

# **CITY OF GRAND RAPIDS**

*NOTICE OF MEETING  
PLANNING COMMISSION*



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

## **Meeting Agenda Full Detail**

**Thursday, April 18, 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**

[13-0144](#) Approve the minutes of the January 15, 2013, 4:00 pm (rescheduled) regular meeting.

**Attachments:** [Draft Minutes-Jan-15, 2013](#)

**Public Hearings**

[13-0171](#) Conduct a public hearing to consider the preliminary plat of Friesen Addition to Grand Rapids.

**Attachments:** [Friesen- Subdivison Staff Report/Map/Comments](#)

[Friesen- Subdivision Application](#)

[Friesen- Subdivision- Plat Documents](#)

[Subdivision Considerations](#)

**General Business**

[13-0172](#) 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 (Multiple-Family Residential- medium density).

**Attachments:** [Friesen- Rezoning Staff Report/Maps/Considerations](#)

[Friesen- Rezoning Application](#)

[13-0145](#) Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

**Attachments:** [PC Staff Report: Election of PC Officers 4-4-13](#)

**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:  
[Enter Date Here]*



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GRAND RAPIDS  
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# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0144      **Version:** 1      **Name:** Approve the minutes of the January 15, 2013, 4:00 pm (rescheduled) regular meeting.

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

**File created:** 3/15/2013      **In control:** Planning Commission

**On agenda:** 4/18/2013      **Final action:**

**Title:** Approve the minutes of the January 15, 2013, 4:00 pm (rescheduled) regular meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Draft Minutes-Jan-15, 2013](#)

Date	Ver.	Action By	Action	Result
4/18/2013	1	Planning Commission	Approved as Presented by Commission	Pass

Approve the minutes of the January 15, 2013, 4:00 pm (rescheduled) regular meeting.

### **Background Information:**

*See attached draft meeting minutes.*



# 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

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Tuesday, January 15, 2013

4:00 PM

Council Chambers

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### Call To Order

### Call of Roll

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

**Motion by Commissioner Fedje-Johnston, second by Commissioner Anderson to approve the agenda as presented. The following voted in favor thereof: Gothard, Anderson, Twite, Fedje-Johnston, Niemala. Opposed: None, passed unanimously.**

### Approval of Minutes

Approve the minutes of the December 6, 2012, 4:00 pm regular meeting.

**Motion by Commissioner Anderson, Second by Commissioner Fedje-Johnston to approve the minutes of the December 6, 2012 Regular Meeting. The following voted in favor thereof: Niemala, Fedje-Johnston, Twite, Anderson, Gothard. Opposed: None, passed unanimously.**

### General Business

Consider a recommendation to the City Council regarding the vacation of a platted alley and a public use easement within the plat of Town of Grand Rapids.

*Community Development Director Mattei reviewed the staff report with the Commissioner.*

*Mr. Ronald Niemala, 214 NW 1st Avenue addressed the Commissioners in opposition to the street vacation. Mr. Niemala read a letter he drafted explaining his reasoning for the oppositon of the vacation.*

*Mr. Jim Kent, UPM Blandin answered questions from the Commissioners.*

**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 vacation of public right-of-way described as:

N/S Alley LYG between Lots 1-12 & Lots 13-24, Block 17, Town of Grand Rapids, Itasca County, Minnesota;

and vacation of a public use easement described as:

on that portion of vacated 2nd Street N LYG between the W boundary of the N/S Alley within Block 17, plat of Town of Grand Rapids and the W boundary of 1st Avenue NW (as described in City Resolution No. 01-83)

contingent on the following stipulation:

A utility easement is retained over the area of the vacated N/S alley.

Commissioner Fedje-Johnston read her considerations for the record:

1. Is the easement needed for traffic purposes?

No, the stub dead ends into a previously vacated roadway. Furthermore how it currently is configured a drive must either make a u turn on the roadway or travel thru the alley.

Either one is not ideal for traffic purposes.

2. Is the easement needed for pedestrian purposes?

There may be Blandin employees using it. Other than Blandin pedestrians have no reason to walk in that area.

3. Is the easement needed for utility purposes?

A utility easement will be retained.

4. Would vacating the easement place additional land on the tax rolls?

UPM Blandin would pay additional taxes for the increased property vacated by the alley.

5. Would vacating the easement facilitate economic development in the City?

It would allow for UPM Blandin expansion and more jobs at best or Blandin convenience at the least.

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

Consider a recommendation to the City Council regarding amendments to Chapter 30 *Land Development Regulations* that would amend multiple sections of Article V *Subdivisions*.

*Community Development Specialist Trast provided the staff report.*

**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 a favorable recommendation to the City Council regarding the draft amendments to Article V Subdivisions of Chapter 30 Land Development Regulations.**

Commissioner Fedje-Johnston read her considerations for the record:

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

Not current neighborhoods but it will standardize and improve future development of subdivisions in the City.

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

In so far as the changes offer clear rules and expectations for developers. Many changes provide direction on how to submit applications, plats, etc. to city staff which will enable staff to more effectively work with developers.

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

Yes.

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

Yes, in many ways for example it provides further clarification of subdivision requirements and develops a more dependable definition of the section. The purpose and intent is to help the public understand the importance of subdivision regulations.

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

The changes are consistent with the Comprehensive Plan. The changes will assist in directing growth and development to locations that serve community vision and values and harmonizing change with the existing community fabric.

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

**Public Input**

**Miscellaneous\Updates**

**Adjourn**

Motion by Commissioner Anderson, Second by Commissioner Fedje-Johnston to adjourn the meeting at 4:56 p.m. The following voted in favor thereof: Gothard, Twite, Anderson, Fedje-Johnston, Niemala. Opposed: None, passed unanimously.



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# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0171      **Version:** 1      **Name:** Conduct a public hearing to consider the preliminary plat of Friesen Addition to Grand Rapids.

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

**File created:** 3/28/2013      **In control:** Planning Commission

**On agenda:** 4/18/2013      **Final action:**

**Title:** Conduct a public hearing to consider the preliminary plat of Friesen Addition to Grand Rapids.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Friesen- Subdivison Staff Report/Map/Comments](#)  
[Friesen- Subdivision Application](#)  
[Friesen- Subdivision- Plat Documents](#)  
[Subdivision Considerations](#)

Date	Ver.	Action By	Action	Result
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Conduct a public hearing to consider the preliminary plat of Friesen Addition to Grand Rapids.

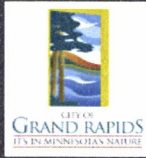
### **Background Information:**

*See attached Staff Report and background information.*

### **Staff Recommendation:**

Conduct a public hearing to consider the preliminary plat of Friesen Addition to Grand Rapids.





# Planning Commission Staff Report

<b>Agenda Item #2</b>	<b>Community Development Department</b>	<b>Date:</b> 4/4/13
<b>Statement of Issue:</b>	Conduct a public hearing to consider the preliminary plat of Friesen Addition to Grand Rapids.	
<b>Background:</b>	<p>A preliminary plat entitled Friesen Addition to Grand Rapids was submitted by Keith and Pam Friesen and filed with the City on March 8, 2013. The property included within the preliminary plat is 10.5 acres in area, including proposed right-of-way, and its location can generally be described as ½ block south of, and parallel to 20<sup>th</sup> Street NE, extending from McKinney Lake Road/Hwy. #38- 1,375 ft. to the east. A complete legal description of the subject property is included with the preliminary plat documents.</p> <p>The plat petitioner has indicated that the three proposed lots will be developed as follows:</p> <ul style="list-style-type: none"> <li>• <u>Lot 1, Block 1</u> will remain used in a single family residential capacity, but will retain the existing SGB (Shoreland General Business) zoning designation allowing for future commercial development.</li> <li>• <u>Lot 2, Block 1</u> is intended to be developed by the petitioner with an Senior Assisted Living facility serving 10 to 20 residents, and is requested for rezoning to a SR-3 (Shoreland Multiple-Family Residential- <i>medium density</i>) designation under a separate petition.</li> <li>• <u>Lot 1, Block 2</u> will remain undeveloped at this time, and is included in the separate request for rezoning to R-3/SR-3, which would allow for single family home development to multi-family home development.</li> </ul> <p>The plat area was largely undeveloped; except for a single family home and two accessory building located on the western portion of the property.</p> <p>The Comprehensive Plan's general vision for land use in the area of this proposed subdivision is that of Multi-Family Residential, due generally to the size of the undeveloped lot, its relative close proximity to town and other multi-family zoned property (<i>which is developed</i>), as well as the low inventory of undeveloped multi-family zoned property within the city.</p> <p>The staff review committee, consisting of the City Engineer, Public Works Director, Fire Chief, Grand Rapids PUC, Parks and Recreation Director, and Community Development Department, has reviewed the preliminary plat for technical standards and found that it substantially complies with the City's subdivision requirements. The City Engineer and Department Managers at the PUC worked with the petitioners surveyor to amend the initial preliminary plat to accurately reflect the necessary existing and future utility</p>	

