

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



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

Meeting Agenda Full Detail

Thursday, March 1, 2012

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

12-0123 Approve the minutes of the January 5, 2012 4:00 pm regular meeting.

Attachments: Draft Meeting Minutes- January 5, 2012

Public Hearings

12-0126 Conduct a public hearing to consider the preliminary plat of Lakewood Heights Addition to Grand Rapids.

Attachments: Lakewood Heights Add. SUB- Public Hearing

Lakewood Heights SUB-Application 3-1-12 Mtg.

RULES FOR A PUBLIC HEARING

General Business

12-0137 Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add a health club/fitness center use as a permitted use within the I-1 (Industrial Park) zoning district.

Attachments: PC Staff Report-Rec. Facility in I-1 Zoning Dist.

Anytime Fitness TEXT AMD- Application

12-0129 Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

Attachments: PC Staff Report: Election of Officers

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, April 5, 2012

PLANNING COMMISSION:

Lee Anderson
Mark Gothard
Ron Niemala
Michael Twite - Chairperson
Dale Yelle
Shane McKellep - Vice Chair
Julie Fedje-Johnston

STAFF:

Rob Mattei- Community Development Director

Eric Trast- Community Development Specialist

Aurimy Groom- Recorder

Chad Sterle- Attorney



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

CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 12-0123 **Version:** 1 **Name:** Approval of Minutes
Type: Minutes **Status:** Approved
File created: 2/22/2012 **In control:** Planning Commission
On agenda: 3/1/2012 **Final action:**
Title: Approve the minutes of the January 5, 2012 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [Draft Meeting Minutes- January 5, 2012](#)

Date	Ver.	Action By	Action	Result
3/1/2012	1	Planning Commission	Approved as Presented by Commission	Pass

Approve the minutes of the January 5, 2012 4:00 pm regular meeting.

Background Information:

See attached draft minutes.



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Meeting Minutes - Action Only Planning Commission

*COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744*

Thursday, January 5, 2012

4:00 PM

Council Chambers

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.

**Motion by Commissioner Anderson, Second by Commissioner Fedje-Johnston to approve the agenda with the following addition:
Select Planning Commission members to work with staff developing language for an office park.
The motion PASSED an unanimous vote.**

Approval of Minutes

Approve the minutes of the November 3, 2011 4:00 pm regular meeting and the 3:30 pm worksession.

Motion by Commissioner Lee Anderson, seconded by Commissioner Shane McKellep, to approve the minutes of the November 3, 2011 work session and regular meeting . The motion PASSED by an unanimous vote.

General Business

Consider a recommendation to the City Council regarding amendments to Section 30-458(c)1 of the City of Grand Rapids Municipal Code, that pertain to site development compliance requirements.

A motion was made by Commissioner Julie Fedje-Johnston, seconded by Commissioner Lee Anderson, that in the public's best interest, the Planning Commission does hereby forward a favorable recommendation to the City Council regarding the attached draft text amendments to Section 30-458(c)1. of the Grand Rapids Municipal Code of Ordinances.

Commissioner Fedje-Johnston read her considerations for the record.

1. Will the change affect the character of neighborhoods?

The change will simply update dollar amounts to reflect inflation over the past 25 years.

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

The higher monetary levels may provide a slight disincentive to improve an

existing building. However, any minor disincentive would be offset in the value of the visual appeal enhancement.

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

Yes, as stated earlier the change reflects inflation. The change encourages greater compliance with the ordinance pertaining to development and design standards. The purpose and intent of landscaping standards is to promote health, safety and general welfare of residents and property owners by enhancing an areas visual appeal. The proposed change fosters this.

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

It is a step in bringing an existing non conformity more in step with the existing City Ordinance. In addition the improved aesthetic value will benefit the general public.

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

the comp plan's vision values and principles sets forth sustainable natural infrastructure as a defining and valued characteristic of our community. Specifically it states development should enhance natural systems and sustainable natural systems should promote a sustainable economic base. Expanded green space and restoring natural resources are necessary for sustainability.

The motion PASSED by an unanimous vote.

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Anderson, Second by Commissioner Fedje-Johnston to adjourn the meeting at 4:35 p.m. The motion PASSED by an unanimous vote.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 12-0126 **Version:** 1 **Name:** Conduct a public hearing to consider the preliminary plat of Lakewood Heights Addition to Grand Rapids.

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

File created: 2/22/2012 **In control:** Planning Commission

On agenda: 3/1/2012 **Final action:**

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

Sponsors:

Indexes:

Code sections:

Attachments: [Lakewood Heights Add. SUB- Public Hearing](#)
[Lakewood Heights SUB-Application 3-1-12 Mtg.](#)
[RULES FOR A PUBLIC HEARING](#)

Date	Ver.	Action By	Action	Result
3/1/2012	1	Planning Commission		

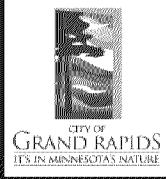
Conduct a public hearing to consider the preliminary plat of Lakewood Heights Addition to Grand Rapids.

