AGENDA
SPECIAL MEETING
GRAND MARAIS PLANNING COMMISSION
May 3, 2023, 5:15 P.M.

A. CALL TO ORDER

B. CONSENT AGENDA

1. ROLL CALL

2. ADOPT AGENDA

3. APPROVE MINUTES

C. PUBLIC HEARINGS

-Walters Variance Request

-Tom and Hana Crosby Conditional Use Request

-P&R Development LLC & HRA Conditional Use Request

D. OTHER BUSINESS

-None

ADJOURN

Planning Commission Minutes
February 15, 2023

The meeting was called to order by Commissioner Garry at 5:15 p.m.

Members present:	Anton Moody, Stacey Hawkins, Ben Peters, Brandon Batchler, and Michael Garry
Absent:	
Staff Present:	Patrick Knight, Mike Roth
Others Present:	Steve Surbaugh, Eric Humphrey, Gail Anderson, Anne Sullivan, James Joerke, Linda Jurek, Mary Somnis, Chris Obrien, Chris Lindholm, Mark Oltean, Dave Mills, Jason Hale

11 members of the public made comments during the public comment period., and 3 letters were received from residents who were unable to attend the meeting. Comments were made in support of rezoning to allow for additional housing development as well as comments opposed to an apartment complex being built in the requested area. Issues of concern raised include the safety of the Gunflint Trail intersection, pedestrian safety, impact to wetlands, impact to views, and the loss of easily accessible forest land. The commission noted that the decision to approve requested rezoning would not grant the HRA permission to develop multi family housing without applying for a conditional use permit, enabling the Planning Commision and the City Council to have further oversight of the project.

Motion by Peters, seconded by Hawkins to rezone the HRA property in Creechville lying West of 5th Avenue W from RC Recreation Commercial to R-1 Residential. Approved unanimously.

The meeting was adjourned at 6:19 p.m.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Patrick Knight, Communications Director
DATE: April 25, 2023
SUBJECT: Walters Variance Request

Request: Dave Walters' is requesting a variance to construct a new structure within the required 25' rear yard setback.

Location of Property: 3xx 5th St East The property is legally described as Vanbrunt Lightbody addition; Block 9; Lot 6, Lot 7, Lot 8.

Condition of Property: This approximately N 77'xW 83'xE 68'x S78' lot is zoned R-1 Residential District. Neighboring properties include residences and community service 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:

152.04 R-1 Residential District

Purpose. The R-1 Residential District is intended to provide a healthy, safe and attractive residential environment, protect property values and the environment and offer a variety of housing types that meet people's lifecycle and affordability needs, both year-round and seasonal.

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

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

Policies

- Develop affordable housing to draw young families to the area.
- Require off street parking for all new homes and Bed and Breakfast homes.
- Sensitive orientation, spacing, placement and appearance of all new structures will be encouraged to seek compatibility with natural topography and vegetation.

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

City of Grand Marais Application for variance

Name of applicant: Dave Walter

Mailing address: PO 1210, Grand Marais, MN 55604

Property Address: currently there is no Grand Marais property address. The real estate listing was: 3xx 5th St. E.

Legal description: there are three contiguous parcels of land: Van Brunt, Lightbody addition; Block 9; Lot 6, Lot 7, Lot 8.

The three Cook County PIDs are: 80-609-0060, 80-609-0070, 80-609-0080.

The applicant is the owner.

Current use of property: the lot is unimproved residential land, zoned R1. There is a mix of larger trees, small trees and brush covering the lot. No previous development is evident on the property.

Intended use of the property: construction of a single-family residence to offer to the mid-term rental market (months to years, depending on occupant's needs).

Use and character of surrounding property: the three properties immediately adjoining this lot (to the east, to the west and to the north) are all zoned R1, and each has a residence on their property. The two properties immediately across 5th St to the south are zoned R1 and have residences. On 5th St within about .5 mile in either direction are numerous residences, two schools, several churches and the YMCA.

Section of ordinance from which variance is required: 152.04 R-1 Residential District, (F) Height, yard setbacks, lot area and coverage requirements, (2) R-1 building and yard dimension standards, (d) Rear yard setback: minimum of 25 feet.