	easements.
<b>Considerations:</b>	When reviewing the preliminary plat, the Planning Commission needs to make findings as to whether or not the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.
<b>Recommendation:</b>	<p>Staff recommends that the Planning Commissioners; review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the preliminary plat, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations, and giving consideration, also, to the supplemental list provided.</p> <p>If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If the findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future meeting date allowing sufficient time for revisions to be made and reviewed.</p>
<b>Required Action:</b>	<p>Pass a motion forwarding a recommendation to the City Council for approval of the preliminary plat.</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 to the City Council a recommendation to <b>approve</b> the preliminary plat of Friesen Addition to Grand Rapids; <i>(Contingent upon the applicant making the following corrections/clarifications):</i></p> <ul style="list-style-type: none"> <li>• Any revisions the Planning Commission sees as necessary</li> </ul>
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Preliminary Plat and associated documents</li> <li>• Review Committee comments</li> <li>• Site Map</li> </ul>

# Friesen Addition

(Preliminary Plat)




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500 250 0 500 Feet





## Legend


 Parcels

### 2009 Aerial Photo

#### RGB

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

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

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**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.

## EricTrast

---

**From:** Rob Mattei  
**Sent:** Wednesday, March 20, 2013 8:37 AM  
**To:** EricTrast  
**Subject:** FW: Freisen Addition Preliminary Plat Review

### Rob Mattei

Community Development Director  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662  
**Office:** 218-326-7622  
**Mobile:** 218-244-2924  
**Fax:** 218-326-7621  
[rmattei@ci.grand-rapids.mn.us](mailto:rmattei@ci.grand-rapids.mn.us)  
[www.grandrapidsmn.org](http://www.grandrapidsmn.org)



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**From:** Jeff Davies  
**Sent:** Wednesday, March 20, 2013 5:29 AM  
**To:** Rob Mattei; Tom Pagel  
**Subject:** Fw: Freisen Addition Preliminary Plat Review

I support the addition of this plat to our community. Only concern would be eventually if the area is fully developed there might someday be a complaint of the night noise during winter months from our 14th street snow dump. Todate there hasn't been a single concern that I'm aware of. Being in a hole probable helps. Loosing that dump would be a huge expense to PW

*Sent from my Verizon Wireless Droid*

-----Original message-----

**From:** Steve Flaherty <[sflaherty@ci.grand-rapids.mn.us](mailto:sflaherty@ci.grand-rapids.mn.us)>  
**To:** Rob Mattei <[rmattei@ci.grand-rapids.mn.us](mailto:rmattei@ci.grand-rapids.mn.us)>  
**Cc:** Tom Pagel <[tpagel@ci.grand-rapids.mn.us](mailto:tpagel@ci.grand-rapids.mn.us)>, Tony Ward <[atward@grpuc.org](mailto:atward@grpuc.org)>, Jeff Davies <[jdavies@ci.grand-rapids.mn.us](mailto:jdavies@ci.grand-rapids.mn.us)>  
**Sent:** Tue, Mar 19, 2013 21:22:35 GMT+00:00  
**Subject:** Freisen Addition Preliminary Plat Review

Rob,

## EricTrast

---

**From:** atward@grpuc.org  
**Sent:** Tuesday, March 26, 2013 5:12 PM  
**To:** EricTrast  
**Cc:** Denny Doyle; JWYeschick@grpuc.org; Tom Pagel  
**Subject:** Re: FW: Existing Electric Utility - Friesen Addition  
**Attachments:** pic02787.jpg; pic06401.jpg; pic15536.jpg

Eric,

As per your drawings, GRPUC has no further concerns regarding the plat.

Thank you for the opportunity to review the plat. If you have any questions or need additional information, please contact me.

Anthony T. Ward  
General Manager  
Public Utilities Commission  
P. O. Box 658  
Grand Rapids, MN 55744  
218-326-7188

From: EricTrast <ETrast@ci.grand-rapids.mn.us>  
To: "JWYeschick@grpuc.org" <JWYeschick@grpuc.org>, Denny Doyle <dmdoyle@grpuc.org>  
Cc: Tom Pagel <tpagel@ci.grand-rapids.mn.us>, Tony Ward <atward@grpuc.org>  
Date: 03/26/2013 04:25 PM  
Subject:FW: Existing Electric Utility - Friesen Addition

Gentleman-

With the revised Preliminary Plat sheets and utility sheets distributed by SEH (with revised utility easements) for Friesen Addition, were all department concerns addressed?

If not, let me know, so we can address any additional concerns at the Planning Commission meeting...

Thanks,

Eric

EricTrast  
Community Development Specialist  
City of Grand Rapids  
420 North Pokegama Avenue

## EricTrast

---

**From:** dmdoyle@grpuc.org  
**Sent:** Tuesday, March 26, 2013 4:58 PM  
**To:** EricTrast  
**Cc:** Tony Ward  
**Subject:** Re: FW: Existing Electric Utility - Friesen Addition  
**Attachments:** pic07825.jpg; pic18851.jpg; pic29720.jpg

Eric,

Water and Sewer all OK.

Denny

From: EricTrast <ETrast@ci.grand-rapids.mn.us>  
To: "JWYeschick@grpuc.org" <JWYeschick@grpuc.org>, Denny Doyle <dmdoyle@grpuc.org>  
Cc: Tom Pagel <tpagel@ci.grand-rapids.mn.us>, Tony Ward <atward@grpuc.org>  
Date: 03/26/2013 04:25 PM  
Subject:FW: Existing Electric Utility - Friesen Addition

Gentleman-

With the revised Preliminary Plat sheets and utility sheets distributed by SEH (with revised utility easements) for Friesen Addition, were all department concerns addressed?

If not, let me know, so we can address any additional concerns at the Planning Commission meeting...

Thanks,

Eric

EricTrast  
Community Development Specialist  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662  
Office: 218-326-7650  
Mobile:  
Fax: 218-326-7621  
ETrast@ci.grand-rapids.mn.us  
www.grandrapidsmn.org

(Embedded image moved to file: pic07825.jpg)Description: City of Grand Rapids Logo

## EricTrast

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**From:** Rob Mattei  
**Sent:** Wednesday, March 20, 2013 7:23 PM  
**To:** EricTrast  
**Subject:** Fwd: Preliminary Plat of Friensen Addition

*Sent from my Verizon Wireless 4G LTE DROID*

----- Original Message -----

Subject: Preliminary Plat of Friensen Addition  
From: [atward@grpuc.org](mailto:atward@grpuc.org)  
To: Rob Mattei <[rmattei@ci.grand-rapids.mn.us](mailto:rmattei@ci.grand-rapids.mn.us)>  
CC:

Good Afternoon Rob,

As per your request GRPUC has reviewed the above referenced plat. We have requested, that the utility easement on the south and east border be widened to accommodate currently installed electric cables. We have been informed by representatives of SEH that this will be granted and updates filed with you.

GRPUC has no other comments regarding the plat.

Thank you for the opportunity to review the plat. If you have any questions or need additional information, please contact me.

Anthony T. Ward  
General Manager  
Public Utilities Commission  
P. O. Box 658  
Grand Rapids, MN 55744  
218-326-7188



## EricTrast

---

**From:** Rob Mattei  
**Sent:** Tuesday, March 19, 2013 4:35 PM  
**To:** EricTrast  
**Subject:** FW: Freisen Addition Preliminary Plat Review

### **Rob Mattei**

Community Development Director  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662

**Office:** 218-326-7622

**Mobile:** 218-244-2924

**Fax:** 218-326-7621

[rmattei@ci.grand-rapids.mn.us](mailto:rmattei@ci.grand-rapids.mn.us)

[www.grandrapidsmn.org](http://www.grandrapidsmn.org)



CITY OF  
GRAND RAPIDS  
MINNESOTA

**From:** Steve Flaherty  
**Sent:** Tuesday, March 19, 2013 4:23 PM  
**To:** Rob Mattei  
**Cc:** Tom Pagel; Tony Ward; Jeff Davies  
**Subject:** Freisen Addition Preliminary Plat Review

Rob,

I have reviewed this document and find no immediate issues with this proposal.



