

AGENDA
GRAND MARAIS PLANNING COMMISSION
September 2, 2020, 4:00 P.M.

REMOTE PARTICIPATION

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-Hamilton Variance

-Leatham Conditonal Use

-Cedar Grove Zoning Amendment

F. NEW BUSINESS

None

G. OLD BUSINESS

-Housing Zoning Amendments

ADJOURN

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: August 28, 2020
SUBJECT: Hamilton Variance Request

Request: Hamilton Habitat is requesting a variance from the 25' minimum side yard setback requirement to construct a single family home 10' from the side lot line on a lot located at the Northeast corner of County Road 7 and the Gunflint trail in the R-2 zone. Lots.

Location of Property: 13-18 Van Brunt Lightbody Addition.

Condition of Property: This 260' x 150' property is zoned R-2 Multiple Family Residential. The property is currently vacant and covered primarily with wetlands. Neighboring properties include single-family homes, commercial, government, and school uses.

Items To Be Considered: In the City of Grand Marais a variance can be granted only if all of the following apply:

1. The variance is in harmony with the purpose and intent of the ordinance.
2. The variance is consistent with the comprehensive plan.
3. The proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
5. The variance, if granted, will not alter the essential character of the locality.

Relevant Zoning Purpose Statement:

19.05 R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

Subdivision 1. Purpose

The R-2 Multiple Family Residential District is intended to provide areas suitable for the location of apartment buildings, row housing, and the like, which maintain density and space standards that will ensure a wholesome living environment and which effectively relate to the comprehensive plan for community development.

Relevant Comprehensive Plan Section:

GOALS AND POLICIES

Goal

To create a framework for public and private decision making affecting the City of Grand Marais that:

1. Protects and enhances the natural resources of Grand Marais.
2. Provide economic opportunity for residents.
3. Respect the needs and desires of residents.
4. Provide for a full mix of land uses without adverse impact.
5. Recognizes the recreational and aesthetic value of the area to residents and visitors.
6. Ensures consistency of actions.

RESIDENTIAL AREAS

Goals

1. To provide a healthy, safe and attractive residential environment.
2. To protect property values and the natural environment through the harmonious relationship of land use, highways and natural features.
3. To provide a mix of residential options both seasonal and year round, and for all income levels

Policies

1. Develop low income housing.
3. Develop affordable housing to draw young families to the area.
10. Low intensity residential and recreational uses are preferred.
14. Infill of existing residential areas should be encouraged before expansion of new residential areas.

Pd 8/24
200



City of Grand Marais Application for Variance

Name of Applicant:	Hamilton Habitat Inc.
Mailing Address:	Po Box 1354
Property Address:	
Legal Description:	lots 13, 14, 15, 16, 17 & 18 - van Brunts + Lightbody Ad lot
Applicant is:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Buyer <input type="checkbox"/> Agent <input type="checkbox"/> Other (explain)

Current use of property:	RZ VACANT
Intended use of property:	Residential - 1 home
Use and Character of surrounding property:	mixed residential + commercial.
Section of Ordinance from which variance is requested:	
Brief summary of why a variance is required: <small>(For setback variances attach a site map prepared by a qualified plat mapper or surveyor)</small>	NOT ENOUGH ROOM ON LOT FOR RZ SET BACK OF 16x40 HOME

A variance may be granted where the strict enforcement of the City zoning controls will result in practical difficulties, determined by each of the following five criteria. Summarize the facts as to your property in regards to each of the five factors, using additional sheets as necessary.

1. Facts showing the variance is in harmony with the purpose and intent of the ordinance:

rear set back is now 40' - I am asking for a 10' ~~BEAR~~ SET BACK - WE CAN make all other set backs in RZ zoning

NOTE: ATTACHED MAP IS NOT TO SCALE - (house)

2. Facts showing the variance is consistent with the comprehensive plan:

'AFFORDABLE HOUSING' NEED + difficult LOT FOR Bldg.

3. Facts showing the proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance:

4. Facts showing the plight of the landowner is due to circumstances unique to the property and not created by the landowner:

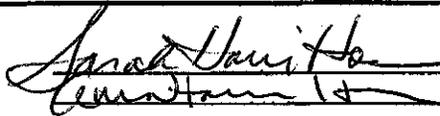
SEE MAP - STATE of MN. SAYS due to wetlands on property I have only ONE option for Bldg a home on lot - With this ONE option (limited) I NEED TO BE CLOSER TO NORTH line from Blgc - requesting 10' rear yard on this project.

5. Facts showing the variance, if granted, will not alter the essential character of the locality:

Will NOT AFFECT ANYONE in surrounding area -

Dated: 8/17/20

Applicant(s) signature(s):



Owner (if other than applicant)

Owner (if other than applicant)

This application will be processed only if it is fully completed and is accompanied by a site sketch and the proper fees.

(Do Not Write Below This Line)