Brief summary of why a variance is required: the lot is relatively shallow: 68' deep on the east line and 83' deep on the west line. The intent is to build a round house with a 25' diameter footprint, and to locate it on the east side of the property, leaving vegetation buffers between the new construction and the houses on the three sides. There is significant tree cover on the property to the east, minimal vegetation on the property to the west, so locating a new house to the east of the lot would leave vegetation buffers between a new house and the east and west houses. There is minimal vegetation on the property to the north, but a 10' rear setback would give the same buffer to the house on that property as it currently has with the house to its south.

Also, locating a new house with a 10' rear setback would leave enough space on the southern portion of the lot to build a garage in the future.

With these factors in mind, the request is for a variance of a rear setback of 10'. The east side and west side setbacks and the front setback would remain consistent with city ordinance.

1. Facts showing the variance is in harmony with the purpose and intent of the ordinance:
The house on the property to the west of this lot has a 10' setback with the property to the north of it – being a corner lot, their setback doesn't qualify as rear setback the way it does on the undeveloped lot. Since the two lot lines are a continuous straight line, a 10' rear setback on the undeveloped lot would be

consistent with the 10' setback on the neighboring property. The property to the north would have the same setback buffer to the adjoining two properties to its south.

2. Facts showing the variance is consistent with the comprehensive plan:
The goal of developing this property is to build a small, energy efficient, family-friendly house, locate it on the lot in a way that is respectful of neighbors, provide a secure living situation for a Grand Marais household, maintain as natural a setting as possible and apply minimal land grading in the construction process. A variance of a rear setback of 10' would allow a house to be built and a garage in the future, providing maximum benefit from a relatively small lot. The lot is shallow, but its close proximity to schools, grocery stores, churches, Sawtooth Mountain Clinic and downtown makes it an excellent location. This is an ideal infill development opportunity.

3. Facts showing the proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance:
25' front and rear setbacks would mandate a structure of no more than about 18' deep on this lot if located on the east side and would make it difficult to build a garage in the future. A deeper house could be constructed on the west side of the lot, but that would bring it in close proximity to the neighboring house to the west, where there is less vegetation buffer. A 10' rear setback would allow the construction of a 25' x 25' house on the east side of the lot and still be minimally intrusive to neighboring properties.