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**Parks and Recreation Department  
IRA Civic Center  
420 N Pokegama Avenue  
Grand Rapids, MN 55744  
218.326.2500 Phone  
218.326.5410 Fax**

## **Memorandum**

---

**Date:** 3/25/13  
**To:** Rob Mattei, Community Development Director  
**From:** Dale Anderson, Parks and Recreation Director  
**Re:** Preliminary Plat of Friesen Addition

---

Upon reviewing the preliminary plat entitled Friesen Addition, the Parks and Recreation Department would like to request money in lieu of Park Land in accordance with the City's Park Land Dedication policy.

If there is anything else you need, please call me at 326-2500.



**Preliminary Plat Application**  
 Community Development Department  
 420 North Pokegama Ave.  
 Grand Rapids, MN 55744  
 Tel. (218) 326-7601 Fax (218) 326-7621  
 Web Site: www.grandrapidsmn.org

All subdivisions in the City of Grand Rapids shall be in compliance with the Grand Rapids City Code, Articles V (Subdivisions) and VI (Zoning). The City Code can be viewed on the City of Grand Rapids web site, grandrapidsmn.org (follow the prompts for City Code).

**PLAT NAME:** Friesen Addition

Applicant/Business Name: Keith and Pam Friesen

Contact Person: Keith Friesen

Address: 37762 Bluewater Road Grand Rapids MN Zip: 55744

Telephone:(Work) 218-327-0312 (Other) \_\_\_\_\_ (Fax) \_\_\_\_\_

E-mail Address: elsa257@msn.com

Interest In Property: owners

Property Owner(s) of record: Keith and Pam Friesen

Address: 37762 Bluewater Road Grand Rapids MN Zip: 55744

Telephone:(Work) 218-327-0312 (Other) \_\_\_\_\_ (Fax) \_\_\_\_\_

Surveyor or Engineer: SEH (Bill Hirshbach)

Address: 21 NE 5th Street Grand Rapids MN 55744

Telephone:(Work) 218-322-4500 (Other) \_\_\_\_\_ (Fax) \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**Office Use Only**

**MAR - 8 2013**

Date Received \_\_\_\_\_

Certified Complete 3/8/13

Fee Paid \$2,525<sup>00</sup>

Planning Commission Recommendation: (Preliminary) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 4/4/13  
 (Final) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

City Council Action: (Preliminary) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_  
 (Final) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

**Parcel Information:**

Tax Parcel #(s) 91-016-2105 and 91-620-0341 Property Size(acres): 10.54 acres and .03 acres

Existing Zoning: Commercial/R-1

Proposed Zoning\*1: Commercial/R-3

Existing Use: Individual residence on property. The rest of the acreage is vacant pasture and woods.

Proposed Use(s): Commercial/R-3 on west end and R-3 and/or R-1 development on remaining 8+ acres.

Property Address/Location: 1914 McKinney Lake Road

Legal Description: Sec 16 Twp 55.0 Rg 25 Lot Blk Lot 1 LESS S 660' & LESS REV DESCS #2-4 & LESS E 906.74' OF N 330' & LESS HWY ROW


Sec 16 Twp 55.0 Rg 25 Lot Blk THAT PART OF VAC DIVISION AVE LYG NELY OF

(attach additional sheet if necessary)

Applications must be received no later than the end of the first week of the month, to allow sufficient time for review by staff and the department head review committee. Planning Commission meetings are held on the first Thursday of each month.

\*1 If a zoning change is required, a petition for rezoning must be filed separately.

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.

  
Signature(s) of Applicant(s)

3/8/13  
Date

\_\_\_\_\_  
Owners Signature (if different than applicant)

\_\_\_\_\_  
Date

**Required Submittals:** The following items must be provided with your application, unless the Community Development director waives the requirement.

- Application Fee - \$2,525.00 \*<sup>2</sup>
- Proof of Ownership -- (a copy of a property tax statement or deed will suffice)
- 21 Blueline copies of the Preliminary Plat (D size--24" x 36") or (D- size--22" X 34")\*<sup>3</sup>
- 1 Blueline copy of the Preliminary Plat (B size--11" x 17")
- A letter from the County Recorder verifying that the subdivision name is not duplicated elsewhere in the County.
- A typed letter, addressed to the Grand Rapids Planning Commission, indicating the following:
  - A statement of the proposed use of all of the lots
  - A listing of any proposed protective covenants.
  - Proposed reapportionment of any existing assessments.
- A letter from the Itasca County Soil and Water Conservation District verifying the presence/or lack of wetlands.
- A copy of a Title Opinion of Title Insurance Policy showing proof of ownership of the property being subdivided.
- A copy of a current Assessment Certificate from the City Clerk showing whether or not there are any current assessments on the property.
- Copy of current year's Tax Statement.
- Electronic files of any written project statements, legal descriptions, or narratives, in Microsoft Word format.

*\*<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.*

*\*<sup>3</sup>Twenty-one copies are needed for distribution to the following: 7-Planning Commission, 4-Department Heads, 8-City Review, 1-File, 1-Return to applicant with comments.*

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

**Crystal Lake Home**  
102 NE 14<sup>th</sup> Street  
Grand Rapids, MN 55744  
(218) 326-6667

March 7, 2013

City of Grand Rapids  
Planning Commission  
430 N. Pokegama Ave.  
Grand Rapids, MN 55744

RE: Preliminary Plat Application

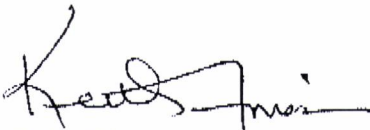
Members of the Planning Commission,

Our intention, at this time, in platting the 10.54 acre property located on McKinney Lake Road is to create three lots. There will be a front commercial/R-3 lot in the same area and the same size as the current commercial frontage on McKinney Lake Road, a second lot located behind that frontage and toward the east to the point where the current stubbed road access is, and a third lot that continues from the stubbed road access to the east to the end of the property at the fairgrounds land.

The front commercial lot currently has a single residential home located on it and that will remain the same for the near future. Our intention for the second lot (from the commercial frontage to the stub road) is to construct a Senior Assisted Living facility with a capacity to serve 10 to 20 residents. The third lot (east of the stub road) will be held as an out lot for future development.

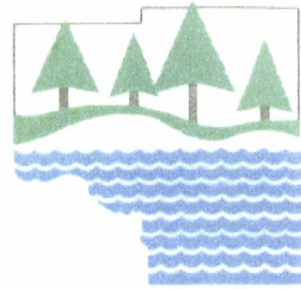
We are not proposing any protective covenants on any of the lots at this time. There are no existing assessments to deal with at this point.

Please contact me with any questions or concerns, thank you for your time.



Keith Friesen  
Crystal Lake Home

**LINDA NIELSEN**  
COUNTY RECORDER/REGISTRAR  
Itasca County Courthouse  
123 N.E. 4th Street  
GRAND RAPIDS, MINNESOTA 55744-2600  
(218) 327-2856 • FAX (218) 327-0689



March 6, 2013

Keith Friesen  
Elsa257@msn.com

Dear Keith,

Let it be known that there is no recorded plat in the office of the Itasca County Recorder or Itasca County Registrar of Titles in the name of **FRIESENADDITION**.

Sincerely,

A handwritten signature in cursive script that reads "Linda Nielsen".

Linda Nielsen  
Itasca County Recorder/Registrar

**Property Information (legal description and/or property address)**  
 GRAND RAPIDS CITY  
 Sec 16 Twp 55.0 Rg 25 Lot Blk Acres 10.54  
 LOT 1 LESS S 660' & LESS REV DESCS #2-4 &  
 LESS E 906.74' OF N 330' & LESS HWY ROW  
**Parcel I.D.:** 91-016-2105

<u>Property Classification</u>	<u>Assessment Year 2011</u> (taxes payable in 2012)	<u>Assessment Year 2012</u> (taxes payable in 2013)	<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.
	Residential-Homestead	Residential-Homestead	
<b>Property Valuation</b>			
Estimated Market Value	168,500	164,500	
Green Acres Value Deferred	0	0	<b>Now Improvements included in 2012 Estimated Market Value:</b> \$ 0
Rural Preserve Value Deferred	0	0	
Plat Deferment	0	0	
This Old House Exclusion	0	0	
JOBZ Amount Exempted	0	0	
Dis. Vets Market Value Exclusion	0	0	
Referendum Market Value	168,500	164,500	
Homestead Market Value Exclusion	22,100	22,400	
<b>Taxable Market Value</b>	<b>146,400</b>	<b>142,100</b>	
Residential Properties: Russ Namchek @ 327-7492 Commercial/ Industrial/ Apartments: Beth Ann Mackey @ 327-7465			
If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, you disagree with the values, or you have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the formal appeal process.			
<b>Local Board of Appeal and Equalization</b> THUR. MAY 10, 2012 - 9:00 AM CITY HALL, 420 N POKEGAMA AVE, GRAND RAPIDS		<b>County Board of Appeal and Equalization</b> TO APPEAL, PLEASE CONTACT THE AUDITOR: (218)327-2849 123 NE 4TH ST GRAND RAPIDS, MN 55744 AVAILABLE DATE: JUNE 11, 2012 (2:00-7:15 PM)	
Please read the back of this notice for important appeal information.			

