



# CITY OF GRAND RAPIDS

NOTICE OF MEETING  
PLANNING COMMISSION

## Minutes - Final - Final Planning Commission

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

---

Thursday, May 2, 2019

4:00 PM

Public Works/Public Utilities Service Center  
500 SE 4th Street, Grand Rapids, MN

---

### Call To Order

### Call of Roll

**Present** 7 - Commissioner Susan Lynch, Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Mark Gothard, Commissioner Lester Kachinske, Commissioner Ted Hubbes, and Commissioner Betsy Johnson

**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 Kachinske, second by Commissioner Goggin to approve the agenda as presented. The following voted in favor thereof: Lynch, MacGregor, Kachinske, Hubbes, Johnson, Goggin, Gothard. Opposed: None, passed unanimously.**

### Approval of Minutes

Approve the minutes of the April 16, 2019, 4:00 pm special meeting.

**Motion by Commissioner Goggin, second by Commissioner Gothard to approve the minutes of the April 16th, 2019 Regular Meeting. The following voted in favor thereof: Lynch, MacGregor, Kachinske, Hubbes, Johnson, Goggin, Gothard. Opposed: None, passed unanimously.**

### Public Hearings

Conduct a public hearing to consider the preliminary plat of Rebound Commercial Addition.

*A preliminary plat entitled Rebound Commercial Addition was submitted by the planning firm: LJA (Lightowler-Johnson Associates) on behalf Rebound Hospitality (property owners Grand Rapids Sawmill Redevelopment, LLC, and Big Ten Real Estate, LLC). The property included within the preliminary plat is approximately 10.46 acres in area, including proposed right-of-way, and is located on the former Sawmill Inn property (2301 S US HWY 169). A complete legal description of the subject property is included within the preliminary plat documents.*

*Upon completion of removal of the former Sawmill Inn building and surface parking area, the property will be reconfigured with city streets, water, sanitary sewer, and*

storm sewer system, and will generally be developed as follows:

- Block 1
  - o Lot 1: 1.76 acres, hotel proposed for future use.
  - o Lot 2: 1.81 acres, potential restaurant for future use.
  - o Lot 3: 2.81 acres, mixture of potential future uses- bank, fast food restaurant, daycare center.
- Block 2
  - o Lot 1: .58 acres, undetermined commercial future use.
  - o Lot 2: 1.03 acres, combination of retail space and potential coffee shop w/drive-thru for future use.
- Outlot A, 1.46 acres dedicated for a storm-water retention pond, serving several lots with in Rebound Commercial Add., and potentially from future development on 15 acre lot owned by Big Ten Real Estate, LLC. An association will be formed (for ownership, maintenance and tax purposes), which will include all lots within the plat, draining storm water to the holding pond
- 23rd Street SW, will provide access to the plat area from US Highway 169 and extend west to 1st Avenue SW. The two access points to the former Sawmill Inn property, will be consolidated into one access point (23rd St. SW) which will be aligned with the entrance drive to the Target (and Super One) properties on the east side of Hwy 169. Additionally, a right turn lane will be added to Hwy. 169, for the southbound entrance onto 23rd Street.
- 1st Avenue SW, will extend to the northern edge of the plat from its intersection point with 23rd St. SW. Proposed road extension to the north will depend on future development. An easement will be established in the area north of 1st Avenues end point, for city maintenance vehicle/snow plow turn-around and snow storage.

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. However, there are a few comments identified by the review committee that should be addressed. Those items are as follows:

1. Update legal description of plat area on cover page, to incorporate new area of Outlot A.
2. Verify/update ownership signature lines on cover page.
3. Graphically depict public easements consistently.
4. Add 20' utility easement along north side of Block 2.
5. Add 15' utility easement along west side of Lot 3, Block 1 – project north through portion of Lot 2, Block 1.
6. Add 30' utility easement along south side of Lot 2, Block 1.
7. Add 20' utility easement along south side of Lot 3, Block 1.
8. All road should be shown as 40' wide, face of curb to face of curb.
9. 6' sidewalks should be shown on both sides of public roads.
10. Confirm use (or lack of) of existing sanitary sewer line within the SE area of the plat (Lot 3, Block 1).
11. Confirm plan for storm water treatment on Lots 1 & 2, Block 2.
12. Storm sewer laterals from Lot 2 & 3, Block 1 should connect to a manhole.
13. Existing electrical infrastructure located on private property to be relocated or

*abandoned.*

14. *Electric lines on public right-of-way to be reconstructed on public right-of-way.*
15. *Cap waterline and remove old hydrant (location of new entrance to site).*
16. *Add new valve and hydrant (south side of new entrance to site)*
  - a. *New hydrant spec's: top of hydrants set between 36" – 42" above grade*
17. *Individual water shut-offs at each site.*
18. *Class 52 ductile or C900 plastic on water main.*