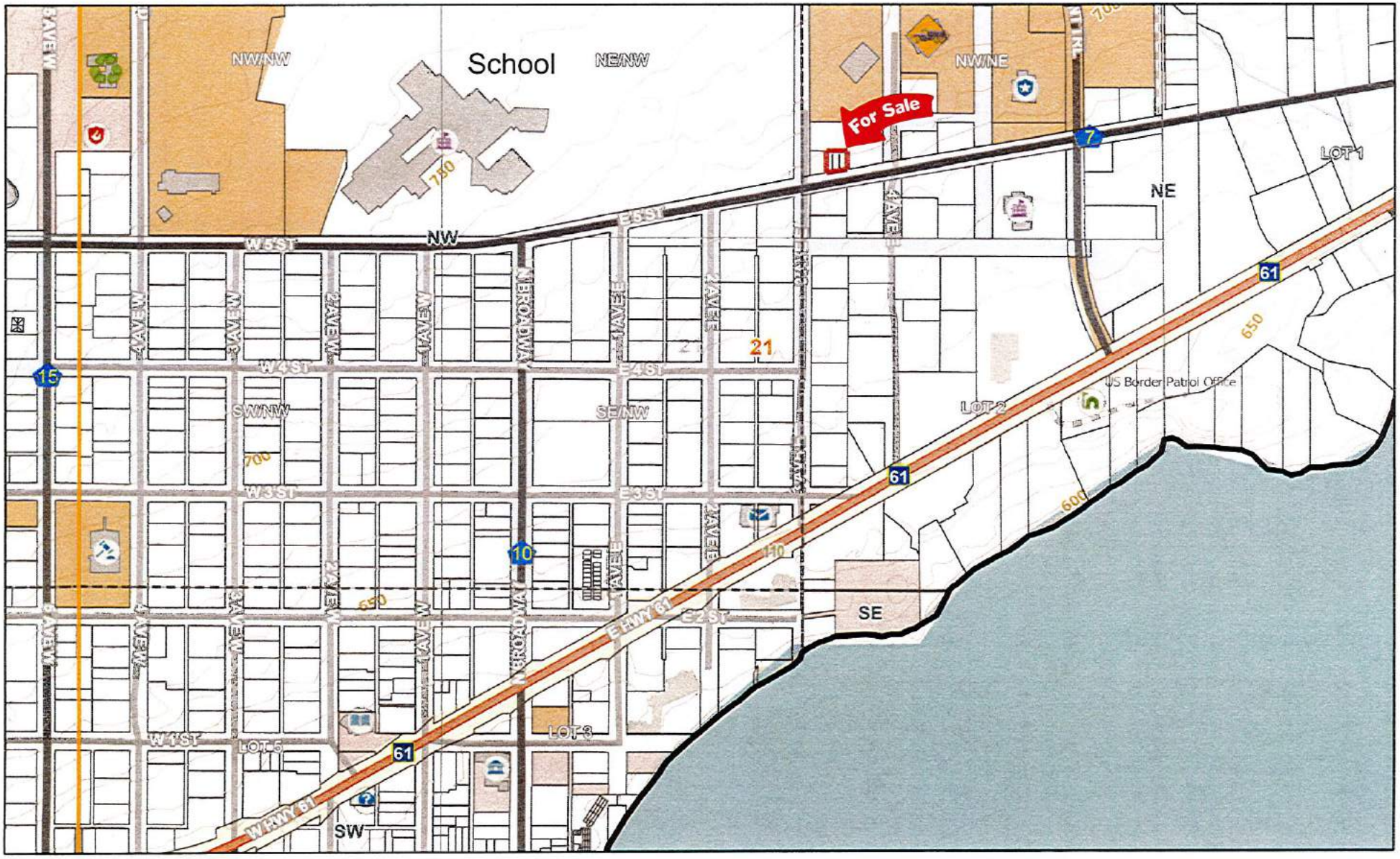
4. Facts showing the plight of the landowner is due to circumstances unique to the property and not created by the landowner:
This lot is relatively shallow. It's dimensions constrain where construction can be located on it. The surrounding properties on all four sides are developed. The goal of the proposed development is to build within the limits of the lot configuration and be sensitive to neighboring properties and the Grand Marais Comprehensive Plan. A 10' rear setback would help achieve this.

5. Facts showing the variance, if granted, will not alter the essential character of the locality:
The three adjoining neighbors would be the most directly impacted by construction of a house on this lot: a new structure would be visible from each of the three lots. The neighbor to the north would be impacted the most: a new house would be 15' closer to that property than ordinance stipulates. However, an existing house is already visible from the house to the north. The change to the view from the house to the north would be minimal.

A new house on this lot would be visible from 5th St, but there are existing houses, schools and churches on 5th St for several blocks in both directions. New construction on this lot would be consistent with the character of 5th St.