Brian Connors  
 Itasca County Assessor  
 123 NE 4th St  
 Grand Rapids MN 55744  
 218-327-2861  
 www.co.itasca.mn.us

**Notice of Valuation and Classification**

-- This is not a bill --

This form is to notify you of the market value and classification of your property for assessment year 2012. The property taxes you will pay in 2013 will be based on this valuation and classification.  
 Printed on 3/27/2012 Parcel 91-016-2105

PRE-SORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 DULUTH, MN  
 PERMIT NO. 705

FORWARDING SERVICE REQUESTED

FRIESEN, KEITH B & PAMELA M  
 37762 BLUEWATER RD  
 GRAND RAPIDS MN 55744

8842SP1 55744





**Property Information (legal description and/or property address)**  
 GRAND RAPIDS CITY  
 MCKINNEY LAKE ADD TO G R  
 Sec 16 Twp 55.0 Rg 25 Lot Blk Acres .03  
 THAT PART OF VAC DIVISION AVE LYG NELY OF  
**Parcel I.D.:** 91-620-0341

<u>Property Classification</u>	<u>Assessment Year 2011</u> (taxes payable in 2012)	<u>Assessment Year 2012</u> (taxes payable in 2013)	<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment.
	Residential-Homestead	Residential-Homestead	
<b>Property Valuation</b>			
Estimated Market Value	200	200	<b>New Improvements included in 2012 Estimated Market Value:</b> \$ 0
Green Acres Value Deferred	0	0	
Rural Preserve Value Deferred	0	0	
Plat Deferment	0	0	
This Old House Exclusion	0	0	
JOBZ Amount Exempted	0	0	
Dis. Vets Market Value Exclusion	0	0	
Referendum Market Value	200	200	
Homestead Market Value Exclusion	0	0	
<b>Taxable Market Value</b>	<b>200</b>	<b>200</b>	

Residential Properties: Russ Namchek @ 327-7492  
 Commercial/ Industrial/ Apartments: Beth Ann Mackey @ 327-7465

**If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting. If the property information is not correct, you disagree with the values, or you have other questions about this notice, please contact your assessor first to discuss any questions or concerns. Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. Please read the back of this notice for important information about the formal appeal process.**

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--	---

**Please read the back of this notice for important appeal information.**

Brian Connors  
 Itasca County Assessor  
 123 NE 4th St  
 Grand Rapids MN 55744  
 218-327-2861  
 www.co.itasca.mn.us

**Notice of Valuation and Classification**

-- This is not a bill --

This form is to notify you of the market value and classification of your property for assessment year 2012. The property taxes you will pay in 2013 will be based on this valuation and classification.  
 Printed on 3/27/2012 Parcel 91-620-0341

PRE-SORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 DULUTH, MN  
 PERMIT NO. 705

FORWARDING SERVICE REQUESTED

FRIESEN, KEITH B & PAMELA M  
 37762 BLUEWATER RD  
 GRAND RAPIDS MN 55744

BB4ZBP1 55744



ASSESSMENT CERTIFICATE

STATE OF MINNESOTA    )  
COUNTY OF ITASCA     )     SS  
CITY OF GRAND RAPIDS   )

I, the Finance Director of the City of Grand Rapids, do hereby certify that I have carefully examined the records of my office for the purpose of ascertaining the existence of assessments levied for local improvements upon the real property herein described and that at the date of this certificate there are no assessments or instalments thereof charged against the following described premises:


**Parcel No. 91-016-2105**

**Legal Description: Unplatted, Lot 1 less S 660' & less Rev Descs #2-4 & less E 906.74' of N 330' & less Hwy ROW**

This certificate is made as to the above property description, supplied by the person requesting this certificate, and we do not certify as to assessments against the same property leveled under another description.

Our records do not reveal, and we do not certify, whether any PAST DUE installments have not been paid. This information should be obtained from the Itasca County Auditor.

WITNESS my hand and official seal at Grand Rapids, this 6<sup>th</sup> day of March, 2013.

  
\_\_\_\_\_  
Shirley A. Miller, Finance Director

ASSESSMENT CERTIFICATE

STATE OF MINNESOTA    )  
COUNTY OF ITASCA     )     SS  
CITY OF GRAND RAPIDS   )

I, the Finance Director of the City of Grand Rapids, do hereby certify that I have carefully examined the records of my office for the purpose of ascertaining the existence of assessments levied for local improvements upon the real property herein described and that at the date of this certificate there are no assessments or installments thereof charged against the following described premises:


**Parcel No. 91-620-0341**

**Legal Description: McKinney Lake Add, That part of vac division ave lyg nely of the following desc line: Beg at the intersection of the E line of McKinney Lake**

This certificate is made as to the above property description, supplied by the person requesting this certificate, and we do not certify as to assessments against the same property leveled under another description.

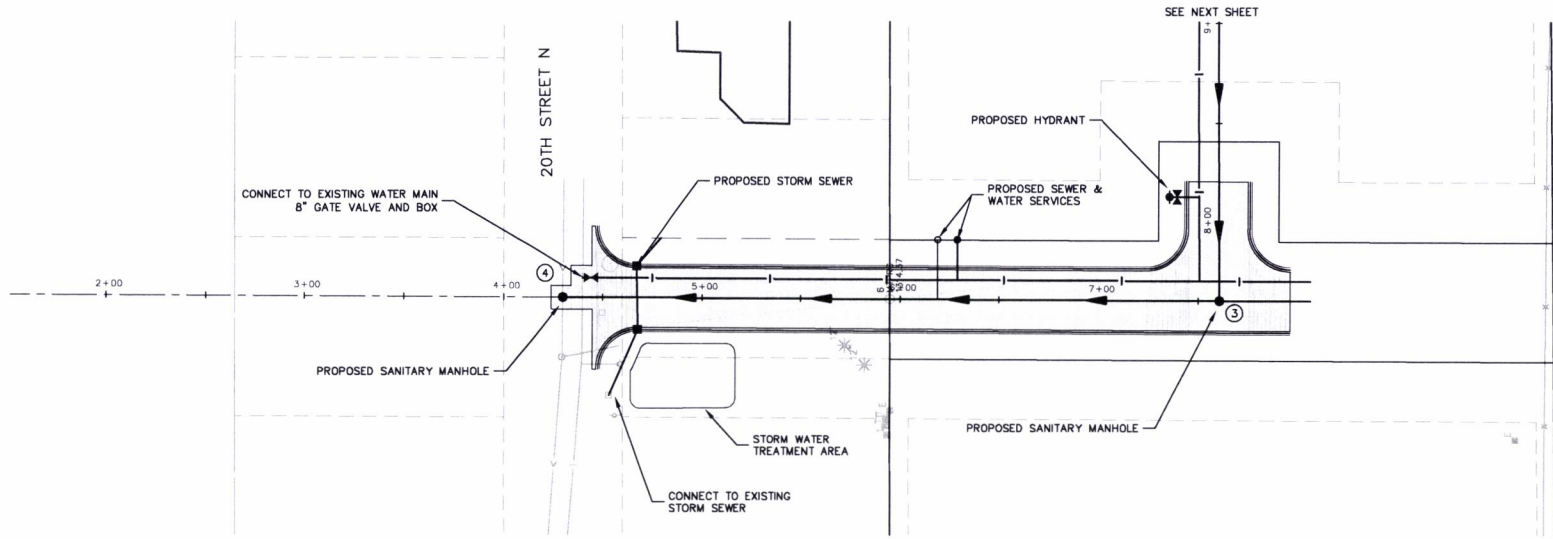
Our records do not reveal, and we do not certify, whether any PAST DUE installments have not been paid. This information should be obtained from the Itasca County Auditor.