*Additionally, the preliminary plat was circulated to the MN Department of Transportation, as the plat is accessed off of US Trunk Highway 169 (review comment attached), as required by Minnesota Statute 505.03.*

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

**Scott Koester, Rebound Hospitality provided background information on Rebound and the proposed project.**

**Nathan Anderson, LJA Architecture addressed items 1-18 and said they are working on getting the revisions taken care of.**

**Motion By Commissioner Goggin, second by Commissioner MacGregor to close the public hearing.**

**The Commissioners reviewed the considerations for the record.**

1. **Has there been a change in the development policies of the community?**  
**No, there has not.**
2. **Was there a mistake in the original zoning ordinance?**  
**No, there was not a mistake in the original ordinance.**
3. **Is the Zoning Ordinance up to date?**  
**Yes, it is up to date.**
4. **Is the proposed subdivision compatible with adjacent land uses?**  
**Yes, it falls in line with the current zoning of General Business.**
5. **Will the proposed subdivision cause undue traffic congestion?**  
**No, the entrance will be realigned and turn lanes will be put in.**
6. **Will the proposed subdivision affect public utilities?**  
**Yes, accommodations have been made for the new utilities.**
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, plans have been made for further development.**
9. **Will the proposed subdivision cause a decrease in value of adjacent**

property?

No, it should increase the value of adjacent property.

10. Will the proposed subdivision increase tax revenues?

Yes, new development will increase tax revenues.

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

No, it will not.

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

Yes, it is consistent with the Comprehensive Plan.

**Motion by Commissioner MacGregor, second by Commissioner Gothard 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 Rebound Commercial Addition, contingent upon the applicant making the following corrections/clarifications:**

**Items 1-18 in the staff report.**

**The following voted in favor thereof: Lynch, MacGregor, Kachinske, Hubbes, Johnson, Goggin, Gothard. Opposed: None, passed unanimously.**

## **General Business**

Consider a recommendation to the City Council regarding the vacation of a platted alley right-of-way within the Remer-DeSchepper Addition to Grand Rapids.

*Stanton and Sandra South submitted a valid petition, on April 8, 2019 requesting the vacation of the following described public right-of-way:*

*N/S alley LYG between Lots 15 and 16, Block 3, Remer-DeSchepper Addition to Grand Rapids, Itasca County, Minnesota.*

*As stated within the attached Public Vacation Application, if approved, the vacation would allow the South's more options for property development and building/home placement in the future.*

*As described in the attached email correspondence, the Engineering Department and the Public Works Department support the petitioned vacation.*

*There were no concerns or objections regarding the petitioned right-of-way vacation from the remaining members of the staff review committee which consists of the Public Works Department, Engineering Department, Community Development Department, Fire Department, Police Department, and the Grand Rapids Public Utilities Commission.*

**The Commissioners reviewed the considerations for the record.**

**1. Is the right-of-way needed for traffic purposes?**

**Why/Why not? No it is not intended to be used for traffic purposes.**

**2. Is the right-of-way needed for pedestrian purposes?**

**Why/Why not?** No, it is not used for pedestrian purposes.

**3. Is the right-of-way needed for utility purposes?**

**Why/Why not?** No, PUC reviewed and it is not needed for utility purposes.

**4. Would vacating the right-of-way place additional land on the tax rolls?**

**Why/Why not?** Yes, it would place additional land on the tax rolls.

**5. Would vacating the right-of-way facilitate economic development in the City?**

**Why/Why not?** Yes, it would allow for the construction of one if not two homes.

**Motion by Commissioner Kachinske, 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 vacation of public right-of-way described as: N/S alley LYG between Lots 15 and 16, Block 3, Remer-DeSchepper Addition to Grand Rapids, Itasca County, Minnesota.**

**The following voted in favor thereof: Gothard, Goggin, Johnson, Hubbes, Kachinske, MacGregor, Lynch. Opposed: None, passed unanimously.**

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

*Commissioner Kachinske nominated Commissioner MacGregor as Chair.*

**Motion by Commissioner Kachinske, second by Commissioner Johnson to appoint Commissioner MacGregor as Chair. The following voted in favor thereof: Lynch, MacGregor, Kachinske, Hubbes, Johnson, Goggin, Gothard. None, passed unanimously.**

*Commissioner Gothard nominated Commission Goggin as Vice Chairperson/Secretary.*

**Motion by Commissioner Gothard, second by Commissioner MacGregor to appoint Commissioner Goggin to Vice Chairperson/Secretary. The following voted in favor thereof: Gothard, Goggin, Johnson, Hubbes, Kachinske, MacGregor, Lynch. Opposed: None, passed unanimously.**

## **Public Input**

## **Miscellaneous\Updates**

## **Adjourn**

**Motion by Commissioner Goggin, second by Commissioner MacGregor to adjourn the meeting at 4:50 p.m. The following voted in favor thereof: Gothard, Goggin, Johnson, Hubbes, Kachinske, MacGregor, Lynch. Opposed: None, passed unanimously.**