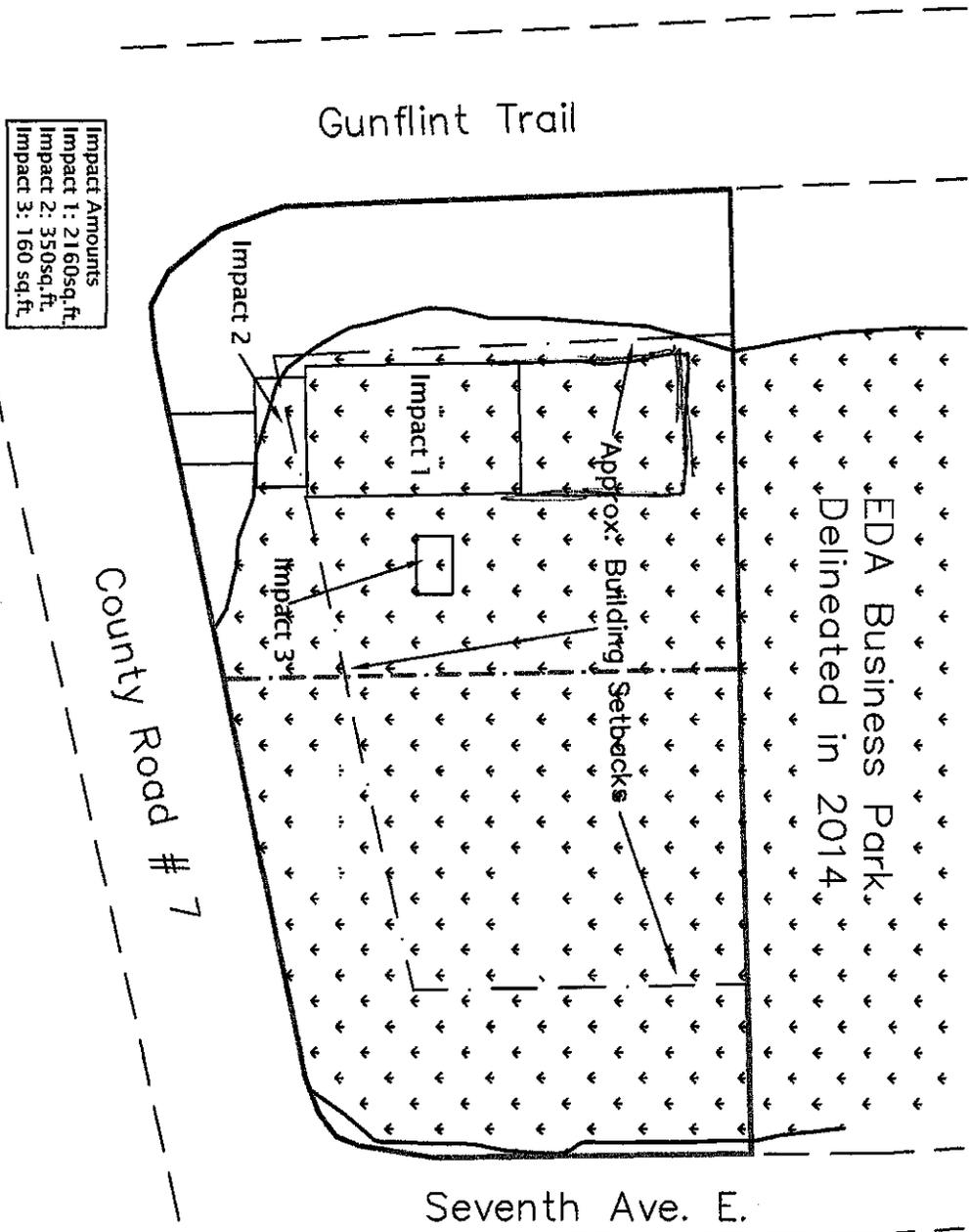
This foregoing variance request application, accompanied by a fee of \$ _____, was received and determined to be complete this _____ day of _____.

On Behalf of the City of Grand Marais

Figure 4
Option 3

Wetland Replacement Plan

Hamilton Habitat
Section 21, T61N, R1E



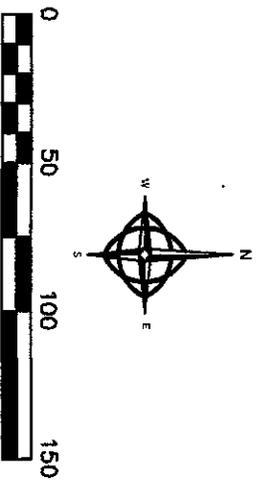
LEGEND

-  Wetland
-  Area Delineated
-  Approx. Lot Line

NOTES:
This map is for wetland purposes only. Please do not use this map for other purposes such as lot line locations, building setbacks, etc.

Tim Lederle Environmental LLC
18 Brandon Lane
Grand Marais, MN 55604
218-387-5270 lederle.enviro@gmail.com

Date: 06/09/20
Job # 2002
Client:
Hamilton Habitat Inc.



Scale: 1" = 50'

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: August 28, 2020
SUBJECT: Leatham Conditional Use Request

Request: Benjamin Leatham is requesting a conditional use permit to construct a single unit residence as a part of a lodging/commercial development on a lot located at the Northeast corner of Highway 61 and the Gunflint Trail in the C/I Service Commercial Industrial zone.

Location of Property: PID 80-021-1345. 613 E Highway 61.

Condition of Property: This developed property is zoned C/I Service Commercial Industrial. The lot has a single family structure. Neighboring uses include residential, commercial, and government uses.

Items To Be Considered: In the City of Grand Marais a conditional use permit can be granted only if all of the following apply:

1. The use conforms to the land use or comprehensive plan of the City.
2. The use is compatible with the existing neighborhood.
3. The use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district.
4. The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.

Relevant Zoning Purpose Statement:

19.07 C/I SERVICE COMMERCIAL-INDUSTRIAL DISTRICT

Subdivision 1. Purpose

The C/I Service Commercial-Industrial District is intended to provide areas suitable for the location of commercial enterprises and light manufacturing and warehousing activities which require special traffic access considerations due to the nature of use. It is the intent of this district to guide the development of these uses in a manner which will be beneficial to the residents, the land use growth pattern of the City, and the natural environmental.

Relevant Comprehensive Plan Section:

Goal

To create a framework for public and private decision making affecting the City of Grand Marais that:

1. Protects and enhances the natural resources of Grand Marais.
2. Provide economic opportunity for residents.
3. Respect the needs and desires of residents.
4. Provide for a full mix of land uses without adverse impact.
5. Recognizes the recreational and aesthetic value of the area to residents and visitors.
6. Ensures consistency of actions.

Community Vision

1. Support and enhance local business
2. Encourage expansion of sustainable energy uses
3. Develop access to housing that all people can afford throughout their lives
4. Expand education for the mind, body, and soul
5. Invest in safe, people-friendly infrastructure that supports active living
6. Enhance the community's deep connection to the outdoors, and active engagement of the environment

pd
9/19



City of Grand Marais

City of Grand Marais

Application for Conditional Use Permit

Name of Applicant:	Benjamin Leathan
Mailing Address:	2425 Cotton Lane, Northfield, MN, 55057
Property Address:	3 Lloyd Speck Property At Corner Gun Flint + 61
Legal Description:	Property ID # 80-021-1345

Applicant is: Owner Buyer Agent Other (explain) (507) 321-1382

Current use of property:	Storage In Old Building
Intended use of property:	Convert Building To Woodworking Studio Add 3-4 Short Term Vacation Rental Units - 140ft ² @ Build 2 story Building Gallery Down stairs, Living Quarters For Me Upstairs, 16'x40' Add Pollinator Gardens, Flower + Veg Gardens, & Small Pond
Use and Character of surrounding property:	Residential + Commercial
Brief summary of why a conditional use permit is required:	Non Conforming Use Of Apt over Gallery For Full Time Living

A conditional use permit may be granted only upon findings of all of the following criteria. Summarize the facts as to your property in regards to each of the factors, using additional sheets as necessary.