WITNESS my hand and official seal at Grand Rapids, this 6<sup>th</sup> day of March, 2013.

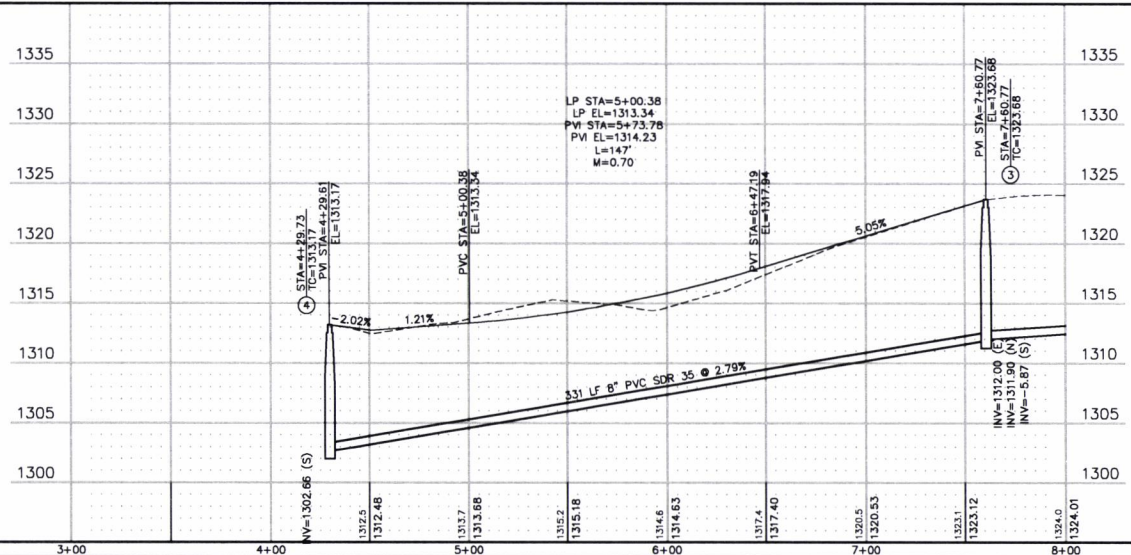
  
\_\_\_\_\_  
Shirley A. Miller, Finance Director



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### 1ST AVENUE EAST



DRAWN BY:	JLE/DJW				
DESIGNER:	JLE				
CHECKED BY:	MWW				
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Date: MARCH 13, 2013 Name, P.E. L.C. No.

PHONE: 218.322.4500  
 21 NE 5TH ST STE 200  
 GRAND RAPIDS, MN 55744-2601  
 www.sehinc.com

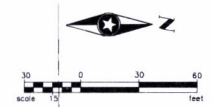
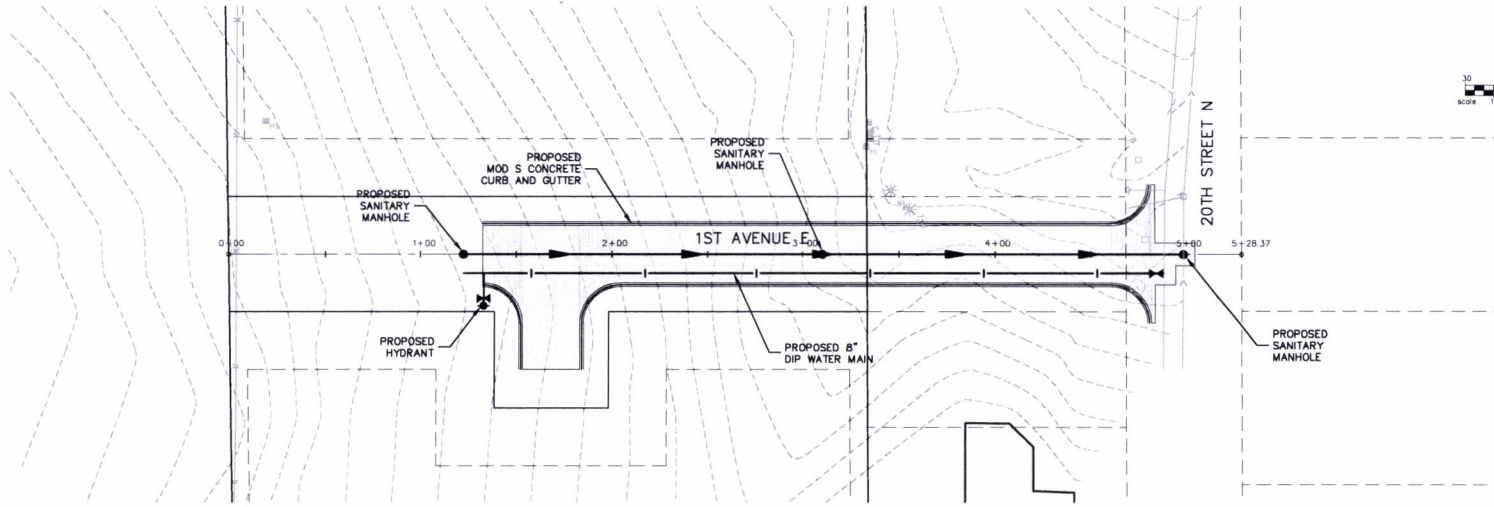
**FRIESEN ADDITION**

**PRELIMINARY STREET AND UTILITIES FRIESEN PLAT**

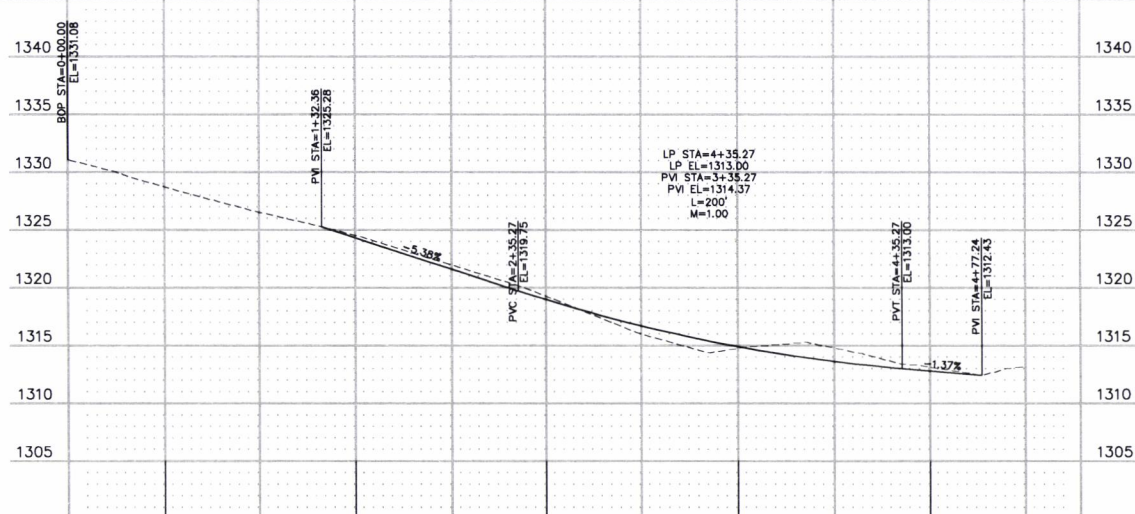
FILE NO. **1**  
 FRIEK123624 **3**



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FIRST AVENUE EAST



DRAWN BY: JLE/JDW			
DESIGNER: JLE			
CHECKED BY: MWW			
DESIGN TEAM	NO.	BY	DATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Name, P.E. \_\_\_\_\_  
 Date: MARCH 13, 2013 Lic. No. \_\_\_\_\_