Background Information:

See attached Staff Report and Background Information

Staff Recommendation:

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



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 3/1/12
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of Lakewood Heights Addition to Grand Rapids.	
Background:	<p>A preliminary plat entitled Lakewood Heights Addition to Grand Rapids was submitted by Lakewood Heights Partners, LLLP. and filed with the City on February 15, 2012. The property included within the preliminary plat is 6.5 acres in area, and located at: 1240 Golf Course Road. The property is currently being developed with one 29-unit apartment building (Lakewood Heights Apartments) and associated parking garages.</p> <p>The plat area was previously subdivided (2005) as 10 acre parcel described as: Lot 3, Block 3, under the plat of Lakewood Heights, and was recently rezoned R-3 (Multi-family Residential –medium density) in October 2009. The property owners recently had split the 10 acre lot into 1- 6.5 parcel and 1- 3.5 acre parcel both having separate ownership names. The intent of the first lot split being a two phase residential housing development: phase one consisting of two 29-unit apartment buildings located on the 6.5 acre parcel, and phase two consisting of a 2nd housing development (townhomes or apartments) on the 3.5 acre parcel.</p> <p>The plat petitioner has indicated that prior to beginning construction of the 2nd apartment building, as part of phase one, the developer’s financing agency is requiring that each apartment building have its own separate parcel. Per the City’s Subdivision Ordinance, Article V, the splitting of a lot/parcel more than one time, requires the property owner to go through the subdivision process.</p> <p>The staff review committee, consisting of the City Engineer, Public Works Director, Fire Chief, Grand Rapids PUC, and Community Development Department, has reviewed the preliminary plat for technical standards and found that it substantially complies with the City’s subdivision requirements. However there are a few comments identified by the review committee that should be addressed. Those items are as follows:</p> <ol style="list-style-type: none"> 1. The 20 foot wide utility easement serving Lot 1, should be a 40 foot wide <u>private</u> easement. Developers shall provide a copy of the recorded easement to the City. 2. Because there is common stormwater infrastructure serving both lots the developer should prepare and record private storm water easements allowing access to both Lot 2 and Lot 1. Developers shall provide a copy of the recorded easement to the City. 	

	<p>3. The developer prepares and records cross access easements/agreements and provide copies to the City.</p> <p>Because this property was previously platted, the parkland dedication fee required by the Subdivision Ordinance has already paid to the City.</p>
Considerations:	<p>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.</p>
Recommendation:	<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>
Required Action:	<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 approve the preliminary plat of Lakewood Heights Addition to Grand Rapids , contingent upon the applicant making the following corrections/clarifications:</p> <ul style="list-style-type: none"> • (See review committee recommendations) • Any additional revisions the Planning Commission sees as necessary
Attachments:	<ul style="list-style-type: none"> • Preliminary Plat and associated documents • Review Committee comments • Site Map

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?

Staff Review Committee Comments:

Preliminary Plat of Lakewood Heights Addition to Grand Rapids

Good Afternoon Eric,

The Departments of the Grand Rapids Public Utilities Department reviewed the Lakewood Heights Minor Subdivision request and do not object to the subdivision as presented.

Thank you for the opportunity to review the subdivision.

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

Eric;

The Engineering Department has several items that should be addressed as follows:

- 1. The sanitary sewer and water service that serve Lot 1 are private. The maintenance and ownership of these services belong to Lot 1 even though it is proposed to have them located in a public easement.**
- 2. The 20 foot wide utility easement serving Lot 1, is too narrow if the service lines needed to be repaired or replaced. They should consider widening the utility easement to 40 feet.**
- 3. The developer should address storm water in the plat or deeds allowing storm water from Lot 2 to enter Lot 1.**
- 4. The developer should address cross access in the form of a cross access agreement for all three lots.**

Regards,

Tom Pagel

City Engineer

City of Grand Rapids

420 North Pokegama Avenue

Grand Rapids, MN 55744-2662

Office: 218-326-7626

Mobile: 218-398-0584

Fax: 218-326-7621

tpagel@ci.grand-rapids.mn.us

www.grandrapidsmn.org



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

Public Works is supportive of the proposed preliminary plat entitled Lakewood Heights Addition to Grand Rapids.

Jeff Davies

Public Works Director

City of Grand Rapids

420 North Pokegama Avenue

Grand Rapids, MN 55744-2662

Office: 218-326-7480

Mobile: 218-259-8688

Fax: 218-326-7688

jdavies@ci.grand-rapids.mn.us

www.grandrapidsmn.org

Eric,

The Fire Department has no objections to this.

Steve Flaherty



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: Lakewood Heights Addition to Grand Rapids

Applicant/Business Name: Lakewood Heights Partners LLLP

Contact Person: Mark Cross

Address: 14643 Edgewood Drive, Suite 115, Baxter MN 56425 Zip: 56425

Telephone: (Work) 218-829-0707 (Other) _____ (Fax) _____

E-mail Address: mcross@kuepers.com

Interest In Property: Architect

Property Owner(s) of record: Lakewood Heights Partners LLLP

Address: 14643 Edgewood Drive, Suite 115, Baxter MN Zip: 56425

Telephone: (Work) 218-829-0707 (Other) _____ (Fax) _____

Surveyor or Engineer: KLD

Address: 1120 Industrial Park Road SW, Brainerd MN 56401

Telephone: (Work) 218-829-5333 (Other) _____ (Fax) _____

E-mail Address: kramer@kldland.com

Office Use Only

Date Received _____	Certified Complete _____	Fee Paid _____
Planning Commission Recommendation: (Preliminary)	Approved _____	Denied _____ Meeting Date _____
(Final)	Approved _____	Denied _____ Meeting Date _____
City Council Action: (Preliminary)	Approved _____	Denied _____ Meeting Date _____
(Final)	Approved _____	Denied _____ Meeting Date _____

