

GRAND MARAIS COMPREHENSIVE PLAN

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.

Policies

1. Expand arts, cultural and entertainment facilities in the city.

LAND USE

Protected Resources

Goals

1. To protect, preserve and enhance valuable natural resources and scenic historic areas.
2. To allow for limited development which is sensitive to the natural scenic or historic resources, values and development limitations of the area.
3. Preserve and enhance views of Lake Superior and the Harbor.
4. Preserve and enhance the Coast Guard Station, Light House, Artist's Point, East Bay, Sweetheart's Bluff areas and Beartree Park.

5. Acquire public easements for harbor and East Bay shoreline from private property owners.

Policies

1. No development of Coast Guard Station and Artist's Point area and Beartree Park.
2. Reserve land in harbor area for open spaces.
3. Enhance ability to walk from side to side along harbor including walkways and lighting.
4. Landscaping plans shall be required for any development in or near the vicinity of natural resource areas.
5. Performance standards and land use controls will be utilized to make sure that development will be compatible with the scenic and natural qualities of Grand Marais and to protect the scenic view of Lake Superior and the surrounding area.
6. Sensitive orientation, spacing, placement and appearance of all new structures will be encouraged to seek compatibility with the natural topography and vegetation.
7. Initiate an education program for tourists and residents as to how to interact with the natural environment.

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.
2. Develop more senior citizen housing.
3. Develop affordable housing to draw young families to the area.
4. Develop high value summer or retirement or permanent housing with excellent view (possibly on Ski Hill).

5. Develop affordable housing for summer help (possibly a complex).
6. Diversify neighborhoods with the development of neighborhood pocket parks.
7. Require off street parking for all new homes and Bed and Breakfast homes.
8. Require mobile homes to be located in mobile home parks.
9. Sensitive orientation, spacing, placement and appearance of all new structures will be encouraged to seek compatibility with natural topography and vegetation.
10. Low intensity residential and recreational uses are preferred.
11. Multiple dwelling housing should be concentrated in a separate zone district on the eastern side of the city.
12. Roads, utilities and public services should be available and adequate to serve existing needs and to accommodate future development.
13. Low income and senior citizen multiple family developments should be encouraged to be located close to downtown service area.
14. Infill of existing residential areas should be encouraged before expansion of new residential areas.

COMMERCIAL AREAS

Goals

1. To provide commercial facilities which meet needs of residents and visitors.
2. To provide commercial growth opportunities.
3. To ensure that new commercial activities are developed in harmony with the unique natural environment of Grand Marais and the North Shore.
4. To Provide for commercial development that reflects the quality "northwoods" environment.
5. To provide for commercial development that will create all season tourist activities.

Policies

1. Encourage private enterprises through the use of incentives.

2. Encourage development of entertainment and indoor activities for tourists and residents to make Grand Marais a four season tourist area.
3. Develop landscape and building appearance codes to prevent inappropriate appearance.
4. Regulate signage as to location, design, height, etc. to reflect quality "northwoods" environment.
5. commercial development should be compatible with surrounding uses, natural topography, vegetation and shoreland environment.
6. Full utilization of developed commercial areas should be encouraged before expansion into undeveloped areas is allowed.
7. Development in shoreland areas should be limited to water dependent or water oriented commercial activities.
8. Public access to waterfront should be encouraged. Commercial facilities should be designed to permit pedestrians waterfront access and activities.

INDUSTRIAL AREA

Goals

1. To provide opportunities in areas that are compatible with adjacent land use, the natural environment and historic use patterns.
2. To encourage light industrial development that will provide jobs and increase the tax base of Grand Marais.

Policies

1. Provide incentives to compatible non-polluting light industrial developments.
2. Encourage light industrial development away from the waterfront.
3. Target light industrial development in business development area.
4. Allow only water dependent light industry in shoreland areas, only as conditional uses.
5. Light industry should be located in industrial areas camouflaged from view by planned landscaping with access to major arteries and away from residential areas.

6. All industrial uses will be designed and located to harmonize with the “northwoods” appearance of Grand Marais and with surrounding land use.
7. Light industry siting standards must consider service needs, utility needs, road access, parking, noise, traffic generation, odors, etc. and means by which to minimize their impact on adjacent land uses.
8. Aesthetic considerations should be addressed through special performance standards, sign control, appearance standards, landscaping control, vegetation screening and other appropriate means.