1. Facts showing the use conforms to the land use or comprehensive plan of the City:

Residential Use To The Back + Sides of Property
City shows interest in more vacation rental units.
Onsite Manager Is Beneficial To The Experience of
Guests.

2. Facts showing the use is compatible with the existing neighborhood:

Residential Use To The Sides + Back of Property

3. Facts showing the use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district:

Conditional Use Is In Addition To Three Approved Uses For Property, Conditional Use Does Not Interfere With Approved Use Of Property But Actually Improves It, Outside Manager / Maintenance

4. Facts showing the location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area:

Improved Use and Beautification Of Property

Dated: 11 Aug 2020

Applicant(s) signature(s):

[Handwritten Signature]

Owner (if other than applicant)

Owner (if other than applicant)

This application will be processed only if it is fully completed and is accompanied by a site sketch and the proper fees.

(Do Not Write Below This Line)

This foregoing conditional use permit application, accompanied by a fee of \$200, was received and determined to be complete this _____ day of _____,

On Behalf of the City of Grand Marais

Guadalupe Tr

State Easment
Parking

Studio

Guests

Cabin

Cabin

Cabin

Cabin

16
40
Guest
Residence
Code 5
Bath
Bldg

61

↑
N

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: August 28, 2020
SUBJECT: EDA Request to Amend BDA Zoning Allowed Uses

At your last meeting August 5, you heard a request from the EDA to amend the allowed uses in BDA zoning to include a youth center. Attached is a draft ordinance for consideration that would amend the permitted principal uses in the BDA zone to include services, defined in the ordinance as:

Services – Establishments primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, personal, business, repair, and amusement services; health, legal, engineering and other professional services; educational services, membership organizations, and other miscellaneous services.

This change would conform with the list of uses include in the EDA's covenants attached to business park lots. The EDA' previous request follows the ordinance.

ORDINANCE NO. 2020-03

AN ORDINANCE OF THE CITY OF GRAND MARAIS, MINNESOTA, AMENDING GRAND MARAIS ZONING DEALING WITH SERVICE USES IN THE BUSINESS DEVELOPMENT AREA ZONE

THE CITY COUNCIL OF THE CITY OF GRAND MARAIS DOES ORDAIN (deleted material is lined out; new material is underlined; subsections which are not being amended are omitted):

Section 1. That Chapter 19 of the City Code of Grand Marias, Minnesota, which chapter is entitled “Zoning Ordinance (Revised 2008)”, be amended as follows:

19.12 BDA BUSINESS DEVELOPMENT AREA

Subdivision 2. Permitted Principal Uses

Within a BDA District, unless otherwise provided by this chapter, no uses are permitted except for the following:

1. Light manufacturing including, but not limited to wood products, electric and electronic devices, clothing, hardware, metal stamping, printing, tools, instruments and controls.
2. Repair, service or storage of heavy vehicles or equipment.
3. Sawmills, debarking, chipping, wood products storage and other timber processing operations.
4. Warehousing and wholesale business.
5. Offices.
6. Retail sales.
7. Services
8. Public utilities.
- ~~8~~9. Research or Testing facilities.
- ~~9~~10. Accessory uses.

Passed by the City Council of the City of Grand Marais this ___th day of September, 2020.

Jay Arrowsmith DeCoux, Mayor

Attest: _____
Michael Roth
City Administrator

DATE: July 28, 2020
TO: Grand Marais Planning and Zoning
FROM: Cook County/Grand Marais Economic Development Authority
RE: Request to Modify Zoning at Cedar Grove Business Park

The Cook County/Grand Marais Economic Development Authority (EDA) has accepted an offer from North Point, Inc. to purchase Lot 3, Block 4 at Cedar Grove Business Park.

Brad Shannon is the executive director of the non-profit organization. They plan to build a youth center on the property and operate a faith-based center for teens in 7-12 grades. Their focus is to support, mentor and connect with youth. They partner with treehousehope.org. They will provide informal support to youth, outside of the existing systems, as another alternative. This need has been identified by Brad in his work as a counselor for youth in ISD 166.

The EDA has determined that this is a permitted use, according to the Declaration of Covenants, Conditions, Easements and Restrictions for Cedar Grove Business Park. Section 3, Regulation of Uses, states:

“Permitted primary uses:

1. Permitted uses shall conform to those allowed in the Zoning Ordinance of the City of Grand Marais as it now exists, and may be hereafter amended with the following exceptions and limitations:
 - (a) Lots within the CGBP which are adjacent to the Gunflint Trail, Lot 1 & 2, Block 1; Lots 1 & 2, Block 3; Lots 2, 3, 4, Block 4; and Lot 1, Block 5 shall be reserved for the following permitted uses; Offices, Retail business, Professional Offices, Financial offices, Clinics, Research facilities, Art or photography studio, Personal care such as Barber, Hair salon, or Massage center, Printing shop, Child care facilities, Health care.”

The EDA requests that the City of Grand Marais modify the zoning for Cedar Grove Business Park to allow for this type of service.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Patrick W. Knight, Communications Director
DATE: August 28, 2020
SUBJECT: Housing Zoning Ordinance Update Revision

On August 12th, The City Council met to discuss a draft zoning ordinance update. The council indicated that they would like to have a better understanding of how the proposed changes to the ordinance will look and feel. Staff and HKGi are compiling a set of images and information for the council that illustrate how the changes will look on the ground.

The Council also reviewed public comments received regarding the draft zoning ordinance update. They asked that the public comment period be extended for a month to allow for more input and that the Planning Commission revise the draft based zoning ordinance based on the feedback received.