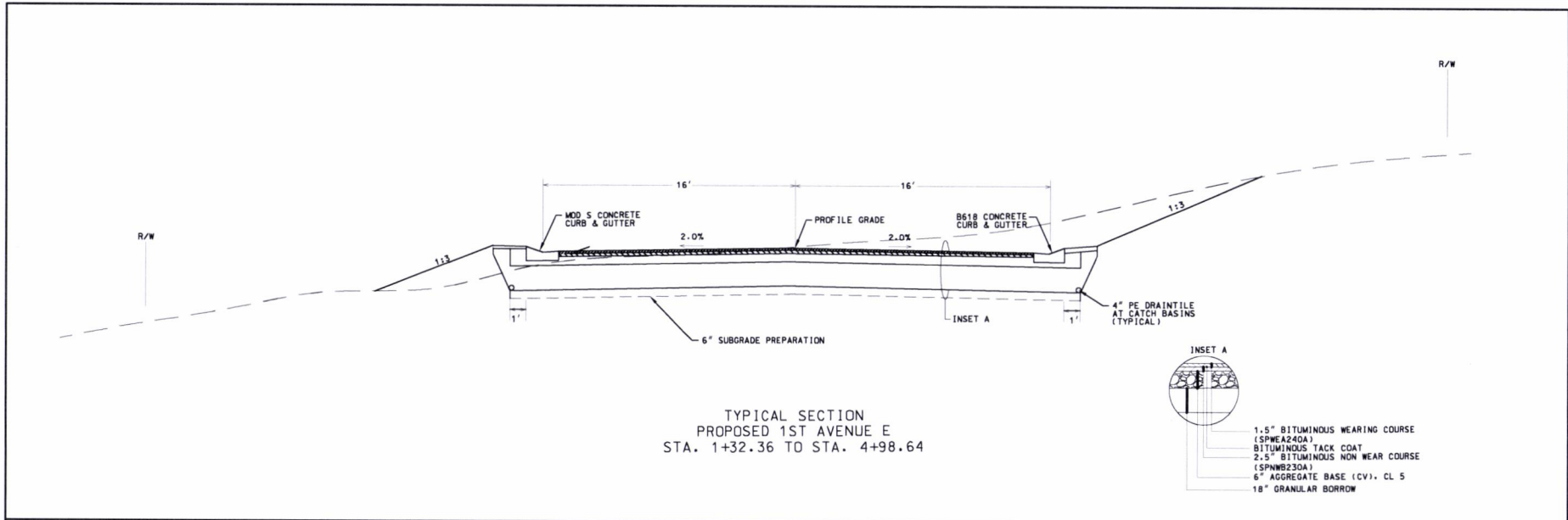
**SEH**  
 PHONE: 218.322.4500  
 21 NE 3TH ST, SUITE 200  
 GRAND RAPIDS, MN 55744-2601  
 www.sehinc.com

**FRIESEN  
 ADDITION**

**PRELIMINARY PLAN + PROFILE  
 FRIESEN ADDITION PLAT**

FILE NO.  
**FRIEK123624**

**1**  
**2**



P:\A\FRIEX\123624\51-final-dwg\51-drawing\1D-Civil\51-dwg\51-dwg.dwg 3/13/2013 1:09 PM jmg@stc.com

DRAWN BY: JLE/DJW				
DESIGNER: JLE				
CHECKED BY: MWW				
DESIGN TEAM	NO	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E. \_\_\_\_\_  
Date: MARCH 13, 2013 L.C. No. \_\_\_\_\_



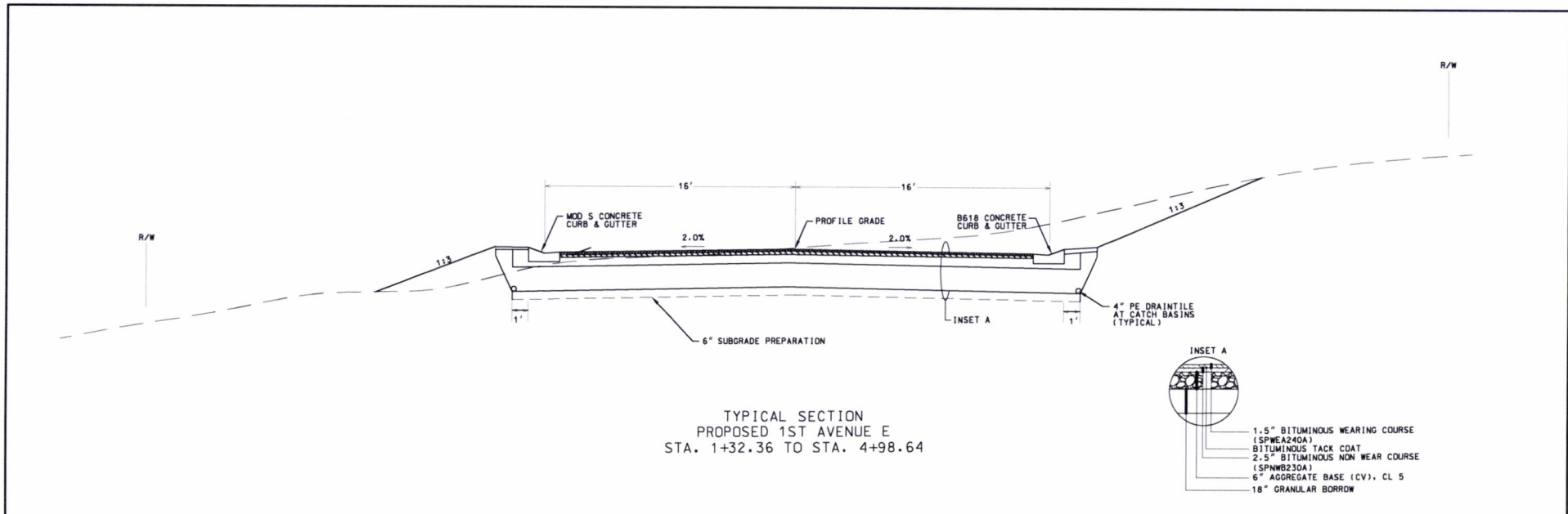
PHONE: 218.322.4500  
31 NE 5TH ST STE 200  
GRAND RAPIDS, MN 55744-2801  
www.sehinc.com

**FRIESEN  
ADDITION**

**TYPICAL SECTION  
1ST AVENUE E  
FRIESEN ADDITION PLAT**

FILE NO. FRIEX123624	2
	2





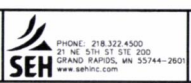
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DRAWN BY:	J.E./D.W.				
DESIGNER:	J.E.				
CHECKED BY:	M.W.				
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Date: MARCH 13, 2013

Name, P.E. \_\_\_\_\_  
Lic. No. \_\_\_\_\_



**FRIESEN  
ADDITION**

**TYPICAL SECTION  
1ST AVENUE E  
FRIESEN ADDITION PLAT**

FILE NO. FRIEK123624	<b>3</b>
	<b>3</b>

## **PLANNING COMMISSION**

### **CONSIDERATIONS**

#### **Subdivision**

1. Has there been a change in the development policies of the community?
2. Will the proposed subdivision cause undue traffic congestion?
3. Was there a mistake in the original zoning ordinance?
4. Is the Zoning Ordinance up to date?
5. Is the proposed subdivision compatible with adjacent land uses?
6. Will the proposed subdivision affect public utilities?
7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?
8. Will the proposed subdivision impede orderly development of other property in the area?
9. Will the proposed subdivision cause a decrease in value of adjacent property?
10. Will the proposed subdivision increase tax revenues?
11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?
12. Is the proposed subdivision consistent with the Comprehensive Plan?



# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0172      **Version:** 1      **Name:** 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 (Multiple-Family Residential- medium density).  
 Consider a recommendation to the City Council

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

**File created:** 3/28/2013      **In control:** Planning Commission

**On agenda:** 4/18/2013      **Final action:**

**Title:** 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 (Multiple-Family Residential- medium density).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Friesen- Rezoning Staff Report/Maps/Considerations](#)  
[Friesen- Rezoning Application](#)

Date	Ver.	Action By	Action	Result
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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 (Multiple-Family Residential- *medium density*).

### **Background Information:**

*See attached Staff Report and background information.*

### **Staff Recommendation:**

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 (Multiple-Family Residential- *medium density*).