DOWNTOWN DEVELOPMENT

Goals

1. To provide a shopping, services and entertainment core that will meet the needs of tourists and residents.
2. To provide a downtown core that will be in harmony with the natural environment.
3. To provide an image that will be in character with historic Grand Marais, the north shore and “northwoods”.

Policies

1. Encourage the development of underutilized areas, including alleyways, before expansion of the downtown into residential areas.
2. Create a pedestrian oriented environment through the use of standards for signage, landscaping, vegetation, upgraded storefronts, consistent building appearances and consistent street lighting.
3. Improve parking areas, including landscaping.
4. Encourage traffic patterns that divert traffic from main street to side streets.
5. Pursue acquisition of property in location of Standard Station for redevelopment.

HARBOR DEVELOPMENT

Goals

1. To provide for water development and water-related commercial and water dependent light industrial development that is compatible with the natural environment and Lake Superior.

2. To reserve open space in harbor area in natural state.
3. To preserve view of harbor and Lake Superior.
4. To provide public access to all shoreland along the harbor and walkway.
5. To develop a public park system along the harbor.

Policies

1. Allow no sale of public park land.
2. Pursue development of an expanded marina and breakwall.
3. Construct walkway all the way around harbor.
4. Assess relocation of powerplant, storage garages and electrical substation and replace with public park.
5. Allow a quality blend of park, walkways and commercial development in keeping with fishing village and "northwoods" character.
6. Allow only water dependent light industry in shoreland areas, only as a conditional use.

SKI HILL AREA DEVELOPMENT

Goals

1. To provide for a mix of residential and resort commercial activity that will be in harmony with the natural environment.
2. To provide a mix of residential options, both seasonal and year round.
3. To provide for orderly commercial growth opportunities in order to meet the needs of residents and visitors.
4. To provide access to four season recreational activities.

Policies

1. Encourage private development through the use of incentives.
2. Encourage the development of high quality, high value residential uses; seasonal and year round, including condominiums.

3. Encourage the development of resort/commercial uses.
4. Develop the ski hill for affordable day skiing and tie development into cross country skiing and snowmobile trails.
5. Develop nature hiking, running trails, and mountain biking trails for summer use.
6. Encourage the development of a chair lift or gondola ride for year round recreational and scenic viewing uses.
7. Develop landscape and building appearance codes to prevent inappropriate appearance and to keep with the "northwoods" character.
8. Develop greenway buffer zones between commercial and residential uses.

RECREATION

Goals

1. To provide a mix of recreational uses and activities to meet the needs of the residents and visitors.
2. To provide recreational opportunities in harmony with the natural environment.
3. To provide recreational opportunities that reflect the quality "northwoods" environment and the cultural/arts image of Grand Marais.

Policies

1. Develop and adopt a Park System Plan, which includes designating parklands and Capital Improvement Program for the Grand Marais Park System.
2. Maintain and upgrade the current recreational facilities (ie. Softball fields, tennis courts, swimming pool, etc.).
3. Consolidate recreational facilities and locate in one recreational area.
4. Develop neighborhood pocket parks and greenbelts in various locations throughout the city.
5. Pursue the development of a community center, including a theatre, fitness center, tennis courts, and ball fields.
6. Provide lighting for night cross country skiing and for a sliding hill.
7. Pursue development of a downhill ski area.

PUBLIC FACILITIES AND UTILITIES AND TRANSPORTATION

Goals

1. To provide efficient and economical infrastructure in order to meet the needs of residents and visitors.
2. To provide public services and public facilities that will be in harmony with the natural environment.
3. To promote the orderly and efficient growth of Grand Marais.

Policies

1. Develop a Capital Improvement Program for sewer and water system improvements, street improvements, fire protection, police protection, etc.
2. Extend public utilities to those areas within the City currently not served to promote infill before expansion.
3. Relocate government services out of downtown area to open up space for commercial development.
4. Develop a recycling program for public areas within Grand Marais.
5. To provide public restroom facilities in downtown area.
6. To improve the snow removal program in the City.
7. To slow and control traffic in the downtown area and to provide improved parking in the downtown area.
8. Explore and pursue the development of a community college.
9. Develop landscape standards for all public utility structures or facilities.
10. Favor future expansion of power lines under ground.

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