



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, June 6, 2019

4:00 PM

Grand Rapids Area Library

Call To Order

Call of Roll

- Present** 4 - Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Mark Gothard, and Commissioner Ted Hubbes
- Absent** 3 - Commissioner Susan Lynch, Commissioner Lester Kachinske, 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.

Approval of Minutes

Approve the minutes of the May 2, 2019, 4:00 pm meeting.

Motion by Commissioner Goggin, second by Commissioner Hubbes to approve the minutes of the May 2, 2019 regular meeting. The following voted in favor thereof: Goggin, Gothard, Hubbes, MacGregor. Opposed: None, passed unanimously.

General Business

Preliminary review of Lakewood Estates First Addition Planned Unit Development (PUD).

Community Development Specialist Trast provided the staff report.

Dr. Dan Margo, on behalf of Horseshoe Properties LLC., recently submitted a letter to the Planning Commission, requesting a meeting involving a preliminary review of a proposed Planned Unit Development (PUD) entitled "Lakewood Estates First Addition". This required initial step in the PUD process, is intended to allow the Planning Commission and proposer an opportunity to discuss the potential for PUD approval, and to provide the Planning Commission an opportunity to preliminarily evaluate the PUD plan's level of consistency with City plans.

The total area of the subject property is 5 acres, and the tract is legally described as: Lots 5-10, Block 3, Plat of Lakewood Heights. The subject property is located within an R-3 (Multi-Family Residential- medium density), with the exception of the eastern most lot, which is within an R-1 (One-Family Residential) zoning district. Proposed

uses within the PUD are that of eight single-family residential homes, which would cooperate in "an association" for lawn care and snow removal services.

Staff has reviewed the preliminary plat drawing of Lakewood Estates First Addition PUD, and, given the level of detail within the sketch, can provide the following initial observations:

- ☐ *Section 30-703(a)(3) stipulates that a PUD conveys no right to the use of land other than is permitted by the underlying zoning district. The PUD proposes one-family residential units, and, with single-family detached listed in Table 1, Section 30-512 as a use that is permitted by right in R-3 & R-1 districts, there is no overall issue with the planned proposed use.*
- ☐ *One of the listed intents/benefits of using the PUD process is preservation of open space and natural features. The proposed layout plan depicts the clustering of units 5-8, sharing a common driveway, and individually connecting to a single sanitary sewer and water extension. As proposed, this layout preserves 45% of the site for open space, which appears to be consistent with the intent of the PUD process.*
- ☐ *Through the PUD process, new utility easements shall be granted to the City, with feedback provided from the Staff Review committee. *Easements dedicated within the plat of Lakewood Heights Addition, will be vacated through the PUD process.*

Dr. Dan Margo addressed the Planning Commission and provided information on the reason he applied for the PUD. He is hoping to have everything approved so construction can start this summer.

Public Input

Miscellaneous\Updates

Adjourn

Motion by Commissioner Goggin, second by Commissioner Hubbes to adjourn the meeting at 4:35 p.m. The following voted in favor thereof: MacGregor, Gothard, Hubbes, Goggin. Opposed: None, passed unanimously.