Parcel Information:

Tax Parcel #(s) 91-592-0315 Property Size(acres): 9.97

Existing Zoning: R-3

Proposed Zoning*1: R-3

Existing Use: Apartment

Proposed Use(s): Apartment

Property Address/Location: 1240 Golf Course Road

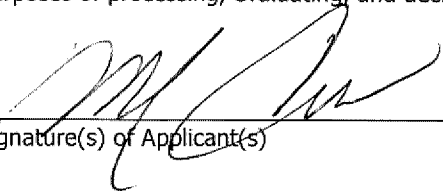
Legal Description: See attached preliminary plat

(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.

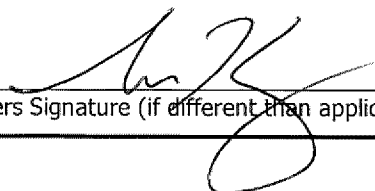
I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents 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)

2-14-12

Date



Owners Signature (if different than applicant)

2-14-12

Date

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

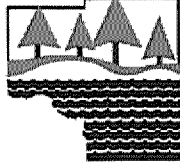
- Application Fee - \$2,525.00 *²
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)
- 21 Blueline copies of the Preliminary Plat (D size—24" x 36") or (D- size--22" X 34")*³
- 1 Blueline copy of the Preliminary Plat (B size—11" x 17")
- A letter from the County Recorder 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.

**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.*

**³Twenty-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.

 <p style="margin-left: 10px;">Itasca County Parcel Information System Itasca County's Web Site</p>	<p>Mon, Feb 13, 2012</p> <p>Parcel Info Data Date: February 08, 2012 CRV Info Data Date: February 08, 2012 Payment Detail Data Date: February 08, 2012</p>
---	--

[Parcel Information](#)
 [CRV Information](#)
 [Lake Finder](#)
 [FAQ](#)
 [Request Info](#)

Payable 2011 Property Tax Statement

Record Details Parcel Number: 91-592-0315

Owner of Record LAKEWOOD HEIGHTS PARTNERS LLLP
 14643 EDGEWOOD DRIVE, SUITE 115
 BAXTER MN 56425

2011 Tax:	\$3,085.22
2011 Special Assessments:	\$22,454.78
2011 TOTAL Tax and Assessments:	\$25,540.00

2011 Payment Detail

First Half	Paid
Second Half	Paid

Tax District (# / Name):	91 / GRAND RAPIDS CITY
Plat Description:	LAKWOOD HEIGHTS
Legal Description:	LOT 3 BLK 3
Deeded Acres:	9.97
Section-Township-Range:	29-055-25
School District:	318
Lake (# / Name):	

Payable 2011 Assessment Data

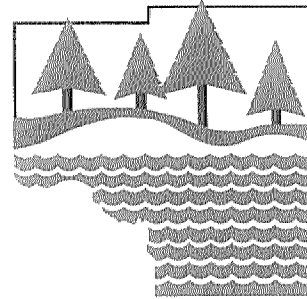
	Estimated Value	Taxable Value
Land	\$299,700	\$193,400
Building	\$0	\$0
TOTAL	\$299,700	\$193,400

Class Code(s)
 200 -- Residential 2-3 units or Vacant Land

Minnesota Counties Information Systems (MCIS) makes no warranties, implied or explicit, as to the accuracy or completeness of this data. The data presented on this site is provided directly by the County, and MCIS merely converts it to a searchable web format. This data is intended to be used for informal informational purposes only. It is not intended for use in abstract work, land surveys, title opinions, appraisals, or any other legal documents or for any other purposes. For up-to-date and/or certified information, the user should contact the County Auditor/Treasurer.

Minnesota Counties Information Systems
 Grand Rapids, MN
 Website hosting & maintenance provided by [Boreal Access](#)