DuWina
4/10/2023

4XX E 5th St



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Tax Parcels

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0 0.07 0.15 0.3 km

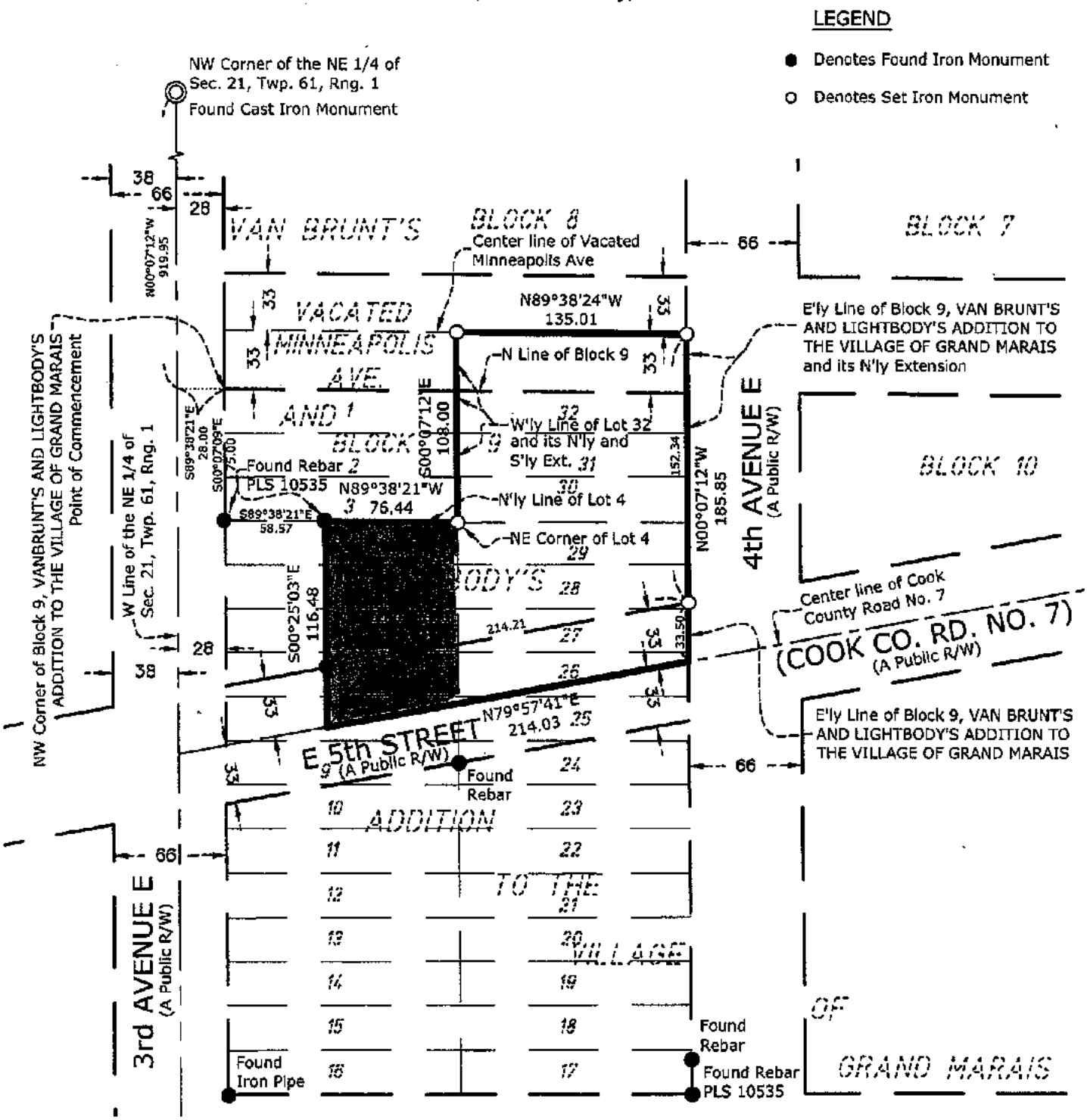
Cook County, MN

Cook County, MN

429 E 5th Street - Property Description Exhibit

Block 9, VAN BRUNT'S AND LIGHTBODY'S ADDITION TO THE VILLAGE OF GRAND MARAIS

Grand Marais, Cook County, Minnesota



MINNESOTA CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 21st day of June, 2022

Rory L. Synstelien Minnesota License No. 44565

N

0 80 160

SCALE IN FEET

CivilSite GROUP

5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Drawn By: SIW
Project No. 22105

SHEET 2 OF 2

Ordinance side and rear setbacks

Proposed house location

Requested 10' setback

Cook County Tax Parcel Finder App

Ordinance front and side setbacks

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Tax Parcels

1:282

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Cook County, MN

Cook County, MN

Grand Marais Minnesota

CITY OF GRAND MARAIS
LAND USE PERMIT APPLICATION

Application Number:

A. GENERAL INFORMATION

Owner(s) Name(s): (Last, First, M.I.) Walter David E	Building Contractor's Name and License Number: owner - no license
Mailing Address: PO 1210	Street Address of Subject Property: 3XX 5th St. E
Daytime Telephone Number: [redacted] / Evening Telephone Number: [redacted]	Access to property: from 5th St

B. PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Lot(s) 6, 7, 8 ; Block 9 ; Plat Name: VanBrunt-Lightbody addition

OR: _____

In Government Lot _____, or _____ 1/4 of _____ 1/4; Section: _____; Township: _____; Range: _____ east)(west) of the 4th P.M.