I've attached the public comments we have received to date, at your September 2nd meeting, we will discuss the process for incorporating public input into a revised draft zoning ordinance.



Patrick Knight <communications@grandmarais.city>

zoning changes

Anna Hamilton <annabananahamilton@gmail.com>
To: housingplan@grandmarais.city

Mon, Jul 20, 2020 at 9:58 AM

To whom this may concern:

I have looked at your zoning proposal for changes based on "affordable" housing. With this definition in mind here are my thoughts.

No on row house/town house because there is no way to keep them from the real estate market (tourist and seasonal residents, vacation rentals)

Yes on ADU if for rentals only, not for re-sale, for the same reasons as above...

Yes on apartment buildings, we need rentals

Yes on Cottage courtyard clusters as long as they are not for non-residents.

I support almost anything for "affordable housing". This is a subject that needs to be dealt with, and soon. It is vital to protect "affordable housing" from the growing vacation rental business and "flipping" houses for profit.

Thank you, Anna Hamilton



Patrick Knight <communications@grandmarais.city>

Lot size change proposal and off-street parking

1 message

Becky Stoner <hillhaven@boreal.org>
To: housingplan@grandmarais.city
Cc: Becky Stoner <hillhaven@boreal.org>

Sun, Jul 19, 2020 at 4:18 PM

Hello Housing Plan folks,

I had a chance to review some of the items you are proposing and am wondering a few things.

Will the lot sizes ordinance allow for off-street parking, room enough for snow removal, additional noise ordinances, runoff issues on hilly lots, and esthetics. Some very small homes are very pleasing to look at and some are not, and on that small lot size, could there be an issue re: these things?

You asked for comments, so that's my 2 cents worth. Not a criticism. I think you're doing some wonderful, thoughtful planning and I'm grateful!

Becky Stoner



Patrick Knight <communications@grandmarais.city>

Zoning

Bruce Block <garlicsmasher@yahoo.com>
To: housingplan@grandmarais.city

Thu, Aug 6, 2020 at 10:22 AM

Having a more flexible zoning ordinance in terms of allowing for greater density and encouraging lower cost development of housing I believe is well targeted for bringing to bear the resources of the community to Alleviate this housing crisis, It creates opportunity for current land owners to further develop existing properties in creative ways that will improve the housing stock both in terms of quality and quantity. Also it will open the door for properties to be purchased and Re-tasked to fit the needs of our time. This initiative is central to addressing the chief stumbling block of our local economy - the need for quality affordable housing. It may be that it might be best initiated by limiting the application of this new proposed ordinance to specific neighborhoods, so as To work in concert with investments already in progress. Within our community is represented a great range of differing social and economic strata's, that have laid there roots here in the hopes of establishing a future, a future specific to their individual dreams, any proposed zoning ordinance should reflect this reality. We must be careful to amend soils for new opportunities to take root, while not disturbing the structure of existing soils where deep roots have already been laid. These changes in some areas will be welcome for allowing flexibility from restrictions that has to date quashed potential, in other areas it may violate to a great degree the the nature of the established neighborhood and the intentions of the residents Therein. I'm glad I'm not drawing those lines 😊. But overall I am in favor of these new ordinance as solving the housing crises here is paramount and loosing zoning restrictions is the best tool in our box.

Sent from my iPhone



Patrick Knight <communications@grandmarais.city>

Input on the Draft Zoning Ordinance Update

Chris Norman <ccnorman380@msn.com>
To: Patrick Knight <housingplan@grandmarais.city>

Tue, Aug 4, 2020 at 1:48 PM

Patrick, the only things that particularly jump out at me are the lighting and building heights. Lighting - should be more completely defined in regards to intensity at ground level (both high and low), allowable types of lighting and fixtures and allowable intensity of up-lighting. Building height - should be better defined as to from where the maximum height is derived. Is the maximum height from the average ground level? Highest or lowest ground level around the building? Is the owner/builder allowed to raise the natural ground level surrounding the building to effectively raise the allowable height of the building?

Hopes this helps, sorry for the delay,

Chris



Patrick Knight <communications@grandmarais.city>

We'd like your input on the Draft Zoning Ordinance Update

Chris Skildum <cskildum@gmail.com>

Mon, Jul 27, 2020 at 6:57 AM

To: Patrick Knight <communications@grandmarais.city>

Patrick,

Based on the summary and the redline version outlining changes I think these changes are appropriate and will help ease some of the challenges of building and developing homes in Grand Marais. I believe one of the most significant and helpful changes is the opportunity for more MDUs. I can tell you from creating the Hestia Undfolded apartments east of Grand Marais that I could have filled the 6 units 3 times over with qualified applicants in it's first couple months after completion (and again if I had advertised more than passively). I'm convinced of the immediate need for change and flexibility regarding building and housing. I appreciate that this has been taken seriously. Please let me know if you have any specific questions for me, and I'm always available for additional conversation on the topic of developing homes and communities in general. I'm booked with home construction outside the city for a couple years, but I look forward to future projects in Grand Marais under these changes (after the highway is put back together of course)

Cheers



Patrick Knight <communications@grandmarais.city>

Attn: Mayor Roth & Patrick Knight Re: Affordable Housing

Destry Winant <destrywinant@gmail.com>

Wed, Aug 12, 2020 at 1:02 AM

To: cityhall@boreal.org

Cc: communications@grandmarais.city

Dear Mayor Roth and Committee member Patrick Knight,

After speaking recently with our neighbors Douglas and Mary Sanders regarding affordable housing projects in Grand Marais, I feel compelled to share some input:

About 4.5 years ago, I came to Grand Marais to work seasonally at the end of the Gunflint Trail; which is where I met my partner, Eddie. It didn't take long for me to fall in love with everything this city has to offer. I spent the first winter back in Chicago obsessively looking for long term housing and I realized it would be harder than I hoped to make Grand Marais our new home. We continued to come back seasonally, leading to Eddie becoming the nature program director at Chik-Wauk last year. Last season we decided to live in our unwinterized cabin on trail well into fall until we finally found permanent housing. At last, we got lucky and found a home to rent in town that was close to within our budget (and allowed pets). This stroke of luck led to Eddie starting a management career at Subway and has allowed me to explore local career opportunities to supplement or replace my remote researcher position at a cybersecurity company.