# Planning Commission Staff Report

<b>Agenda Item #3</b>	<b>Community Development Department</b>	<b>Date:</b> 4/4/2013
<b>Statement of Issue:</b>	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 (Multiple-Family Residential- <i>medium density</i> ).	
<b>Background:</b>	<p>Keith and Pam Friesen filed an application for a Zoning Map Amendment with the City on March 8, 2013. The application requests the City's consideration of the rezoning of the following described property from its current R-1/SR-1 (One-Family Residential) to R-3/SR-3 (Multiple-Family Residential- <i>medium density</i>): <i>legal descriptions as proposed within petitioned preliminary plat of Friesen Addition. Additionally, please note, proposed Lot 1, Block 1, will remain within the currently established SGB (Shoreland General Business) zoning district.</i></p> <p style="text-align: center;"><i>Lot 2, Block 1, and Lot 1, Block 2, Friesen Addition to Grand Rapids, Minnesota</i></p> <p>The petition submitted by Mr. and Mrs. Friesen, involves the majority of a 10.5 acre parcel of land, which was also the topic of the previous subdivision agenda item, and is generally located ½ block south of, and parallel to 20<sup>th</sup> Street NE, extending from McKinney Lake Road/Hwy. #38- 1,375 ft. to the east (<i>see map #1</i>). Map #1 also illustrates the subject property in relation to the existing zoning in the area: R-1/SR-1 to the south, R-2/SR-2 (One-Two Family Residential) to the north, PU (Public Use) to the east and SGB (Shoreland General Business) to the west.</p> <p>As is described within the rezoning petition, the requested zoning change is to accommodate future development of an assisted living facility upon proposed Lot 2, Block 1 of Friesen Addition, with a capacity ranging from 10-20 residents. Within Section 30-512 -Table-1 (<i>Permitted Uses</i>) of the Municipal Code, under the R-3/SR-3 zoning district, the use: Senior Housing w/services for 17 or more persons, is a permitted use that is not permitted within the R-1 zoning districts.</p> <p>A sample listing of the uses permitted by right in an R-3 zoning district are as follows:</p> <ul style="list-style-type: none"> <li>• Single family detached, twin homes, two family attached, multi-family, congregate housing, group and foster homes for up to 16 residents, <u>senior housing w/services for greater than 17 residents, daycare/nurseries, and public athletic facilities.</u></li> </ul> <p>A sampling of other uses permitted in R-3 with additional restrictions includes:</p> <ul style="list-style-type: none"> <li>• Bed and breakfast accommodations, emergency housing facilities,</li> </ul>	

	<p>churches, and elementary and secondary schools.</p> <p>In addition to the previously mentioned permitted uses and uses permitted w/restrictions, manufactured home parks are permitted <u>provided</u> a CUP (Conditional Use Permit) is petitioned for and granted by the City. This use, however, is <u>not</u> a driving factor in the petitioned rezoning request of the subject property.</p> <p>The R-3 zoning district requires a minimum lot size of 15,000 sq. ft. gross area and a 100 ft. minimum width. The SR-3 (shoreland) lot sizes and maximum density requirements are calculated when applying the requirements set forth within Division 13 <i>Shoreland Management</i> of Chapter. A maximum of 23 units could be located on Lot 2, Block 1 when applying these requirements.</p> <p>Density requirements for Lot 1, Block 2 will vary dependent on the proposed use of the property (single-family homes or multi-family), further subdivision of the property, as well as the subject property being bisected by the 1,000 ft. buffer designating shoreland districts.</p> <p>The Future Land Use map contained within the Comprehensive Plan (<i>see map #2</i>) shows the subject property located within a slightly larger area indicated as future Multi-family Residential.</p>
<b>Considerations:</b>	When reviewing a request for a rezoning, 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 recommend to the City Council approval or denial of 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 rezone.</p>
<b>Required Action:</b>	<p>Pass a motion forwarding a recommendation to the City Council for approval or denial of the requested rezoning.</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 to the City Council a recommendation to <b>(approve)(deny)</b> the rezoning of property, as petitioned by Keith and Pam Friesen, on <u>proposed lots</u> 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- <i>medium density</i>);</p>
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Site Maps</li> </ul>

	<ul style="list-style-type: none"><li>• Copy of the rezoning petition and associated documentation.</li><li>• List of the Planning Commissions Rezoning Considerations.</li></ul>
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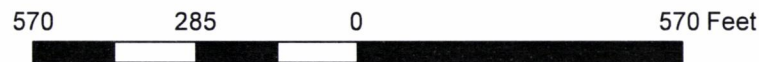
# Friesen Zoning Map Amendment Request

(R-1/SR-1 to R-3/SR-3)





Map #1



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



**Legend**

-  Parcels
- 2009 Aerial Photo**
- RGB**
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

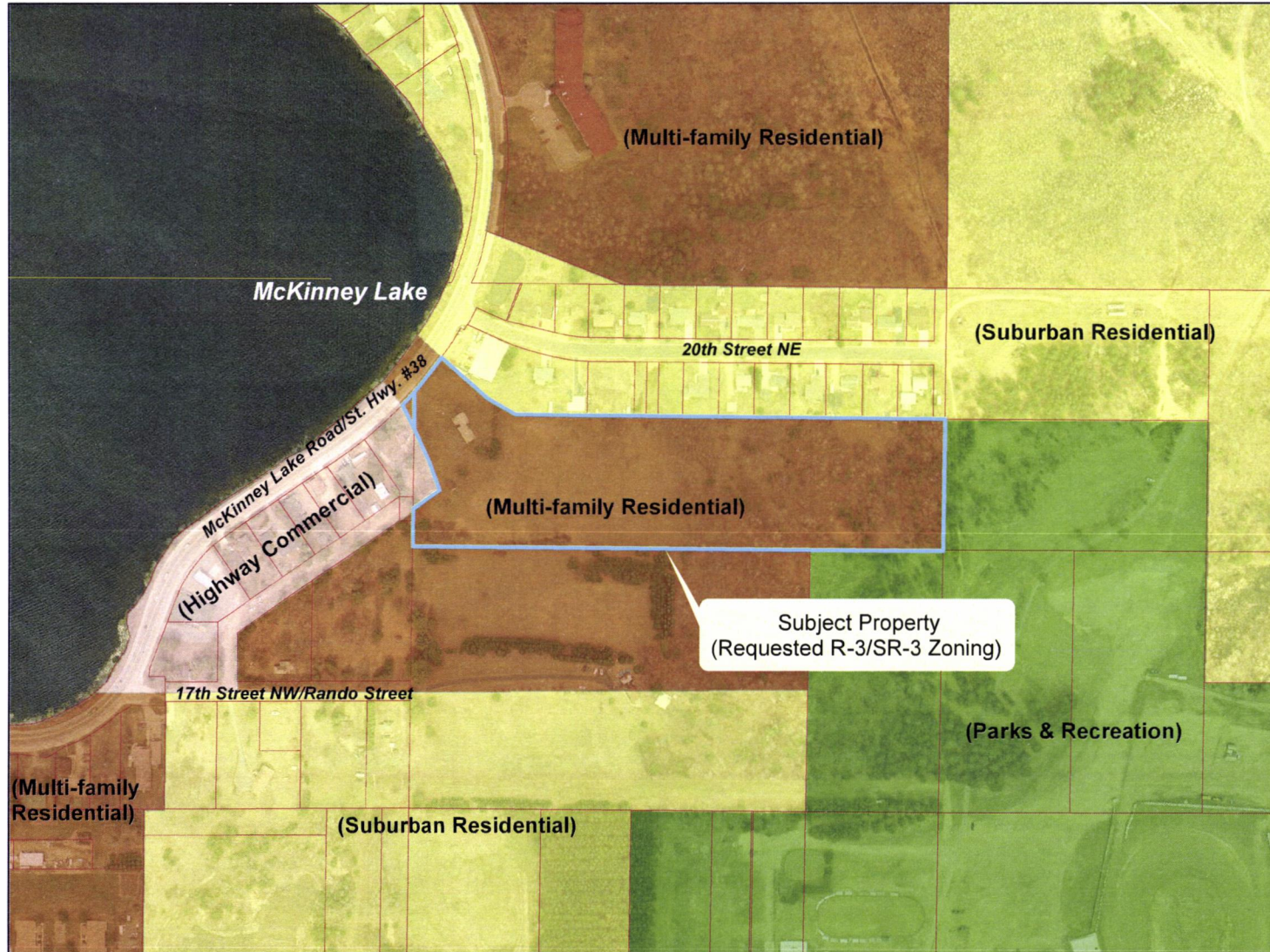
# Friesen Zoning Map Amendment Request

(Comprehensive Plan Future Land Use)

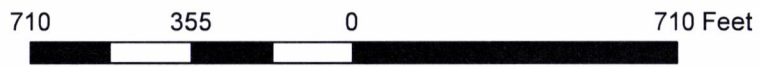
Map #2



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



Subject Property  
(Requested R-3/SR-3 Zoning)



**Legend**

**Comp. Plan Future Land Use**

- <all other values>

**Future Land Use**

- Business Park
- Downtown Mixed Use
- Highway Commercial
- Institutional/Civic
- Industrial Park
- Industrial- Traditional
- Medical Campus
- Multi-Family Residential
- Neighborhood Mixed Use
- Parks & Recreation
- Resource Management
- Rural Residential
- Suburban Residential
- Traditional Neighborhood
- Transportation & Utilities



PLANNING COMMISSION

Considerations

**ZONING ORDINANCE**

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?