Zone District: Permanent Resident R-1 Highway / Road / Street: 5th St. E

Parcel Identification Number: 80-604-0060, 80-604-0070, 80-604-0080

C. PROJECT INFORMATION

1. Type of Project

- A. ☑ New Building
- B. ☐ Addition
- C. ☐ Relocation
- D. ☐ Foundation Only
- E. ☐ Fence
- F. ☐ Other (specify)

2. Proposed Use:

- A. ☑ Single Family
- B. ☐ Multiple Family
- C. ☐ Public
- D. ☐ Commercial
- E. ☐ Industrial
- F. ☐ Other (specify)

3. Lot Dimension Data

A.	Area in squared feet or acres:	5770 S.F.
B.	Lot width at building line:	77 ft
C.	Lot depth:	64-83 ft
D.	Lake/Stream setback:	ft
E.	Vegetation setback:	ft
F.	Road setback:	ft
G.	Right of way setback:	ft
H.	Side lot setback:	ft
I.	Rear lot line setback:	ft

4. Lake/Stream Name: _____

5. Lake/Stream I.D. Number: _____

6. If the building site is substandard under the current zoning ordinance, do you claim that the lot is "grandfathered" in?

☐ Yes ☐ No

Explain: _____

7. Structure Type:

- A. ☑ Residence
- B. ☐ Garage
- C. ☐ Office
- D. ☐ Storage
- E. ☐ Commercial
- F. ☐ Industrial
- G. ☐ Warehouse
- H. ☐ Deck

8. Sewage Disposal:

- A. ☑ Public
- B. ☐ Drainfield
- C. ☐ Holding Tank
- D. ☐ Alternative System

9. Water Supply:

- A. ☑ Public
- B. ☐ Private Well

D. STRUCTURE DATA

1. Structure Dimensions:

A.	Length:	25 ft
B.	Width:	25 ft
C.	Area:	
	Basement:	— ft
	First Floor:	415 ft
	Second Floor:	415 ft
	Total Area:	830 ft

2. Type of Construction:

- ☑ Wood Frame
- ☐ Masonry
- ☐ Metal
- ☐ Log
- ☐ Pole Building
- ☐ On-site Prefab
- ☐ Off-site Prefab
- ☐ Other (specify) _____

3. Documents Attached

- ☐ Sketch Plan
- ☐ Elevation View
- ☐ Plan View
- ☐ Lot Survey
- ☐ Other (specify) _____

4. Maximum Building Height: 25'

5. Cost of Improvements: $ 230,000.00

I hereby certify with my signature that all data on my application form, and all attached plans and specifications, are true and correct to the best of my knowledge.

D. [illegible] 4/10/2023

Signature of applicant(s) — Date

Please be as complete as possible. Include all of the items listed below where possible:

General Checklist

- ☐ Scale
- ☐ North Arrow
- ☐ Lot dimensions
- ☐ Structure location
- ☐ Lot setback
- ☐ Road setback
- ☐ Lot survey
- ☐ 1 Set of Blueprints
- ☐ 1 Set of 8 1/2 x 11 reduced blueprints

Water Resource Checklist

- ☐ Location of floodway
- ☐ Location of flood fringe
- ☐ Ordinary high water mark
- ☐ Setback from OHWM
- ☐ Present water line
- ☐ Existing known drainage
- ☐ Location of wetland areas
- ☐ Location of sewer & water connections

DO NOT WRITE BELOW THIS LINE

I hereby certify that the applicant herein has applied and paid for all permits required by the Grand Marais Public Utilities Commission in connection with the project described herein.

BY:_____
Signature of Director of Public Works, City of Grand Marais

Fee of $_____ Paid

Date_____

Remarks:

The attached Application for Permit is hereby: ☐ Approved ☐ Denied

All in accordance with the application, addendums, plans, specifications, drawings, and all other supporting data, unless specified in the general or special conditions hereafter.

