



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, February 4, 2021

4:00 PM

Council Chambers

BE ADVISED: Pursuant to Minnesota Statute 13D.021, Subdivision 1, some or all members may appear by telephone or other electronic means.

Call To Order

Call of Roll

Present 6 - Commissioner Susan Lynch, Chairperson Molly MacGregor, Vice Chair Patrick Goggin, Commissioner Mark Gothard, Commissioner Ted Hubbes, and Commissioner Betsy Johnson
Absent 1 - 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 Johnson, second by Commissioner Lynch to approve the agenda as presented: The following roll call vote was taken: Yea: Johnson, Hubbes, Gothard, Goggin, Lynch, MacGregor. Nay: none: motion passed unanimously.

Approval of Minutes

Approve the minutes of the November 5, 2020, 4:00 pm regular meeting.

Motion by Commissioner Goggin, second by Commissioner Johnson to approve the minutes from the November 5, 2020 regular meeting. The following roll call vote was taken: Yea: Lynch, Goggin, Gothard, Hubbes, Johnson, MacGregor. Nay: None, motion passed unanimously.

General Business

Consider a recommendation to the City Council regarding the rezoning of a 0.60 acre parcel of land from LB (Limited Business) to GB (General Business).

Community Development Specialist Trast provided the background information.

Mr. Lewis Kellin, filed an application for a Zoning Map Amendment with the City on January 4, 2021. The application requests the City's consideration of the rezoning of

the following described property from its current LB (Limited Business) designation to that of GB (General Business):

LOTS 1 - 7, AND LOT 8 LESS S 2' THEREOF, ALL IN BLK 24, GRAND RAPIDS FIRST DIVISION, ITASCA COUNTY, MINNESOTA

The petition submitted by Mr. Kellin, involves a 0.60 acre lot, generally located in the southwest corner of the 5th Street N and 6th Avenue NE intersection (see map #1). Map #1 illustrates the subject property in relation to the existing zoning in the area: GB (General Business) adjacent to the southwest, south and east, LB (Limited Business) to the direct west and north, and R-2 (One-Two Family Residential) to the northeast.

Currently, the subject property (423 6th Avenue NE) contains a 6,523 sq. ft. building, previously occupied by the Faith Baptist Church, which has been vacant for the past several years, a 576 sq. ft. garage building and a gravel parking area.

The Zoning Map Amendment, if approved, would facilitate the conversion of the subject building and property by the Kellin's into "CoHaus Collective Workspace", a community & membership driven workspace/meeting space (uses permitted within the LB & GB zoning district, but restricts the building GFA (gross floor area) to 3,000 and 5,000 sq. ft. respectfully, in the LB zoning district).

Motion by Commissioner Johnson, second by Commissioner Goggin 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 Zoning Map Amendment, as petitioned by Mr. Lewis Kellin, described within the Staff Report and as shown in the maps presented here today, from LB (Limited Business) to GB (General Business);

With the following considerations:

- 1. Will the change affect the character of neighborhoods?**
Why/Why not? No, it is surrounded by other commercial buildings.
- 2. Would the change foster economic growth in the community?**
Why/Why not? Yes, it will foster growth by taking a vacant building and putting it back on the tax rolls as well as helping new business get started.
- 3. Would the proposed change be in keeping with the spirit and intent of the ordinance?**
Why/Why not? Yes, it will be used as commercial which is the intent.
- 4. Would the change be in the best interest of the general public?**
Why/Why not? Yes, it will take a vacant building and make it a usable gathering place for the community and it will also bring it into ADA compliance.
- 5. Would the change be consistent with the Comprehensive Plan?**
Why/Why not? Yes, it fits well and will revitalize a vacant building.

The following roll call vote was taken: Yea: Lynch, Goggin, Gothard, Hubbes, Johnson, MacGregor. Nay: None, motion passed unanimously.

Public Input**Miscellaneous\Updates**

Commissioner Lynch's term is up the beginning of March, staff and City Attorney Sterle thanked her for her years of service on the Planning Commission. Mr. Trast noted there will be a vacancy on the Planning Commission if anyone is interested they should contact the Administration Department at City Hall.

Adjourn

There being no further business the meeting adjourned at 4:40 p.m.