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



February 13, 2012

Mark Cross
mcross@kuepers.com

Dear Mark,

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 **LAKEWOOD HEIGHTS ADDITION TO GRAND RAPIDS.**

Sincerely,

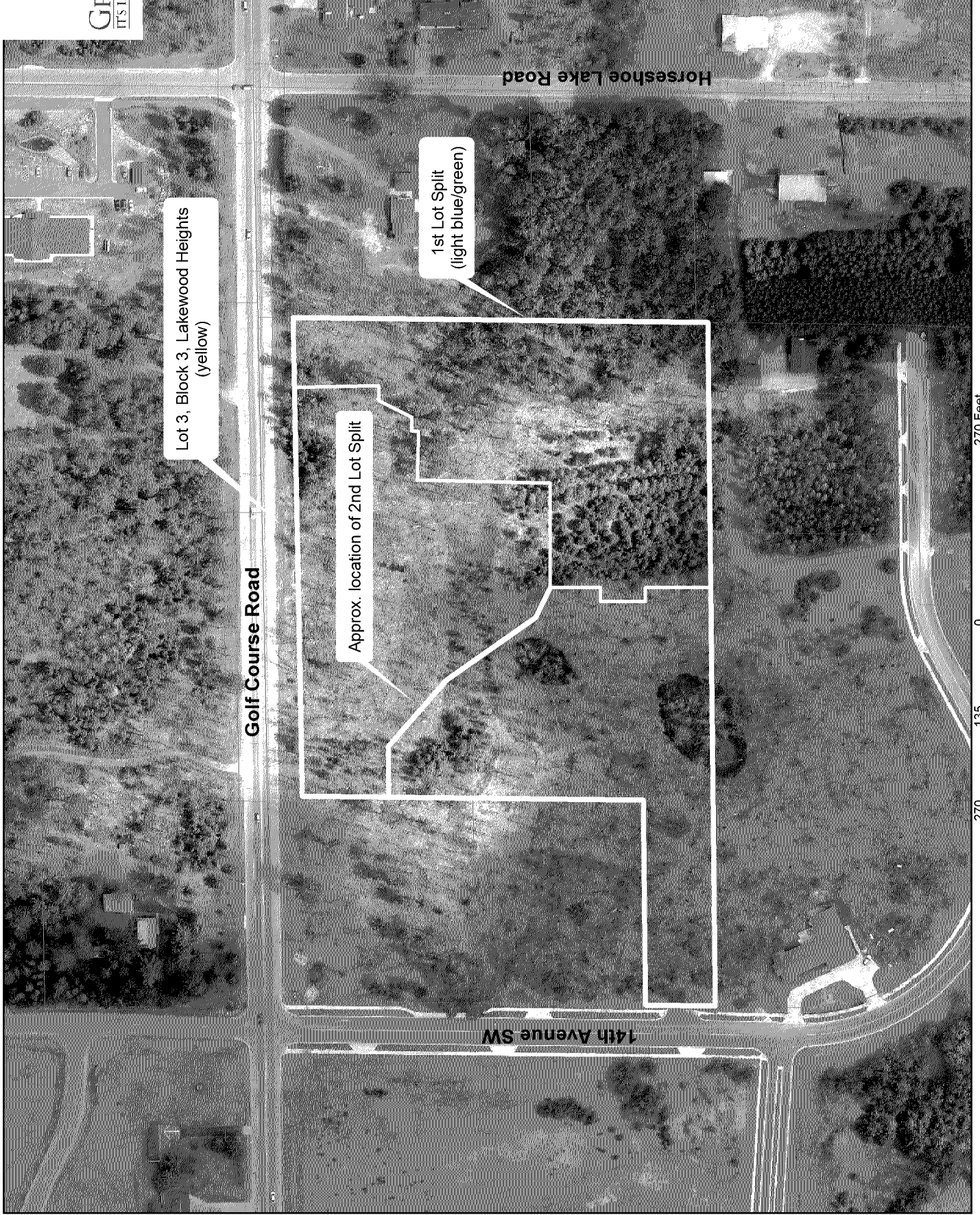
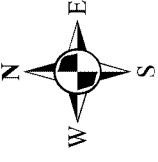
A handwritten signature in cursive script that reads "Linda Nielsen".

Linda Nielsen
Itasca County Recorder/Registrar

Lakewood Heights Addition to Grand Rapids (Minor Subdivision)



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



Lot 3, Block 3, Lakewood Heights
(yellow)

1st Lot Split
(light blue/green)

Approx. location of 2nd Lot Split

Golf Course Road

14th Avenue SW

Horseshoe Lake Road

270 135 0 270 Feet

Grand Rapids Planning Commission
Grand Rapids - City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairman will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 12-0137 **Version:** 1 **Name:** Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add a health club/fitness center use as a permitted use within the I-1 (Industrial Park) zoning district.

Type: Agenda Item **Status:** Held in Commission

File created: 2/24/2012 **In control:** Planning Commission

On agenda: 3/1/2012 **Final action:**

Title: Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add a health club/fitness center use as a permitted use within the I-1 (Industrial Park) zoning district.

Sponsors:

Indexes:

Code sections:

Attachments: [PC Staff Report-Rec. Facility in I-1 Zoning Dist.](#)
[Anytime Fitness TEXT AMD- Application](#)

Date	Ver.	Action By	Action	Result
3/1/2012	1	Planning Commission	Tabled	Pass

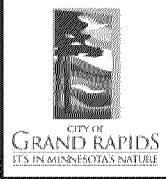
Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add a health club/fitness center use as a permitted use within the I-1 (Industrial Park) zoning district.

Background Information:

See attached Staff Report and background information.

Staff Recommendation:

Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add a health club/fitness center use as a permitted use within the I-1 (Industrial Park) zoning district.