BY:_____ Date_____
Signature of Zoning Administrator, City of Grand Marais

NOTE: LAND USE PERMITS EXPIRE ONE (1) YEAR FROM THE DATE OF ISSUANCE

Specifications

* 2 story, 2 bedroom, 1 bathroom

* 25' x 25' in a twelve-sided shape

* 490 square feet footprint

* Approximately 830 square feet interior living space

* Concrete pier footings

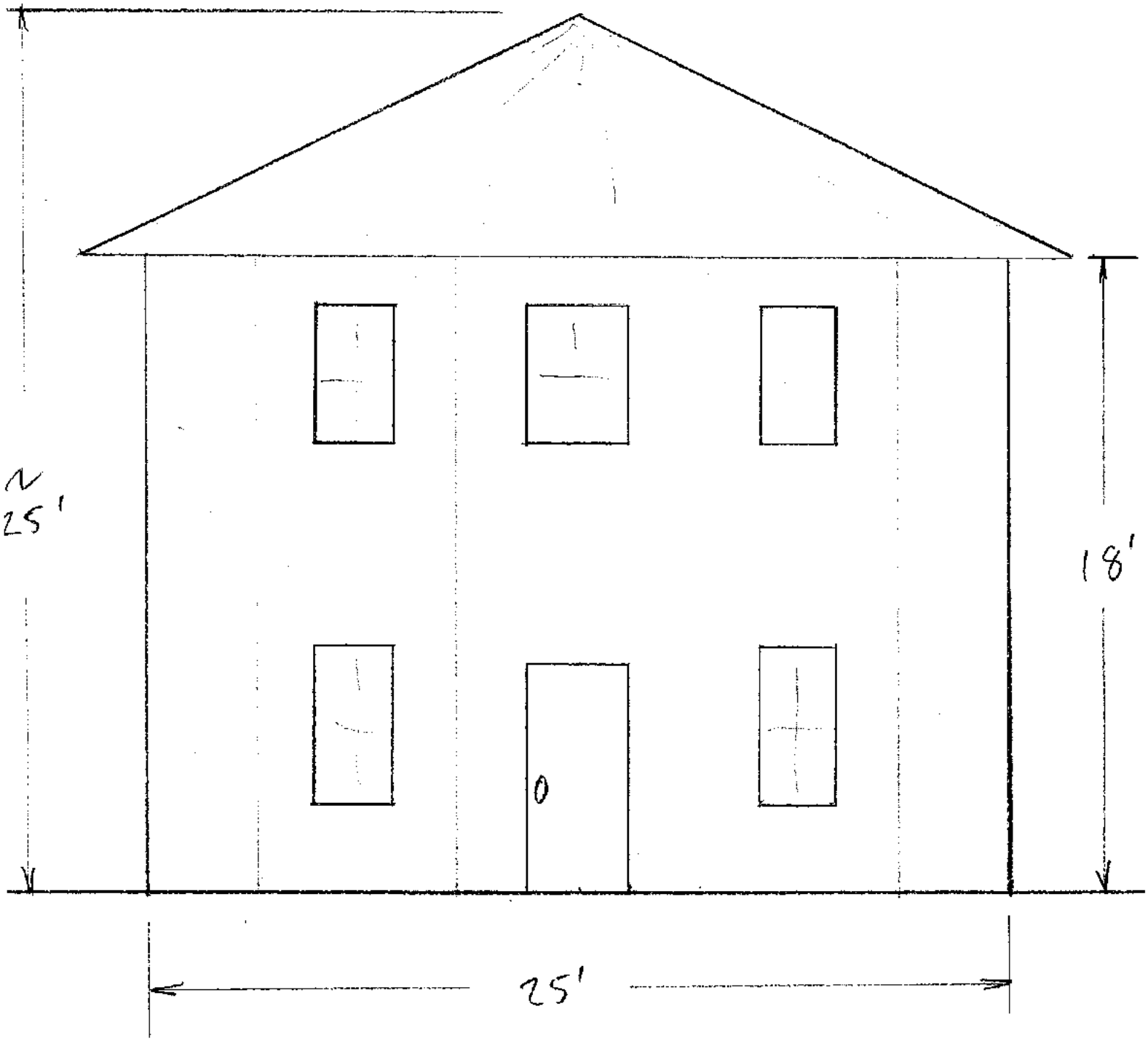
* Approximately 25' tall, from the lowest edge of the siding to the top of the roof peak