While our situation has certainly changed in the last 4.5 years, we still dread the inevitable housing instability ahead of us. I worry our luck will run out when our lease ends next Spring. Still, we refuse to give up on our dream of weaving ourselves into this beautiful community and eventually starting our own business up here.

I wanted to share our story in hopes of reminding you why this new zoning ordinance is so important. I know we are not alone in our struggle to make Grand Marais our home. This city needs hard working young people like my partner and I. I truly believe that rezoning to encourage more affordable housing options is the best way to keep people like us here. Not only that, but relieving the stress of housing instability would allow residents to divert their attention from *finding* a home in Grand Marais to *making* a home here.

Based on the summary page of the ordinance, it seems like this is a great step for current and future Grand Marais residents. The main concern my partner and I share is the potential for more housing, but not necessarily more affordable housing. I hope that this is considered when finalizing the ordinance. The rezoning ordinance should not be exploited to create more income for land and business owners here. I am hopeful though that new housing options will create a standard for affordable housing for the community, putting pressure on those with existing rentals to make them available at more appropriate rates.

Thank you for reading our input and for the work you are doing to make this ordinance happen. I look forward to seeing the potential outcome of all of your hard work!

Destry Winant and Eddie Moran



Patrick Knight <communications@grandmarais.city>

Draft Ordinance Number 2020-02

1 message

Douglas O Sanders Jr <douglasosandersjr@mail.com>
To: Patrick Knight <communications@grandmarais.city>

Sun, Jul 19, 2020 at 6:09 AM

Hi Patrick,

Wow! You City Hall folks, Consultant and P & Z Committee members have accomplished a herculean effort and successful outcome in Ordinance 2020-02

The redlined document helped me review prior zoning language, the removal of any such, and the addition of affordable housing language. Patrick, your accompanying video and city's website material are excellent. I shared the "Zoning Update Summary.pdf" with Jason Hale, the 15 year Duluth employee working exclusively on affordable housing. Jason was impressed and thankful for the document. Hope my action here was okay.

In particular, I shared your material emailed to me July 26 with our upcoming North Shore Health Care housing project in mind. In particular, I shared the following with Kimber Wraalstad, Hal Greenwood, and our proposed manufactured housing contractor/builder.

Extracted from your drafted Ordinance 2020-02 in reference to the: **Cottage Courtyard Development** proposed for North Shore Health Hospital and Health Care Center.

Subdivision 2 – Courtyard approach permitted up to 10 units

Subdivision 6 – maximum height of units 18 feet

Subdivision 7 – general regulation lot area minimum 1.61 acres

Section 19.13 Use Specific Standards for Courtyard

- Minimum distance between dwellings 10 ft

- Minimum depth and width of the shared courtyard 20 ft.

- Entrances facing front property lines

- Appropriate pedestrian paths required from each unit to

 - Front property line and street

- Parking area in rear yard for at least same number of dwelling units

The drafted material accommodates our upcoming North Shore Health Care project

Patrick, thanks much for the opportunity to review drafted Ordinance 2020-02.

Doug Sanders

douglasosandersjr@mail.com

PO Box 1117

Grand Marais, MN 55604

218-387-1729 (land)

218-387-4426 (text)



Patrick Knight <communications@grandmarais.city>

New zoning changes for the city of Grand Marais as purposed to the city council from the city planning commission.

1 message

Evelyn Larsen <evlarsen@boreal.org>
To: housingplan@grandmarais.city

Sun, Jul 19, 2020 at 6:15 PM

Number one, I have to agree with the letter submitted to the Cook County News Herald by John Nagorski.

The number one issue for me is the lack of public information and input from the residences of Grand Marais. Do you really think this is what our small community wants? I don't. I think there have been too many new structures that have been allowed to be built on substandard size lots to the determinant of the adjoining neighbors.

I personally think that 40 foot lots are not big enough to support any kind of living and certainly reducing the lots from 10,000 ' to 4,000' is far too excessive. Set backs of 5', also ridiculous.

This will not make affordable housing easier to obtain. With the current cost of building anything, building smaller is not more efficient (you still need a roof, a foundation or basement & Ect.)

It would be nice if the city would consider the permanent residents that would like to remain in their homes, we would like to say we have affordable homes too! Living in Grand Marais is very costly, if you want to make it more affordable, how about curbing the needless spending on countless studies for things that the general public doesn't even want? Reduce the P.U. bills, in other words, prioritize the spending with the needs instead of the wants. Work for all the citizens of Cook County.

Please hold some public meetings and get the information out to every Grand Marais resident, this is too big an issue to just push through.

Thank you!

Evelyn Larsen

Grand Marais, Mn. 55604

Former member of the City Planning board for 13 yrs.

Former city councillor for 8 yrs.

Former Mayor of the city for two yrs.



Patrick Knight <communications@grandmarais.city>

zoning code drraft

Frances Jarchow <jarchow@boreal.org>
To: housingplan@grandmarais.city

Thu, Jul 23, 2020 at 5:11 PM

There is a lot I don't understand, so many changes may not be helpful. However, here are the items I am concerned about.

1. 4000 sq. ft. is too small a lot.
2. 40 ft. is too narrow a lot.
3. Side yard should be left at 10 ft..
4. Building height should be 20 ft. 35 ft. is much too high as it blocks the view of the lake from those behind. Those tall houses don't fit the joy of Grand Marais.
5. Signs for homes should only be 2 sq. ft. and not lighted.
6. Junk vehicles should not be allowed for both R-1 and R-2
7. Mobil Homes should only be allowed in Mobil Home Parks

Frances Jarchow



Patrick Knight <communications@grandmarais.city>

housing plan

1 message

John Gorski <gorski@boreal.org>
To: housingplan@grandmarais.city

Tue, Aug 11, 2020 at 12:08 PM

To the Grand Marais City Council.

I strongly advise the city council to not move forward with the proposed zoning ordinance. The one size fits all approach to this ordinance may well benefit one area of the city and destroy another. On the fringes of developed neighborhoods, sewer and utility extension may become cost effective via higher density and smaller lot sizes. It is possible (but in no way guaranteed) that this will result in lower cost build-able lots. In fully developed areas such as the historic town center, these smaller lot sizes, reduced setbacks and the allowance to build conjoined town homes will result in unintended and uncontrollable condo development. This is not the time (during covid) to sort the good from the bad as all stakeholders must be able to participate fully.

