

CITY OF GRAND MARAIS
MINUTES
July 25, 2007

Mayor Larsen called the meeting to order at 4:30 p.m.

Members present: Evelyn Larsen, Kay Costello, William Lenz, Edward Bolstad and Tim Kennedy

Members absent: None

Staff present: Mike Roth, Don Davison and Kim Dunsmoor

Mayor Larsen invited the public to speak during a period of open forum. Open Forum is limited to one half-hour. No person may speak more than 5 minutes or more than once. No one spoke.

Motion by Bolstad, seconded by Lenz to approve the Agenda; July 11, 2007, Minutes; and Payment of Bills. Approved unanimously.

The Vermillion Building LLC is requesting a conditional use permit to establish an accessory residential unit in its commercial building in the C-1 zone located at Lots 23,24, and portions of Lots 21,22, Block 46, Village Plat and the South 50' of Lot 1, Block 19, Harbor Addition. This application had previously been reviewed and approved with Thomas Kurschner as the applicant. The Planning Commission discussed the proposal in May and had a continued discussion on June 6 to clear up the potential use on the first floor and designated parking. A final hearing was held in July for the new applicant. The Planning Commission recommends approval of the conditional use permit by a 4-0 vote with the condition that the residence is to be used only by the commercial property owner or manager and that the garage be designated residence parking.

Motion by Kennedy, seconded by Costello to approve the Vermillion Building LLC Conditional Use Permit with the condition that the residence is to be used only by the commercial property owner or manager and that the garage be designated residence parking. Approved unanimously.

Ramble Jon Krohn is requesting a conditional use permit to build a single-family residential building on his commercial property in the C-2 zone located at Lots 1-8 and 25-32, Block 7, Bayview Addition. The property, located along Highway 61 on the West end of town, is connected to city water and sewer. There is a single family home and a garage structure that has been used for a business already on the lot. The lot has enough area to support an additional structure. The new structure will be located so that any future lot splits may be accomplished without the need for variance from our current zoning rules. The Planning Commission discussed the proposed building location, utility hookups, reviewed the site plan, and was satisfied that the building was located appropriately. The commission recommends approval of the conditional use permit by a 4-0 vote with the condition that the residence is constructed as per the approved site plan.

Motion by Larsen, seconded by Lenz to approve the Ramble Jon Krohn Conditional Use Permit with the condition that the residence is constructed as per the approved site plan. Approved unanimously.

Grand Marais Hotel Company is requesting a conditional use permit to build an off-premise internally illuminated free standing sign to replace the existing off-premise Shoreline Motel sign on the corner of Broadway and Highway 61. The Planning Commission noted that the sign is located on leased property, its recent state of disrepair, and the regulations regarding off-premise signs. The Planning Commission recommends approval of the conditional use permit by a 4-0 vote.

Motion by Costello, seconded by Kennedy to approve the Grand Marais Hotel Company Conditional Use Permit for an internally illuminated sign. Approved unanimously.

Todd Miller is requesting a conditional use permit to establish two accessory residential units in his new commercial structure located in the C-1 zone Lots 9-11, Block 23, Harbor Addition. The units will be rented to people participating in the commercial activity of building or used as artist lofts. There is a duplex, cabin and shed on the property. A new commercial structure has been permitted to be constructed along the south side of the lot. The Planning Commission asked about the ratio of building area devoted to commercial versus residential space. The commercial space is approximately twice the size of the residential space. The Planning Commission recommends approval of the conditional use permit by a 4-0 vote.

Motion by Kennedy, seconded by Costello to approve the Todd Miller Conditional Use Permit. Approved unanimously.

The council discussed the Transparency Requirement in the Downtown Comprehensive Plan Amendment. City Administrator Roth prepared a report of six existing downtown buildings and calculated transparency based on the perceived first floor height. The consultant recommended 60% transparency to create an inviting pedestrian friendly environment. After reviewing existing buildings, 60% transparency seems an unrealistic requirement. The existing transparency ranged from 17.6% to 54.2%.

The meeting recessed at 5:00 p.m. for a Downtown Streetscape Assessment Hearing.

The meeting resumed at 5:14 p.m.

The next step in the Special Assessment process is to formally adopt a resolution setting the assessment. The process for appealing the assessment has ended.

The council resumed discussion about transparency issues. The council directed City Administrator Roth to ask the consultant to clarify how the transparency measurement

should be made. The requirement needs to be a workable standard, not an obstacle for new construction. This issue was tabled to the next meeting.

The City of Grand Marais has applied for the Section 569 Northeastern Minnesota Environmental Assistance Program annually since 2002. Last year our application was ranked highly, but there was no money to fund the request. The City of Grand Marais has prepared an application again this year asking for the maximum request to help fund the Creechville and 1st –3rd Avenue West Projects. We are also applying to the Small Cities for this project.

Motion by Kennedy, seconded by Lenz to approve the Section 569 Northeastern Minnesota Environmental Assistance Program Application for the Grand Marais 2008 Infrastructure Improvement Program, Cook County, Minnesota. Approved unanimously.

Andy Brostrom, Grand Marais Lion's Club, requested street closures for Fisherman's Picnic. The closures will allow for business deliveries and vehicle drop-off for elderly.

Motion by Bolstad, seconded by Kennedy to approve the street closures for Fisherman's Picnic. Approved unanimously.

Mayor Larsen's Report:

- 1) Has received complaints about geese. Signs should be posted to remind people about the ordinance prohibiting feeding geese.
- 2) Has received comment about the improved cable service.

Councilor Lenz' Report:

- 1) The Park Board currently has two vacancies. These vacancies will be filled at the next meeting.

Councilor Costello's Report:

- 1) The Joint Powers Recreation Board has delayed their next meeting to coincide with a visit from Mike Fisher, LHB Architect on August 23/24.
- 2) The next Joint City/County/School/Tribe meeting is scheduled for August 23 with the City hosting. Diane Booth will invite Mike Fisher to attend the meeting.

Councilor Bolstad's Report:

- 1) The Public Utilities Commission approved the low bid of \$215,000 to Northland for upgrading sewer and water in Co. Rd. 7. The low bidder was also the contractor hired by the County for their County Rd 7 Project.
- 2) The Old Power Plant is in the process of being taken down. The old substation will also be removed when all customers are moved to the new substation.

City Administrator Roth's Report:

- 1) Two new hires for the park: Jackie Carbert and Robert Swanson Jr.

Motion by Bolstad, seconded by Costello to approve hiring Jackie Carbert as Washroom Custodian. Approved unanimously.

Motion by Kennedy, seconded by Bolstad to approve hiring of Robert Swanson Jr. at Park Office Clerk. Approved unanimously.

- 2) The Old Power Plant demolition is ongoing: some parts are being reused, metal is being recycled, concrete is being crushed for gravel. Most of the building is being recycled in some way. We anticipate there will be some additional clean up when the building is removed.
- 3) The Pedestrian Crossing Permit has been applied for and approved. Two signs to be placed in the crosswalks have been ordered.

Mark Sandbo, Grand Marais Lions, requested that the city provide \$1,000 toward portable toilets during Fisherman's Picnic.

Motion by Kennedy, seconded by Costello to approve providing \$1,000 toward portable toilets during Fisherman's Picnic. Approved unanimously.

Motion by Kennedy, seconded by Bolstad to adjourn the meeting. Approved unanimously.

There being no further business, the meeting adjourned at 5:45 p.m.