* Super-insulated

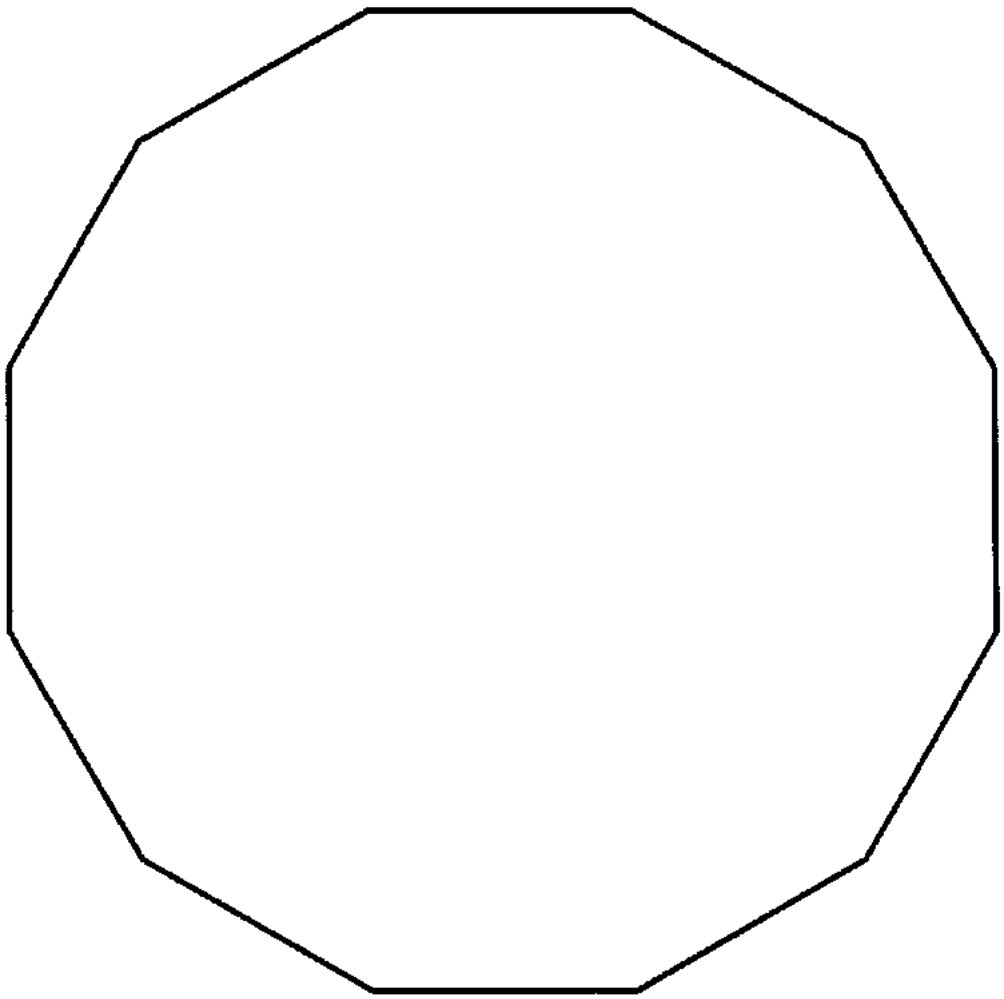
* Metal roof, 6:12 pitch

* Heat pump heating system

Front Elevation



Plan View - outline of Building (from top)