Planning Commission Staff Report

Agenda Item #3	Community Development Department	Date: 3/1/12
Statement of Issue:	Consider a recommendation to the City Council regarding amendments to the Zoning Ordinance that would add a health club/fitness center use as a permitted use within the I-1 (Industrial Park) zoning district.	
Background:	<p>On February 14, 2012, Mr. Luke Popham, Anytime Fitness, submitted a petition requesting a text amendment to the Zoning Ordinance that would establish a health club/fitness center use category as a permitted use within the I-1 (Industrial Park) zoning district.</p> <p>As stated within their application, Anytime Fitness desires to move from their current location at 1200 So. Pokegama Avenue (Plat of 169 Business Center)- General Business zoning district, to 1200 SE 4th Street (Plat of Industrial Park Addition to Grand Rapids)- Industrial Park zoning district.</p> <p>Currently, within Section 30-512 Table-1 <i>Permitted Uses</i>, there is not a specifically established health club/fitness center use category. Absent a specific use category, staff's interpretation of the Ordinance has been that a health club/fitness center use fell under the General Retail Sales and Services (not otherwise listed) use definition.</p> <p>The General Retail Sales and Services use category refers to a broad range of commercial activities operating out of a permanent structure catering to the general public (<i>It does not include other land uses referred within the permitted use table</i>). This is somewhat of a "catch-all" category and can include a wide variety of uses. Currently, the General Retail Sales and Services uses are permitted (P) within the GB (General Business) and CBD (Central Business District), and permitted with restrictions (R) within the LB (Limited Business) and AP (Airport) zoning districts; restrictions being- building size limitations in LB district, and percentage of gross floor area requirements within the AP district.</p> <p>By its description, within Section 30-511 <i>Purpose of district</i>, I-1 Industrial Park Districts are intended to accommodate new, modern, high performance, low impact industrial uses in a park-like setting. They allow a full range of industrial activities plus support services but allow only limited sales of goods and services directly to the public.</p> <p>The uses permitting by right within the I-1 zoning district, under Section 30-512, includes: auto-truck fleet storage, clinic (outpatient treatment center), state licensed residential treatment center, professional office, communication services, general warehouse, neighborhood parks, industrial- monument work/sales, custom manufacturing, heavy manufacturing, recycling center, and testing or research facilities.</p>	

As detailed in the attached map, the property which Anytime Fitness would like to relocate to is within a greater area of industrial park zoning, and what is Grand Rapids' original platted industrial park. Additionally, the map outlines an area that is identified within the recently updated Comprehensive Plan, Future Land Use Map, as future Business Park.

The Comprehensive Plan's recommendation for the establishment of a Business Park zoning district, which staff has begun developing Draft 1 of for the Planning Commission's appointed work group, is intended to involve primarily small and lower intensity industrial uses, commercial land uses that are similar to wholesale businesses, and businesses that have a mix of uses including office and back office operations, storage, assembly, and limited retail. *(see excerpt from Chapter 4 of the Comprehensive Plan)*

Under the Comprehensive Plan, the subject industrial area was a recommended location for future Business Park zoning district because of its mature, fully developed, state and its central location. As a result of these characteristics, the area has seen significant market pressure to transition away from the uses strictly permitted in an industrial zone toward a mixture of uses that are lighter on the industrial side and include low impact/low volume retail uses.

As petitioned/requested, the following text changes to the Zoning Ordinance would be required:

1. The addition of Health & Fitness Club as a listed use in Section 30-512 Table-1 *Permitted Uses*, and the designation of it as permitted (P) under I-1 (Industrial Park) zoning districts
2. The creation of a definition for a Health & Fitness Club use in Section 30-421 (See example definition below)

Staff suggests the Planning Commission also give consideration to the following:

1. The purpose and intent of the Business Park land use category, as described in the Comprehensive Plan, and whether a Health & Fitness Club, as we have preliminarily defined below, is consistent with that purpose. In staff's research we have found that this type of use is common to Business Park zones in other communities, but all communities, of course, are unique.
2. Consider the establishment of Health & Fitness Clubs as a use that is permitted with restrictions (R) rather than permitted by right (P). The restriction would limit the location of Health & Fitness Clubs to those I-1 properties that also are located within an area designated by the Comprehensive Plan as future a future location of Business Park land uses. *(City Attorney, Chad Sterle, is reviewing this consideration and will be issuing a memo to the Planning Commission)*
3. To ensure that existing Health & Fitness Clubs uses in other areas do not become non-conforming through these petitioned changes, consider adding Health & Fitness Clubs as permitted uses (P) within the GB/SGB, CBD, and PU zoning districts. (this will