John Gorski



Patrick Knight <communications@grandmarais.city>

Fwd: Public comment for tonight's meeting

Jay Arrowsmith DeCoux <jay.a.decoux@gmail.com>
To: Patrick Knight <communications@grandmarais.city>

Wed, Aug 12, 2020 at 6:05 PM

----- Forwarded message -----

From: **Jay Arrowsmith DeCoux** <jay.a.decoux@gmail.com>
Date: Wed, Aug 12, 2020 at 5:52 PM
Subject: Re: Public comment for tonight's meeting
To: Julie Carlson <joynescarlson@gmail.com>

After reading through your comment, I would like to know which lots are the 3000-5000sqft ones. That may be helpful. I do believe that I will push for an extended public comment on this unless I am overruled by the Council and P&Z. Thanks again,
Jay

On Wed, Aug 12, 2020, 17:48 Jay Arrowsmith DeCoux <jay.a.decoux@gmail.com> wrote:
Received! Thank you for your comment.
Jay

On Wed, Aug 12, 2020, 13:04 Julie Carlson <joynescarlson@gmail.com> wrote:
Good evening, Mayor Arrowsmith-DeCoux and Councilors.

I have two items to bring to your attention tonight:

Eighth Avenue West:

Due to the Highway 61 construction, traffic is routed up and down 8th Ave. W. (County Road 19) as a detour. My understanding is this will be a designated detour this summer as well as next. My concern is the bottom of 8th (at the Highway 61 intersection). Cars are often parked on both sides of the avenue making a tight turn for the big trucks. Personally, I have had to back up the avenue to allow trucks enough room to make the turn--in my case, it has been fine; however, had there been a truck or trailer behind me, it could have been a problem. My suggestion is to consider calendar parking on 8th Avenue West during construction (at least on the lower block). I don't think this suggestion will be popular, but I do think it's a safety issue.

Zoning Ordinance:

I have read through the draft zoning ordinance for new housing types and smaller minimum lot dimensions. I think the objective is important (for diverse and affordable housing options); however, I do not believe this draft would accomplish the goal.

My opinion is the proposed minimum lot size is too small. 4,000 square foot lots are less than half the minimum building lot currently deemed acceptable. I played around on [Cook County's Mapping Site](#) and found one residential lot close to 4,000 square feet; the lot is irregular and not abutting a City street/avenue, it is accessed by an alley. I also found three 3,000-ish square foot residential lots with homes (no off-street parking), and three 5,000-ish square foot lots with homes, no garages, parking in front of two of the homes (off-street/yard). It may be worthwhile to look at some of the properties to see what issues may come up with small lots--*parking and setbacks would be my concern*. I am happy to identify the lots mentioned above privately if you are interested.

Finally, I believe public input is imperative when considering such a big change. A visual of acceptable scenarios under this proposal (on some of the current vacant lots in town) may be helpful. Please do not move forward with this new zoning ordinance until the public has an opportunity to meet (in person) to discuss the pros and cons of the proposed changes.

Thank you for your time.
Respectfully,
Julie Carlson

--

Jay Arrowsmith DeCoux

Mayor, City of Grand Marais

Owner, Art House B&B

Owner, Fireweed Bike Coop



Patrick Knight <communications@grandmarais.city>

Feedback

Larry Dean <larry@redpinerealty.com>
To: housingplan@grandmarais.city

Thu, Aug 6, 2020 at 9:37 AM

Anything we can do to create more housing is a good idea. Smaller lot sizes are a good idea.
Larry Dean

--

Larry Dean
Red Pine Realty
PO Box 938
Grand Marais, MN 55604
C. 218-370-9517

NOTICE: Red Pine Realty will never ask for money via wire transfer. Beware of wire fraud. Do not trust money wiring instructions from any vendor with out a verified phone number.



Patrick Knight <communications@grandmarais.city>

We'd like your input on the Draft Zoning Ordinance Update

Lonnie Dupre <lonnie@boreal.org>
To: Patrick Knight <communications@grandmarais.city>

Thu, Jul 23, 2020 at 7:07 PM

Hi Patrick,

Thank you for the call and sending this email on city zoning.

1. I am for increasing density in the city. I believe it can be done wisely and still provide enough green space if done properly.
2. Smaller lots and allowing duplexes or would help.
3. City need to offer its available land up front to qualified residents up front with no costs (land, water, sewer and electric) differed thru taxes to pay for land and utilities over time. This needs to happen in-conjunction banks and contractors willing to build simple but quality homes under 1000 square feet with the whole package being not more the \$100,000. This is all 2 people working in the service/tourist industry can afford for a mortgage...do the math. That is the best way to get affordable housing in this county.

To Qualify:

- a. One has to be a permanent resident of the county and has lived here at least 3 years.
- b. Cannot own a second home or use this place as a rental.
- c. Cannot make more then \$37,000 annually.
- d. Cannot sell for 5 years.

Thats my 2 cents.

Good luck,
Lonnie



TEDx:
https://youtu.be/x6z_QnQ288g

www.LonnieDupre.com
P.O. Box 1183
Grand Marais, MN 55604



Ambassador for:
www.primaloft.com
www.wintergreennorthernwear.com

www.findmespot.com
www.hilleberg.com
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Patrick Knight <communications@grandmarais.city>

Proposed Ordinance to Amend Grand Marais Zoning for Residential Uses

Mary Somnis <somnismary@gmail.com>

Mon, Aug 3, 2020 at 12:08 PM

To: mike roth <cityhall@boreal.org>, Patrick Knight <communications@grandmarais.city>

Cc: Howard & Bonnie Gay Hedstrom <hjh@boreal.org>, Scott Harrison <sharrison@arrowhead.coop>, Heidi Doo-Kirk <Heidi.Doo-Kirk@co.cook.mn.us>, Anton Moody <anton.moody@gmail.com>, Carol Mork <cjm9004@gmail.com>, Bev Green <seniors@boreal.org>, Hal Greenwood <hal.greenwood@gmail.com>, Patricia Campanaro <pcampanaro@gmail.com>

Thank you to those who are doing the hard work to consider the proposed ordinance to amend Grand Marais zoning for residential uses.