## **SUPPLEMENTAL CHECKLIST FOR REZONING**

**When considering rezoning property, the following questions should also be considered:**

1. Has there been a change in the development policies of the community?
2. Are there changed conditions in the community that would change the proper zoning of the property?
3. Was there a mistake in the original zoning ordinance?
4. Is the zoning ordinance up to date?
5. Is similarly zoned land currently available?
6. Does the proposed rezoning (or amendment) conform to the comprehensive plan?
7. Is the proposed use compatible with adjacent land uses?
8. Is the proposed rezoning (or amendment) spot zoning?
9. Is the timing proper for the proposed rezoning (or amendment)?
10. What is the effect of the proposed rezoning on public utilities?
11. Will the proposed rezoning place an undue financial burden on the community?
12. Will the rezoning increase tax revenues?



**Petition for Rezoning (Zoning Map Amendment)**

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:  
**Keith and Pam Friesen**

Name of Applicant  
**37762 Bluewater Road**  
 Address  
**Grand Rapids MN 55744**  
 City State Zip  
**218-327-0312**  
 Business Telephone/Other Telephone/e-mail

Name of Owner (If other than applicant)  
 Address  
 City State Zip  
 Business Telephone/Other Telephone/e-mail

**Parcel Information:**

Tax Parcel # 91-016-2105 and 91-620-0341 Property Size: 10.54 acres and .03 acres  
 Existing Zoning: Commercial/R-1 Requested Zoning: Commercial/R-3  
 Existing Use: Individual family home on property, rest of land is vacant and unplatted  
 Proposed Use: Mix of commercial/R-3 and possibly R-1  
 Property Address/Location: 1914 McKinney Lake Road  
 Legal Description: Sec 16 Twp 55.0 Rg 25 Lot 1 LESS S 660' & LESS REVDESCS #2-4 & LESS E 906.74' of N  
 (attach additional sheet if necessary) 330' & LESS HWY ROW

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.

*Keith Friesen Pamela Mmm*  
 Signature(s) of Applicant(s)

3/8/13  
 Date

Signature(s) of Owner(s)-(If other than applicant)

Date

Office Use Only		
Date Received <b>MAR - 8 2013</b>	Certified Complete <u>3/8/13</u>	Fee Paid <u>1505<sup>00</sup></u>
Planning Commission Recommendation	Approved _____ Denied _____	Meeting Date <u>4/4/13</u>
City Council Action	Approved _____ Denied _____	Meeting Date _____
Summary of Special Conditions of Approval: _____		
_____		
_____		

**Required Submittals (25 copies of each):**

- Application Fee - \$505.00 \*<sup>1</sup>       Location Map       Map Showing Surrounding Zoning  
 Proof of Ownership – (a copy of a property tax statement or deed will suffice)

*\*<sup>1</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.*

**Justification of Proposed Rezoning:** Please answer all of the following questions (attach additional pages if needed). The planning Commission will consider these questions and responses, and other issues (see attached list) in making their findings of fact and recommendation on the proposed rezoning.

- A.** What are the Surrounding land uses? Describe the existing uses and zoning classifications in the area surrounding the subject property.

There are commercial businesses on either side of residential home which is located on commercial frontage on Hwy 38. The remaining 8-8.5 acres extends to the east and is bordered on the north side by residential (R-1) homes. The land on the south side is a mix of open pasture and wooded, with a single family home at the far east end of that parcel. Several properties to the south and located on the commercial frontage on Hwy 38, are small businesses and Residential. McKinney Lake is located across Hwy 38, west of the west end of the property.

- B.** Would the uses permitted by the proposed zoning map change be appropriate for the surrounding area?

Yes. The current commercial frontage is zoned for that use and would remain so. However, that piece would also be zoned for R-3 as well. The remaining 8-8.5 acres has been designated for potential R-3 land use in the most recent Comprehensive Plan for the City of Grand Rapids. There would be a transition from commercial to R-3 to R-1 (20th Street is R-1 homes) from west to east and north. The east side of the parcel borders the fairgrounds land.

- C.** Is the property adequately served by public infrastructure (streets, sidewalks, utilities, etc)? Yes. Both Hwy 38

and 20th street provide access to the property. The stub road turning south from 20th street will need both the sewer and water and roadway extended at least partway onto the property. City utilities run west and east on the north end of the property.

- D.** Demonstrate the need for additional property in the proposed zoning district. Rezoning the property to R-3

will provide for future development of senior/assisted living units in an area where there are very few. Most senior/assisted living units are locating in the area proximate to the clinic/hospital on the SW end of town. Development of R-3 housing in the area will also benefit the potential commercial development along McKinney Lake Road north of the Arena.

E. What effect will the proposed rezoning have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods? As mentioned in the previous question, R-3 development, either senior housing or standard apartment units, will provide a mix of housing types in an area that is currently bordered by R-1 and commercial properties. Additional population in the area east of the commercial properties on McKinney Lake Road should benefit the development of commercial businesses along that stretch. The extension of the road from 20th street could possibly connect with 17th street in the future to allow traffic flow in the area.

F. Demonstrate that the proposed rezoning is the minimum change needed to allow a reasonable use of the property. We believe that a mix of R-1, R-3 and commercial in this area is reasonable but there is currently no R-3 zoned lands within or around the property. The current R-1 zone is very limited as to development of multi-persons housing, such as senior assisted living units. Rezoning to R-3 would allow more flexibility in developing the property and still fit within the current land uses in the area.

G. How does the proposed rezoning conform to the City's Comprehensive Plan? The City's Comprehensive Plan actually designates the entire property as potential R-3 zoned land. We would like to retain the commercial frontage at the west end of the property as it currently exists, with the additional R-3 zoning.

H. Is the timing proper for the proposed rezoning? We believe so. There is a growing need for senior/assisted housing units, and apartments for younger persons that cannot afford to buy a house.

I. Any additional information that the Petitioner would like to supply. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Additional Instructions:**

Prior to submitting your Petition to Rezone, you will need to arrange for one or more preliminary meetings with the Community Development Director. This meeting is intended to ensure that the proposed application is complete, to answer any questions the applicant may have, discuss meeting schedules and, if applicable, the scope of the required submittals.

**Findings for Approval:**

The Planning Commission, in formulating its recommendation, and the City Council, in support of its action will make findings of fact based on their responses to the following list of considerations:

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.





CITY OF  
GRAND RAPIDS  
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# CITY OF GRAND RAPIDS

## Legislation Details (With Text)

**File #:** 13-0145      **Version:** 1      **Name:** Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

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

**File created:** 3/15/2013      **In control:** Planning Commission

**On agenda:** 4/18/2013      **Final action:**

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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [PC Staff Report: Election of PC Officers 4-4-13](#)

Date	Ver.	Action By	Action	Result
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Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

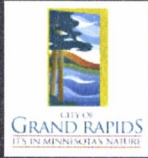
**Background Information:**

*See attached Planning Commission Staff Report.*

**Staff Recommendation:**

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





## Planning Commission Staff Report

<b>Agenda Item # 4</b>	<b>Community Development Department</b>	<b>Date:</b> 4/4/2013
<b>Statement of Issue:</b>	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.	
<b>Background:</b>	<p>Section 30-31 of the City Code requires the Planning Commission to elect a Chairperson and a Secretary, as well as any other officers it deems necessary.</p> <p>To date, the Planning Commission's slate of officers has consisted of a Chairperson and a Vice Chairperson/Secretary, with Commissioner Twite currently serving as Chairperson (2<sup>nd</sup> Term), and Commissioner Fedje-Johnston currently serving as the Vice Chairperson/Secretary (1<sup>st</sup> Term).</p> <p>Per Article I, Section E(4) of the Planning Commission Bylaws, the Planning Commission may re-elect the current Chair and/or Vice-Chair/Secretary to a second term, but may only re-elect either officer to a third successive term if no other nominations are put forth.</p> <p>The Planning Commission Bylaws call for the election of officers to take place at the first meeting of the year; however, in the past couple of years the Planning Commission has chosen to wait until the March or April meeting.</p>	
<b>Considerations:</b>		
<b>Recommendation:</b>	After staff reads this short introduction, the Chair will request nominations for Chairperson first; it is customary to nominate one or more candidates. When all nominations have been made, then the vote is taken on each, in the order in which they were nominated, until one is elected. The nominations need not be seconded.	
<b>Required Action:</b>	Consider nominations to elect a Chairperson and Vice Chairperson/Secretary.	