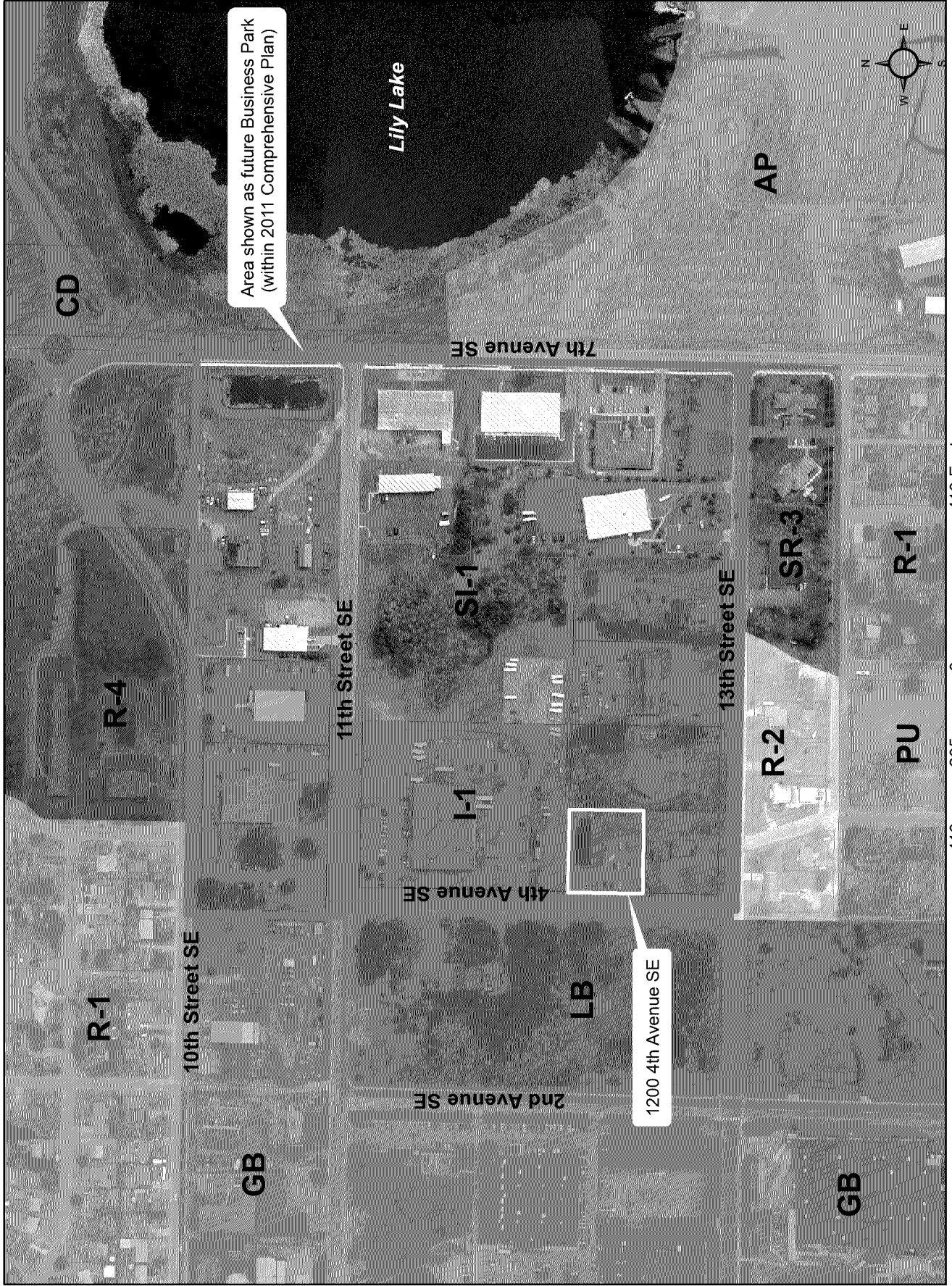
	<p>accommodate existing and future uses within these zoning districts, and the YMCA which is in a PU zoning district)</p> <p>4. Consider establishing Health and Fitness Club uses as permitted with restrictions (R) within the LB/SLB zoning districts: restriction being (added to Section 30-564) <i>Health and Fitness Clubs (within the LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area.</i> (this for consistency with existing General Retail Sales and Services restrictions within LB/SLB zones)</p> <p>As a starting point for the Planning Commission’s consideration, staff has developed a Health and Fitness Club use definition.</p> <p><i>HEALTH & FITNESS CLUB: means a business that provides recreational services and facilities, usually for the benefit of its membership or the general public, involving aerobic exercises, strength and cardiovascular equipment, indoor or outdoor game courts, swimming pools, running tracks, massage, tanning and other personal services, saunas, steam room, showers and lockers and the like that may be used at any time that the operation is open for business.</i></p>
Considerations:	<p>The Planning Commission should make specific findings of fact regarding the proposed amendments to the ordinance:</p> <ol style="list-style-type: none"> 1. Will the change affect the character of the neighborhood? 2. Will the change foster economic growth in the community? 3. Would the proposed change be in keeping with the spirit and intent of the Zoning Ordinance? 4. Would the change be in the best interest of the general public? 5. Would the change be consistent with the Comprehensive Plan?
Recommendation:	<p>Based on the above (and other) findings the Commission should consider a recommendation in regard to these draft changes.</p>
Required Action:	<p>Pass a motion, based on the findings of fact, to forward either a favorable recommendation, either with or without changes to the draft amendments, to the City Council, or pass a motion, based on the findings of fact, forwarding an unfavorable recommendation to the City Council regarding amendments to Section 30-512 Table-1 of the Zoning Ordinance.</p> <p><u>Example Motion:</u></p> <p>(This example motion is written as the petition requests. The Planning Commission will need to develop a revised motion if additions or changes to the action are deemed necessary.)</p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward a (favorable)(unfavorable) recommendation to the City Council regarding the draft text amendments adding <i>Health and Fitness Club</i> to the Definitions: Section 30-421 and as a</p>

	permitted use within the I-1 (Industrial Park) zoning district: Section 30-512 Table-1 (<i>Permitted Uses</i>).
Attachments:	<ul style="list-style-type: none">• Text Amendment Petition• Planning Commission Text Amendment Considerations• Excerpts from Comprehensive Plan• Maps

