

CITY OF GRAND MARAIS, MINNESOTA
CITY COUNCIL RESOLUTION 2017-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND MARAIS,
MINNESOTA APPROVING THE 47N 90W ENTERPRISES, LLC REQUEST FOR A
CONDITIONAL USE PERMIT TO DEVELOP A 4 UNIT APARTMENT

WHEREAS, the applicant, 47N 90W Enterprises, LLC, is requesting a conditional use permit to develop a four unit apartment on its property zoned R-1 Permanent Residential legally described on the attached Exhibit A; and,

WHEREAS, the Planning Commission conducted a public hearing on January 4, 2017, and received public testimony regarding the proposed Conditional Use Permit; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission has reviewed the request and recommended approval of the Conditional Use Permit; and

WHEREAS, the City Council reviewed the requested Conditional Use Permit and Planning Commission recommendation and conditions for the requested Conditional Use Permit at its meeting of January 11, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND MARAIS, MINNESOTA, that it adopts the following findings of fact related to the requested Conditional Use Permit:

Criteria #1 The use conforms to the land use or comprehensive plan of the City.

Finding #1 Multi-unit residential is an allowed conditional use.

Criteria #2 The use is compatible with the existing neighborhood.

Finding #2 The property is currently operated as an apartment in compatibility with the neighborhood.

Criteria #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.

Finding #3 The change in use will not alter the building envelope.

Criteria #4 The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.

Finding #4 Additional rental units are desirable in the R-1 zone.

BE IT FURTHER RESOLVED that the Conditional Use Permit to allow 47N 90W Enterprises, LLC to develop a four unit apartment on its property zoned R-1 Permanent Residential is hereby approved.

Passed by the City Council of the City of Grand Marais, Minnesota this 11th day of January, 2017.

(SEAL)

Mayor Jay Arrowsmith Decoux

ATTEST:

Michael J. Roth
City Administrator

EXHIBIT A

Legal Description

Lot 20, Block 44 Village Plat, and Lot 1, Block 1, Harbor Addition.