



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Minutes - Final Planning Commission

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

Thursday, March 7, 2019

4:00 PM

Council Chambers

Call To Order

Call of Roll

Present 4 - Commissioner Mark Gothard, Chairperson Susan Lynch, Commissioner Sue Zeige, and Commissioner Molly MacGregor
Absent 2 - Commissioner Charles Burress, and Commissioner Lester Kachinske

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 MacGregor, second by Commissioner Zeige to approve the regular agenda as presented. The following voted in favor thereof: Zeige, Lynch, Gothard, MacGregor. Opposed: None, passed unanimously.

Approval of Minutes

Approve the minutes of the October 4, 2018, 4:00 pm regular meeting.

Motion by Commissioner MacGregor, second by Commissioner Gothard to approve the minutes of the October 4, 2018 regular meeting. The following voted in favor thereof: Gothard, MacGregor, Zeige, Lynch. Opposed: None, passed unanimously.

Public Hearings

Conduct a public hearing to consider the preliminary plat of Great River Acres.

Community Development Specialist Trast provided the background information.

A preliminary plat entitled Great River Acres was submitted by Chris Larson, PLS – SEH on behalf of the City of Grand Rapids and filed with the City on February 6, 2019. The property included within the preliminary plat is 41.51 acres in area, including proposed right-of-way, and is located in the NE quadrant adjacent to the Co. Road 76 and Co. Road 23/Golf Course Road intersection. A complete legal description of the subject property is included within the preliminary plat documents.

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. All departments were involved, and provided input, throughout the development of the preliminary plat.

Additionally, the preliminary plat was circulated to the County Highway Engineer, as the plat is accessed off of County Road 76 and County Road 23/Golf Course Road (review comments attached), and to the Commissioner of the MN DNR, as required by MN Shoreland Rules.

Chair Lynch stated the public hearing scheduled for this evening was to consider the preliminary plat of Great River Acres and read the rules for a public hearing.

Motion by Commissioner MacGregor, second by Commissioner Zeige to open the public hearing. The following voted in favor thereof: Zeige, MacGregor, Lynch, Gothard. Opposed: None, motion passed unanimously.

Rich Will, Maintenance Manger at Forest History Center is concerned about the maintenance of the trail and the relocation. Mr. Will said the Forest History Center has not been contacted by anyone regarding the new trail location. In the future the Forest History Center would like to be informed with any plans that pertain to the trail. Mr. Will stated the trail is used quite often and provided trail counts for the Commissioners review.

Motion by Commissioner MacGregor, second by Commissioner Gothard to close the public hearing. The following voted in favor thereof: Zeige, Gothard, Lynch, MacGregor. Opposed: None, passed unanimously.

Commissioner Zeige abstained from any action.

The Commissioners reviewed the considerations for the record.

- 1. Has there been a change in the development policies of the community?**
Yes, the City is working on updating the Comprehensive Plan.
- 2. Was there a mistake in the original zoning ordinance?**
No, there was not a mistake made in the original zoning ordinance.
- 3. Is the Zoning Ordinance up to date?**
Yes, the zoning ordinance is up to date.
- 4. Is the proposed subdivision compatible with adjacent land uses?**
Yes, it is.
- 5. Will the proposed subdivision cause undue traffic congestion?**
No, the County Engineer has reviewed the proposed subdivision and doesn't feel it will cause undue traffic congestion.
- 6. Will the proposed subdivision affect public utilities?**
Yes, it will extend them to the new development.
- 7. Will the proposed subdivision be detrimental to public health, morals, or general welfare?**
No, it will not.

8. Will the proposed subdivision impede orderly development of other property in the area?

No, it will enhance development in the area.

9. Will the proposed subdivision cause a decrease in value of adjacent property?

No, with the development it should increase the value of adjacent property.

10. Will the proposed subdivision increase tax revenues?

Yes, it with the proposed single family development it will increase tax revenues.

11. Will the proposed subdivision impose an excessive burden on parks and other public facilities?

No, the trail is being relocated however the Forest History Center would like to be advised of the changes.

12. Is the proposed subdivision consistent with the Comprehensive Plan?

Yes, it is consistent with the Comprehensive Plan.

Motion by Commissioner Gothard, second by Commissioner MacGregor 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 Great River Acres;

- **With the condition the Forest History Center is advised of the changes being made to the trail.**

The following voted in favor thereof: Gothard, Lynch, MacGregor. Opposed: None, Zeige abstained, motion carried.

Conduct a Public Hearing to consider a variance petition submitted by Independent School District No. 318.

Community Development Specialist Trast provided the staff report.

Independent School District No. 318 (ISD #318) has applied for two variances, which if granted, would allow for the front and street side yard encroachment of the school bus turn-around on the site of the proposed "East Elementary School" generally located between 11th Avenue NE and the City's Sports Complex.

ISD #318 has requested the Planning Commission's consideration of two variances from Section 30-512 Table 2-C of the Municipal Code, which lists District Development Regulations for Surface Parking (minimum yard setbacks). The requested variances, if approved, would allow for the proposed "turn-around" portion school bus lot (only) to encroach 10 ft. and 7 ft. into the required 10 ft. front yard and street side yard setback for surface parking.

Chair Lynch stated the public hearing scheduled this evening is to consider a variance request submitted by Independent School District 318.

Motion by Commissioner MacGregor, second by Commissioner Gothard to open the public hearing. The following voted in favor thereof: Gothard, Lynch, Zeige, MacGregor. Opposed: None, passed unanimously.

Kent Koerbitz, 2032 Knollwood Drive, Grand Rapids a representative for School District 318 stated the reason for the variance request is for safety.

Motion by Commissioner MacGregor, second by Commissioner Gothard to close the public hearing. The following voted in favor thereof: MacGregor, Gothard, Zeige, Lynch. Opposed: None, passed unanimously.

Commissioner Zeige abstained from any action.

The Commissioners reviewed the following considerations for the record:

1. Is this an "Area" variance rather than a "Use" variance?
This is an area variance.
2. Does the proposal put property to use in a reasonable manner?
Yes, it will put the property to use in a much safer manner.
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
It is unique to the property and it is not self created by the owner.
4. Is the variance in harmony with the purposes and intent of the ordinance?
Yes, it is in harmony with the ordinance.
5. Will the variance, if granted, alter the essential character of the locality?
No, it will not alter the essential character of the locality.
6. Is the variance consistent with the comprehensive plan?
Yes, it provides public safety and puts the property to its best use.

Motion by Commissioner Gothard, second by Commissioner MacGregor that, based on the findings of fact presented here today, and in the public's best interest, the Planning Commission does hereby grant the following variances to Independent School District No. 318 for the property legally described as: S 330 FT OF W 264 FT OF NW SW, Section 15, Range 25W, Township 55N, Itasca County, Minnesota;

- to allow a one-time waiver of the requirements of Section 30-512 Table 2-C of the Municipal Code for the encroachment of the school bus "turn-around" portion (only) a proposed parking lot, which would encroach 10 ft. into the required 10 ft. front yard setback, and 7 ft. into the required 10 ft. setback for surface parking, as depicted in the variance application submitted by Independent School District #318.

The following voted in favor thereof: Gothard, MacGregor, Lynch. Opposed: None, Zeige abstained, motion carried.

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner MacGregor, second by Commissioner Gothard to adjourn the meeting at 4:56 p.m. The following voted in favor thereof: Lynch, MacGregor, Zeige, Gothard. Opposed: None, passed unanimously.