Industrial Park Addition to Grand Rapids (Existing Zoning)

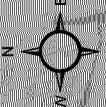


CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE



Area shown as future Business Park
(within 2011 Comprehensive Plan)

1200 4th Avenue SE



Legend	
	Parcel
	R-1
	R-1a
	SR-1
	R-2
	SR-2
	R-3
	SR-3
	R-4
	RR
	SRR
	RC
	SRC
	LB
	SLB
	CBD
	GB
	SGB
	M
	SM
	I-1
	SI-1
	I-2
	SI-2
	PU
	SPU
	CD
	AG
	AP
	MOD
	UO
	SBO
	PUD
2009 Aerial Photo	
	Red: Band_1
	Green: Band_2
	Blue: Band_3



Commercial Land Use Policy

Commercial land uses include an extremely wide variety of small and large businesses, businesses with high intensity uses and businesses with low intensity uses. The Comprehensive Plan vision, values and principles are best served by recognizing these important distinctions and creating separate land use categories for different types of commercial land uses. These differences need to be incorporated into zoning and land use decision making processes. Consequently, the Grand Rapids Future Land Use map includes three distinct categories of commercial land uses: Downtown Mixed Use, Neighborhood Mixed Use, and Highway Commercial. Of these three, two (Downtown and Highway Commercial) are already acknowledged in the City’s policies and land use regulation.

Neighborhood Mixed Use is a new commercial land use category that helps create synergy with the City’s transportation, neighborhood character, and economic diversity goals.

Neighborhood Mixed Use (NMU)

Neighborhood Mixed Use areas are primarily small businesses with relatively low land use intensity that are compatible with and sometimes integrate directly with residential land uses, are designed to be pedestrian-friendly, and fit into small building footprints. NMU areas are located in or adjacent to higher density residential land uses (Traditional Neighborhood or Multi Family Residential), but typically away from other commercial areas. Floor to Area Ratios (FARs) are between 0.8 and 1.5, and building heights are consistent with the surrounding residential neighborhood. NMU businesses are distinct in intensity from downtown or highway commercial businesses that have a higher potential nuisance impact on nearby residential land uses.





Industrial Land Use Policy

In the past, Grand Rapids has grouped all industrial uses into a single land use or zoning category. As business uses and the local economy have evolved, however, a single category no longer supports the City’s economic development needs nor the desired mix of uses in and around industrial areas. The Grand Rapids Comprehensive Plan uses three categories of industrial land uses to meet the City’s long term vision, values, and principles: Industrial - Traditional Workplace; Industrial Park; and Business Park/Limited Industrial. Of these three, the new land use category is Business Park/Limited Industrial. The Traditional Workplace category includes traditional industrial uses but specifically recognizes the unique characteristics of the Blandin UPM site, located at the nexus of heavy rail access, highway access, water, the downtown, a separation from most residential uses, and land available for industrial redevelopment.

Business Park/Limited Industrial

Business Park/Limited Industrial areas are primarily small and lower intensity industrial uses, commercial land uses that are similar to wholesale businesses, and businesses that have a mix of uses including office and back office operations, storage, assembly, and limited retail. BP areas include businesses that are inappropriate for industrial parks, but create few synergies by being located with retail establishments, including small wholesale businesses, back-office operations, mail-order operations, materials suppliers, and professional offices.



Category / Description	Primary Land Use	Potential Secondary Land Uses	Other aspects, zoning considerations
<p>Medical Campus – areas with institutional (large scale) medical uses and aggregations of smaller medical businesses.</p> 	<p>Hospital, medical offices and related services</p>	<p>Related commercial, lodging, parks and recreation, assisted living facilities.</p>	<p>Clear regulatory connection needs to be created for integrating secondary uses.</p>
<p>Industrial – Traditional Workplace - Paper and other industries in city center – part of greater Downtown and integrated with rail and highway infrastructure.</p> 	<p>Industrial, office, services. Facilities needing access to rail infrastructure.</p>	<p>N/A (In proximity to downtown retail and services).</p>	
<p>Industrial Park – Traditional industrial park uses, primarily heavy/intensive uses such as manufacturing and warehousing.</p> 	<p>Production/manufacturing, warehouse, large-scale wholesale with trucking, transfer facilities</p>	<p>Office/administrative associated with primary uses. Retail outlets associated with and secondary to primary uses.</p>	<p>Clear regulatory standards defining appropriate mix of uses and relationship between primary and secondary uses.</p>
<p>Business Park / Limited Industrial – Industrial and non-retail uses that are less intense than heavy manufacturing.</p> 	<p>Offices, limited production, small wholesale uses</p>	<p>Low visibility/limited retail, services such as child care, education, training facilities.</p>	<p>Will require zoning district modification or new district. Clear definition of preferred mix of land uses needed.</p>

PLANNING COMMISSION

Considerations

ZONING ORDINANCE AMENDMENT

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



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

Petition for Text Amendment to the Zoning Ordinance

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:

LUKE ABRAHAM 91-565-0121
Name of Applicant Tax Parcel #*1
1200 S POKEGAMA AVE STR 40
Address
GRAND RAPIDS MN 55744 (CURRENT)
City State Zip
218-326-4416
Business Telephone/Other Telephone

*1 City Code Section 30-454(a) requires a request to amend the text of the City Zoning Ordinance be made by a person, firm or corporation owning real estate in the city. Please provide the tax parcel number of property in your ownership as verification.

