 9, THIRD DIVISION OF GRAND RAPIDS</i>, and is currently located within a GB (General Business) zoning district.</p> <p>Ms. Michalik has requested the Planning Commission's consideration of one variance from Section 30-679(3)f. of the Municipal Code, which lists district requirements for on-premise- portable signs. As requested, the portable sign would be displayed year-round, exceeding the 90-day per calendar year maximum display time for GB (General Business) zoning districts by 275 days.</p> <p>The applicant, within the variance petition, cites a lack of visibility from the roadway for her business, which is located in the basement level of a multi-tenant building.</p> <p>The year-round display of the subject portable sign as proposed within the variance application, would require the Planning Commission's approval of one variance;</p> <ol style="list-style-type: none">1. Section 30-679(3)f of the Municipal Code which addresses district requirements for on-premise- portable signs: <i>f. Within the GB and SGB zoning districts a maximum of one on-premise portable sign, per lot, shall be allowed, subject to the following restrictions:</i><ol style="list-style-type: none">1. Portable signs may not be displayed without a permit.2. <u>Portable signs may not be displayed for more than 90 days per calendar year.</u>3. Portable signs shall be limited to 32 square feet of sign area per side. (For three-dimensional signs, compliance with this section will be based on a cross sectional measurement of the sign at its point of maximum dimension.)4. Portable signs shall be constructed of wood, plastic or metal, and shall have a professional appearance.5. Portable signs on display shall be braced or secured, as needed, to prevent motion.	

	<p>6. The text and images on portable signs shall be limited to an advertising message related to the business being conducted on the premises within which it is located.</p> <p>7. Portable signs may not be placed in the right-of-way. Portable signs shall be setback from the property line a minimum [of] ten [feet].</p> <p>8. No portable sign shall obstruct or impede the movement or vision of pedestrian or vehicular traffic, or create a hazardous or unsafe condition.</p>
Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.
Recommendation:	<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>
Required Action:	<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 (grant)(deny) the following variance to Suzanne Michalik, d.b.a. Coin Box for the property legally described above;</p> <ul style="list-style-type: none"> • to allow a one time waiver of the requirements of Section 30-679(3)f of the Municipal Code which would allow for a portable sign to be displayed year-round, exceeding the 90-day per calendar year maximum display time for GB (General Business) zoning districts by 275 days, as requested within the petitioners application. <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"> • _____
Attachments:	<ul style="list-style-type: none"> • Site Map • Copy of the variance petition and associated documentation • List of the Planning Commissions Variance Considerations

Coin Box- Variance Request



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Legend


 Parcels

2009 Aerial Photo

RGB

 Red: Band_1

 Green: Band_2

 Blue: Band_3



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:

COIN BOX
 Name of Applicant*¹
1045 EAST HWY 169
 Address
GRAND RAPIDS, MN 55744
 City State Zip
(218) 999-7509 11am-6pm
 Business Telephone/Telephone (other)/e-mail

SUZANNE MICHALIK
 Name of Owner (If other than applicant)
35293 HANSON LAKE RD
 Address
GRAND RAPIDS, MN 55744
 City State Zip
suzannestephen@att.net
 Business Telephone/Telephone (other)/e-mail

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

Parcel Information:

Tax Parcel # 91-425-0920 & 0910 Property Size: .64 ACRE
 Existing Zoning: GB
 Existing Use: DENTAL OFFICE & COIN SHOP (ON LOWER LEVEL)
 Property Address/Location: 1045 E. HWY 169
 Legal Description: attached
 (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.

Suzanne Michalik
 Signature(s) of Applicant(s)

4-8-2013
 Date

Signature of Owner (If other than the Applicant)

Date

APR - 9 2013 Office Use Only
 Date Received _____ Certified Complete 4/10/13 Fee Paid

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date 5/2/13

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.

**²The 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:

Requesting permit to keep attached portable signing as permanent signing in effort to give basement level business visibility from road which is elevated. (Pictures attached)
Dentist office sign faces the wrong direction for on coming traffic and gets hidden during the winter season due to snow.

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

Must be 2 feet behind property line and not interfere with right-of-way.
Portable signing only permitted 90 days of a 365 day year.

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):

See proposal / Zoned General Business
Sect. 30-679(3)F.

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

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

Signing required for year-round visibility of business.

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:

1) Property is below the ground level of frontage road, losing visibility to passing traffic
2) Snow hides the existing permanent sign

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:

Signing will bring no harm to environment, public right-of-way or neighborhood. Existing owner of building agrees with year-round use of signing (letter attached). Signing will not devalue or alter the character of the locality.

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

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

See above

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th 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.



EXISTING PERMANENT SIGN

Coin Box



When snowbanks are high
this business is totally
hidden from street view.