Workforce housing has been identified as the number one impediment to economic and community development in Cook County. This continues to be the top priority for the Cook County/Grand Marais Economic Development Authority.

The 2015 Cook County Workforce Housing Study found that we need considerable development in this area to meet the needs of our community. The study recommends that we develop 25 single family homes per year for five years (total 125) and 65-75 rental units in Cook County. While some progress has been made with public and private investments since 2015, our work is not yet done.

Considering the costs of land and construction, limited availability of private land, and natural conditions including ledgerrock and wetlands, the only way forward is to allow for more density and for development to occur in areas with favorable conditions.

While change can be difficult, it does appear to be necessary for the development of workforce housing.

Again, thank you to Planning & Zoning and the City Council for taking this topic up for consideration, and for the opportunity to comment.

Mary Somnis
Executive Director
Cook County/Grand Marais EDA
PO Box 597
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www.prosperitynorth.com



Patrick Knight <communications@grandmarais.city>

Support of Proposed Zoning Changes

michael mchugh <mmchugh13@hotmail.com>

Wed, Aug 5, 2020 at 5:16 PM

To: "housingplan@grandmarais.city" <housingplan@grandmarais.city>, Patrick Knight <communications@grandmarais.city>

Dear Grand Marais City Council,

I'm writing this letter of support for the proposed zoning changes brought forward by the Planning Commission. As a Planning Commissioner, I was impressed and pleased with Jeff Miller's consultation from HKGI.

Our work on this project as commissioners reflected what local families and county businesses continually ask for: more working families, affordable housing, and preserving our city's unique charm and style. Since we are landlocked and limited in our ability to affordably develop utilities beyond our current city borders, we focused on how best to create opportunities to enhance our housing density, specifically improving on ways to provide affordable homes that also reflect the historic nature of the town.

Through our work with HKGI, we focused on reducing minimum lot sizes, increasing the variety of new housing types allowed in residential districts, and updating and simplifying regulating language.

We believe these changes will provide residents more flexibility and possibilities to build or buy or rent homes that will attract and keep working families in our community. We also believe these changes will reflect and preserve the unique character of our storied history.

Please consider adopting these zoning changes.

Best,
Michael McHugh
Planning Commissioner



Patrick Knight <communications@grandmarais.city>

Zoning Ordinance changes

Mike Raymond <mjrpine@icloud.com>
To: housingplan@grandmarais.city

Wed, Aug 5, 2020 at 10:33 AM

Councilors, It appears that much effort has gone into the proposed ordinance revisions. Thanks to the commission for its efforts. So, not to jump in late and be too critical, but it feels like these changes will fundamentally alter the feel of the residential district. The density seems to be a radical departure from the previous ordinance. While I agree there are too many variance requests for minor lot issues of lot size or configuration, and 10,000 s.f. seems excessive, 4,000 s.f. seems like a huge change. Why not stick with a typical 40 foot lot as the minimum, which I believe is closer to 5,200 square feet? And setbacks of 5 feet will bring a new tightness to our little town. Also, allowing apartment buildings of any size will dramatically alter the feel of some neighborhoods.

If we're looking to squeeze more people into our town, perhaps that debate should occur first. There is ample space around the fringes of the residential district that are available for development, but suffer for lack of water and sewer hookups. The cost for this infrastructure is prohibitive, even for a developer. Seeking grants and investing in this infrastructure with lot assessments, would open these areas to new growth. Rezoning here for higher family density there would not stack new housing on top of established neighborhoods, and ultimately help retain the quaint feel of the old town center. Spreading the growth into private wooded neighborhoods may not fit the current mood for environmentally friendly development, but in many ways it is more sensible from a market standpoint. Urban areas build "up" because space is limited. We have space, and I rarely run into people moving to Grand Marais that are seeking an urban lifestyle.

I'd recommend slowing the process, so citizens can process the coming changes.

Mike Raymond
Owner/Broker
Red Pine Realty
218-387-9599
mike@redpinerealty.com



Patrick Knight <communications@grandmarais.city>

zoning plan

rick austin <austinsisland@boreal.org>
To: housingplan@grandmarais.city

Tue, Aug 4, 2020 at 6:13 PM

To who it may concern, As both a builder an a realtor when I look at the proposed changes I clearly see one thing. This is strictly a way for some to make a quick buck at the expense of the people of Grand Marais who value a nice home,yard,& way of life.I can see that both builders & realtors, and also land developers could really cash in on this plan,although I personally know of no one who would want to destroy the character of Grand Marais for a quick buck. I see no advantage for anyone else.At first the smaller lots would be a bargain, but over a short amount of time the smaller buildable lots would go up in cost.For example,lets say in areas with a 5 acre minimum 5 acres would sell for \$50,000. A 2 acre lot that is grandfathered in as buildable would also sell for very close to that price as it is still a buildable lot.Any talk of more affordable housing is nonsense.I can understand increasing lot density in an urban area, but I can't imagine that anyone who lives in Grand Marais would say that they would like to have someone build a new home an each side if their home.Even campers in the tourist park prefer space between neighbors.Multi family housing should be zoned separate from single family housing or in a mixed zoning area,not allowed in an existing neighborhood.It completely unfair to those who built or bought their home in good faith with the understanding that the City wouldn't just up & change their neighborhood. If I'm not mistaken,I do believe that that the E.D.A. land was set up for much of what is being proposed,except that those in charge of the funding royally screwed up & because of the funding source the housing aspect isn't allowed. If all the people living in an existing neighborhood wanted mixed zoning, they they could ask to get their neighborhood re-zoned.Don't force it upon the residents.The one change that I do understand is the "mother in law apartment" or accessory dwelling. If you want the other changes,why stop there,why not just zone the whole city as a trailer park. Rick Austin



Patrick Knight <communications@grandmarais.city>

Fwd: Zoning Ordinance Feedback

Haden Hinchman <cityhall@grandmarais.city>
To: Patrick Knight <communications@grandmarais.city>