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.

[Signature]
Signature(s) of Applicant(s)

2/14/12
Date

FEB 14 2012

Office Use Only

Date Received _____ Certified Complete _____ Fee Paid 505⁰⁰

Planning Commission Recommendation: Approved _____ Denied _____

Meeting Date 3/1/12

City Council Action: Approved _____ Denied _____

Meeting Date 3/26/12

Required Submittals:

Application Fee - \$505.00 *2

FOR ANSWERS TO THE FOLLOWING
PLEASE SEE ATTACHED.

*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.

Explanation of Request:

A. Please List the Section(s) of Article VI, Chapter 30 of the City Code (Zoning Ordinance) for which amendment is requested: _____

B. Please provide a written statement that explains the request: _____

C. Any additional information that the Petitioner would like to supply: _____

Justification of Proposed Text Amendment: 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. How does the proposed Text Amendment conform to the City's Comprehensive Plan? _____

B. How does the proposed Text Amendment(s) preserve the spirit and intent of the Zoning Ordinance? _____

C. What effect will the proposed Text Amendments have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods?

Additional Instructions:

Prior to submitting your Petition, 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.

Explanation of Request

A. Section 30-551: Purpose of districts. Specifically #13 highlighting I-1 Industrial Park District. Requesting a text amendment or addition for uses permitted in said zone as indicated in section 30-512. Requesting athletic facilities or health and fitness facilities be added to the restricted uses of I-1 industrial park districts.

B. We are making this request because we wish to relocate our health club facility, Anytime Fitness of Grand Rapids. For the past six years we have been located at 1200 S. Pokegama Ave Suite 40. Each successive year in business has yielded substantial growth and in light of this growth we wish to provide our customers with a larger, more accommodating facility. We would like to move our facility from its current location a block and a half east to 1200 SE 4th Ave. At that location an empty building exists that would completely suit all of our expansion plans and needs. However, even though this potential location is close in proximity, it carries an I-1 industrial park zoning classification. We are simply asking to be added to the list of restricted uses permissible in this zoning classification. If approved, there will be neither changes to the external integrity of the building nor any changes to the existing lot. Internal remodeling will be all that is required.

C. We would like to note that healthcare facilities and clinics do qualify under the I-1 zoning category. We believe healthcare facilities and fitness facilities complement each other well. With this in mind we would also like to note that there are already healthcare facilities located near the area in which we are petitioning to relocate.

Justification of Proposed Text Amendment

How does the proposed Text Amendment conform to the City's Comprehensive Plan?

A. We believe the amendment that we are requesting conforms to the Comprehensive Plan by opening up and allowing growth within an area business, while still allowing guidance and approval from the City.

How does the proposed Text Amendment(s) preserve the spirit and intent of the Zoning Ordinance?

B. As stated above, allowing the proposed Text Amendment within an I-1 industrial park doesn't hinder or compromise the spirit of the zoning ordinance in place, but instead will allow integral change holding with the values mentioned in the Comprehensive Plan.

What effect will the proposed Text Amendments have on the growth and development of existing neighborhoods, other lands in the proposed district, commercial and industrial neighborhoods?

C. We believe that the strength and vision our business encompasses along with the quality of our services will not only ensure our own continued success, but will also help buoy surrounding businesses with new traffic and exposure that our arrival will bring. We also wanted to note that our payment for leasing our current location does not remain within the community. If we were granted the opportunity to grow our business, the payments we would make would be received by a local, fellow landowner. As noted earlier, the exterior of the building and lot in question would not be altered, thus would not infringe or impede any other business or neighborhood, commercial, industrial or otherwise.

- It is our understanding that the area in question that is now zoned I-1 industrial will be making the transition to a “business park” in the City’s future Comprehensive Plan. By approving the proposed Text Amendment, our business would be permitted to move and operate in the zone in question prior to the zoning change. We are of the opinion that by placing our successful business in this area, we will help the transition and attract other permissible businesses.



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

CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 12-0129 **Version:** 1 **Name:** Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.

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

File created: 2/22/2012 **In control:** Planning Commission

On agenda: 3/1/2012 **Final action:**

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

Sponsors:

Indexes:

Code sections:

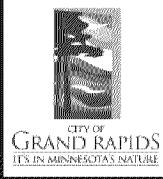
Attachments: [PC Staff Report: Election of Officers](#)

Date	Ver.	Action By	Action	Result
3/1/2012	1	Planning Commission		

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

Background Information:

See attached Staff Report.



Planning Commission Staff Report

Agenda Item # 4	Community Development Department	Date: 3/1/12
Statement of Issue:	Consider the election of Planning Commission Officer's-Chairperson and Vice Chairperson/Secretary.	
Background:	<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 (1st Term), and Commissioner McKellep currently serving as the Vice Chairperson/Secretary (1st 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 meeting.</p>	
Considerations:		
Recommendation:	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.	
Required Action:	Consider nominations to elect a Chairperson and Vice Chairperson/Secretary.	