THIS PERMANENT
SIGN IS BURIED IN SNOW
HIDDEN FROM VIEW. THE
BUSINESS IS HIDDEN AS WELL

FLAG IS NEEDED
YEAR-ROUND TO HAVE
VISIBILITY FROM ALL
STREET LEVELS.



PERMANENT SIGN FACES
NORTH & SOUTH. TRAFFIC
FLOWS FROM EAST TO
WEST. NEED SIGNING
YEARROUND THAT IS
VISIBLE EAST TO WEST
FOR ON COMING TRAFFIC.



Will be alternating these flags on one single pole.

Flag is 19.6 sq. ft

Poles are aluminum with steel spikes.

Flag fabric is rip-stop.

This Weeks Hot Special

Price \$49
 This Pole 4' High
 Ours \$49

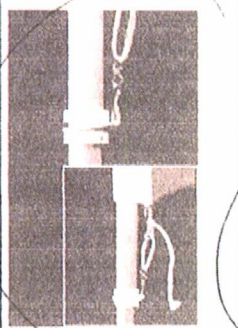
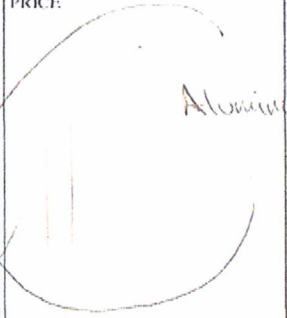


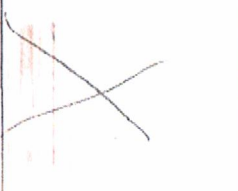


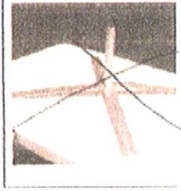

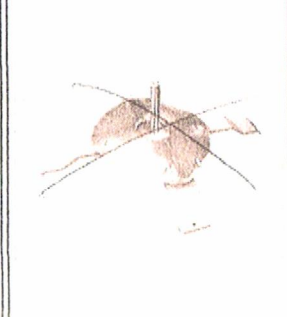


Call: (877) 560-5115
 Email: Flagsbystats@gmail.com

Index Below... Click Any Name to Open
 Flags Images Below... Click Any Image to Order

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- Designs Priced as Listed when you click on Image
- From **\$49-199**
- (877) 560-5115 Questions
- OVER 400 STOCK FLAGS**
- Feather Banners
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- Feather Swoopers
- Feather Displays
- Feather Templates
- Quoted 100 to 10,000
- Custom Signs
- Feather Banners
- Feather Displays
- Vinyl Banners
- Feather Displays
- Feather Displays

 <p>Spinner holder for windy locations.</p>	<p>ALL EXTRA STANDS AND OTHER HARDWARE MAY REQUIRE ADDITIONAL SHIPPING. STATS WILL CALL OR EMAIL YOU CHANGE IN PRICE</p> <p><i>Aluminum</i></p>  <p>Pole top for NSF-??? Flags</p>	<p>ALL EXTRA STANDS AND OTHER HARDWARE MAY REQUIRE ADDITIONAL SHIPPING. STATS WILL CALL OR EMAIL YOU CHANGE IN PRICE</p> <p>Custom Designs Only 1" Top New Design</p>  <p>Pole top for NSF-??? Flags</p>	 <p><i>Steel</i></p> <p>ALL EXTRA STAND AND OTHER HARDWARE REQUIRE ADDITIONAL SHIPPING. STATS WILL CALL OR EMAIL YOU CHANGE IN PRICE</p>
			
		<p>ALL EXTRA STANDS AND OTHER HARDWARE MAY REQUIRE ADDITIONAL SHIPPING. STATS WILL CALL OR EMAIL YOU CHANGE IN PRICE</p>	



James D. Rostvold, D.D.S.

1043 East Highway 169, P.O. Box 329
Grand Rapids, MN 55744-0329
218 • 326 • 2560

April 3, 2013

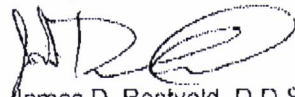
City of Grand Rapids
420 N. Pokegama Avenue
Grand Rapids, MN 55744

To Whom It May Concern:

Please be advised that "Coin Box", the business that rents space in my lower level place of business, has my permission to display signage on the business property as they see necessary.

If there are any questions regarding this matter, please do not hesitate to call me at 218-326-2560.

Sincerely,



James D. Rostvold, D.D.S.
WEST RANGE DENTAL CARE

JDR:pp

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*?
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
5. Will the variance, if granted, alter the *essential character* of the locality?
6. Is the variance *consistent with* the *comprehensive plan*?