Tue, Aug 11, 2020 at 2:02 PM

----- Forwarded message -----

From: **Sue Hakes** <susankayhakes@gmail.com>

Date: Tue, Aug 11, 2020 at 2:02 PM

Subject: Zoning Ordinance Feedback

To: Jay Arrowsmith-DeCoux <jay.a.decoux@gmail.com>, <gmsa@boreal.org>, Tim Kennedy <Tkennedy@boreal.org>, Anton Moody <anton.moody@gmail.com>, <kelly_swearingen@msn.com>, <cityhall@grandmarais.city>

Date: August 11, 2020

To: Mayor Arrowsmith-DeCoux and Councilors Kennedy, Moody, Schulte and Swearingen

From: Sue Hakes

Re: Proposed Grand Marais Zoning Ordinance

I recognize the work that has gone into the proposed Grand Marais Zoning Ordinance and while some of the proposed concepts have merit, I offer the following thoughts:

The One-Size-Fits-All for all Residential Zoning is a mistake. Transitions between land uses – single family homes, small and large apartment buildings, rowhouses and townhomes, cottage courtyard developments and manufactured home parks – should be gradual. Serious consideration needs to be given to the impact of the proposed land uses, and how best to zone for each.

Here are two examples:

- The character and purpose of our current Mixed-Use District is at risk, especially with the proposed allowance of attached rowhouse and townhouse dwellings. This type of housing in this location will be expensive and clearly not a benefit to the stated goal for affordable housing. What was the reason the Planning Commission included Mixed-Use in the proposed ordinance at the last minute?
- What is the definition of manufactured housing? What is the Manufactured Home Building Code? In the proposed ordinance, a 10,000 SF lot requires a minimum of 3 units for a manufactured home park development, and a minimum distance of 20 feet between units? A manufactured home park development might be one good solution to our affordable housing problem, but careful thought needs to go into site selection for such high-density housing.

The Covid-19 pandemic has precluded meaningful dialogue between the Planning Commission, City Council, and the Public. In person public meetings are impossible and zoning changes have not been a priority for most Grand Marais residents. This is not anybody's fault, nonetheless, it is real.

I respectfully request that the City Council do two things today:

- Make a plan to re-evaluate the proposed ordinance, removing the One-Size-Fits-All and giving more care to identifying the best locations and lot sizes for specific land uses. Please consider traffic & parking, town character, and affordability.
- Find a way for the Public to come together safely for information and a meaningful dialogue, which could mean waiting until the Covid-19 pandemic is over.

I appreciate your consideration of my request. I also appreciate the time the City Councilors took to discuss this matter with me over the telephone.

Please contact me if you wish to discuss any of this further.

Sue Hakes

cell: 218/370-9833

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Haden Hinchman

City Secretary

15 N Broadway

PO Box 600

Grand Marais, MN 55604

218-387-1848



Patrick Knight <communications@grandmarais.city>

Input on the Draft Zoning Ordinance Update

Virginia Detrick Palmer <virginia@cbnorthshore.com>

Thu, Aug 6, 2020 at 4:31 PM

To: housingplan@grandmarais.city

Cc: Patrick Knight <communications@grandmarais.city>, vpalmer@boreal.org

As a long term resident, I truly appreciate the City Council Members efforts to come up with viable options to increase our housing options. Reducing the minimum lot size and expanding the allowable uses is a great idea.

In my personal opinion, I think that reducing the minimum lot size by 60% is too significant. My concern is that is a really small footprint once you address set-backs.

Would prefer to see 50 to 60 ft. for minimum width with 5000 to 6000 sq. ft. If an owner has a need for a smaller lot, than allow it via a variance, which gives the city the ability to retain some control over development and insure that the undersized lots don't have a negative impact on the surrounding neighborhood.

Under the Residential District, I think that any small or large apartment dwellings, row house, townhouse or cottage courtyard developments should be a conditional use, not a permitted use because the increased density is significantly different than current zoning rules and will impact neighborhoods.

I'm a little confused on whether or not the intent is to allow for vacation rentals/short term rentals in the Residential District? With removing Permanent Residential and adding seasonal usage under purpose, not sure if that is implying it is OK or not? Under the definition of Dwelling Unit, it allows for rentals on a weekly basis and that would constitute a short-term rental, which is not in our best interest. Maybe the option is to remove the language allowing for weekly rentals?

I think you need to address the ambiguity regarding Short Term rentals. Right now they are prohibited in the Residential District and that should remain the same. That being said, it should more clearly state where short term rentals are permitted. They are considered Lodging by definition. In my opinion, we should further define it within Definitions.

Additional comments – parking – it needs to be addressed, especially in regards to apartments, they need to have some off street parking. Think about our snow – if you don't require off street parking, you are creating a nightmare for the snowplowing.

In reducing the size of the lots, you are reducing the setbacks, which is fine, but it should be mandatory that owners must survey their lots to insure they are not encroaching on their neighbors and they are maintaining the full 5 ft. set-back.

My other concern with reducing the lot sizes to 4000 sq. ft. is about soil absorption. The rain is becoming a more significant issue and when you squeeze houses together, the rain gutters need to direct water somewhere. Not sure how you best address it but it should be talked about.

AND you need a better subdivision ordinance and process. As you make the changes and allow for more development, it becomes more critical that you are insuring buildable lots are being created. At a minimum, there should be an application with written approval.

These are the highlights but I didn't have time to go over all of the changes due to limited timing.

Thank you for your consideration.

Virginia



Patrick Knight <communications@grandmarais.city>

Input on the Draft Zoning Ordinance Update

Will @WTIP <will@wtip.org>

Thu, Aug 6, 2020 at 10:28 AM

To: Patrick Knight <communications@grandmarais.city>

Here's my comment:

This new plan is an extremely welcome change and I'm glad to see so much has been revamped. I'm especially happy to see so many different types of multi-family homes being allowed in residential areas. The changes seem to create an overall denser idea of housing, which is unique in a small town, but I think this is the type of housing that people will want most in the future and will be able to remain affordable. Also very happy to see there's some support for tiny homes. I think this is a good step in the right direction to aid with the housing crisis in the area and would attract young families to the area.

Sorry for the delay, hope this helps!