429 E 5th Street - Property Description Exhibit

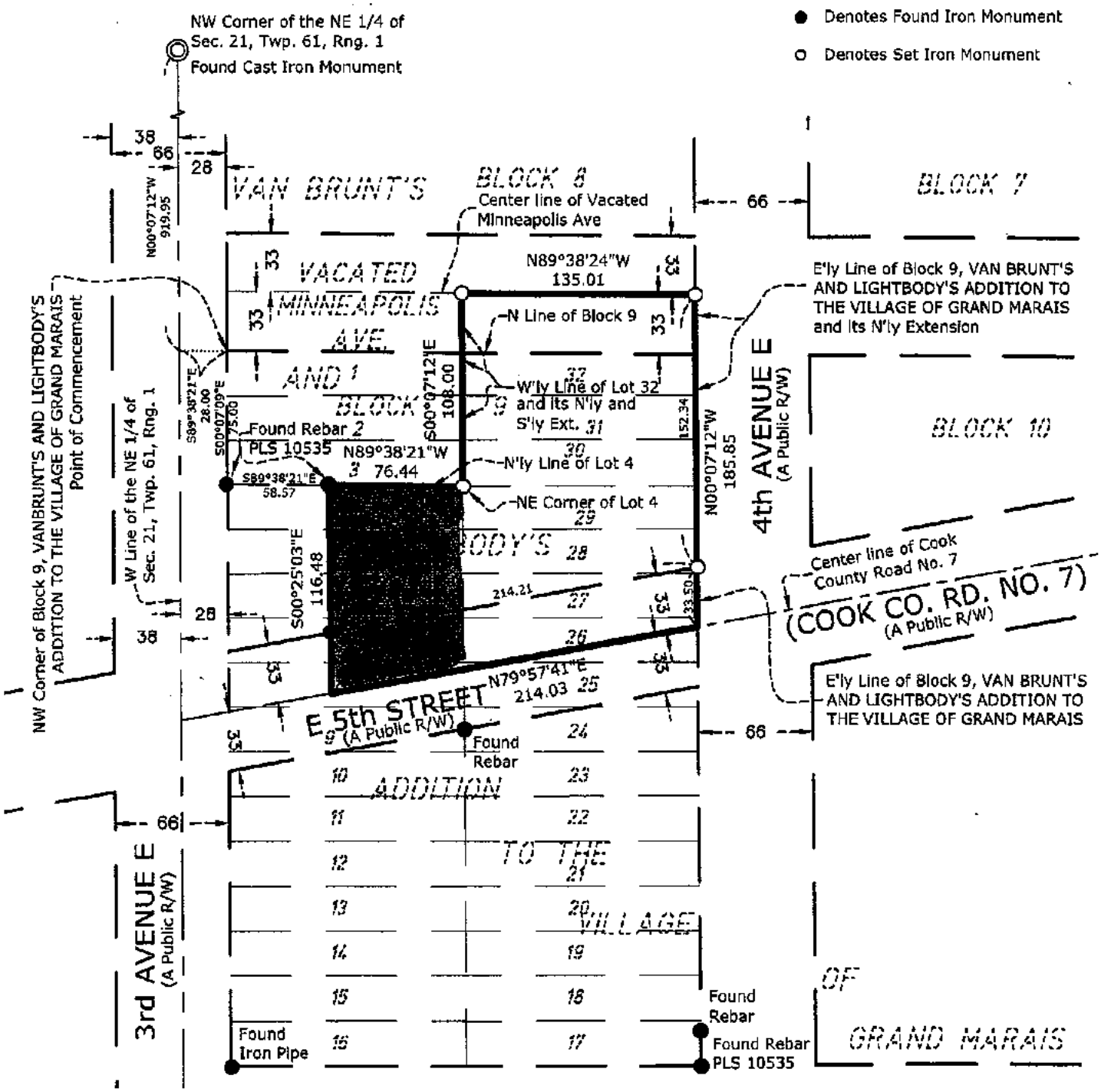
Block 9, VAN BRUNT'S AND LIGHTBODY'S ADDITION TO THE VILLAGE OF GRAND MARAIS

Grand Marais, Cook County, Minnesota

LEGEND

● Denotes Found Iron Monument

○ Denotes Set Iron Monument



MINNESOTA CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 21st day of June, 2022

Rory L. Synstelien Minnesota License No. 44565

N

0 80 160

SCALE IN FEET

CivilSite GROUP

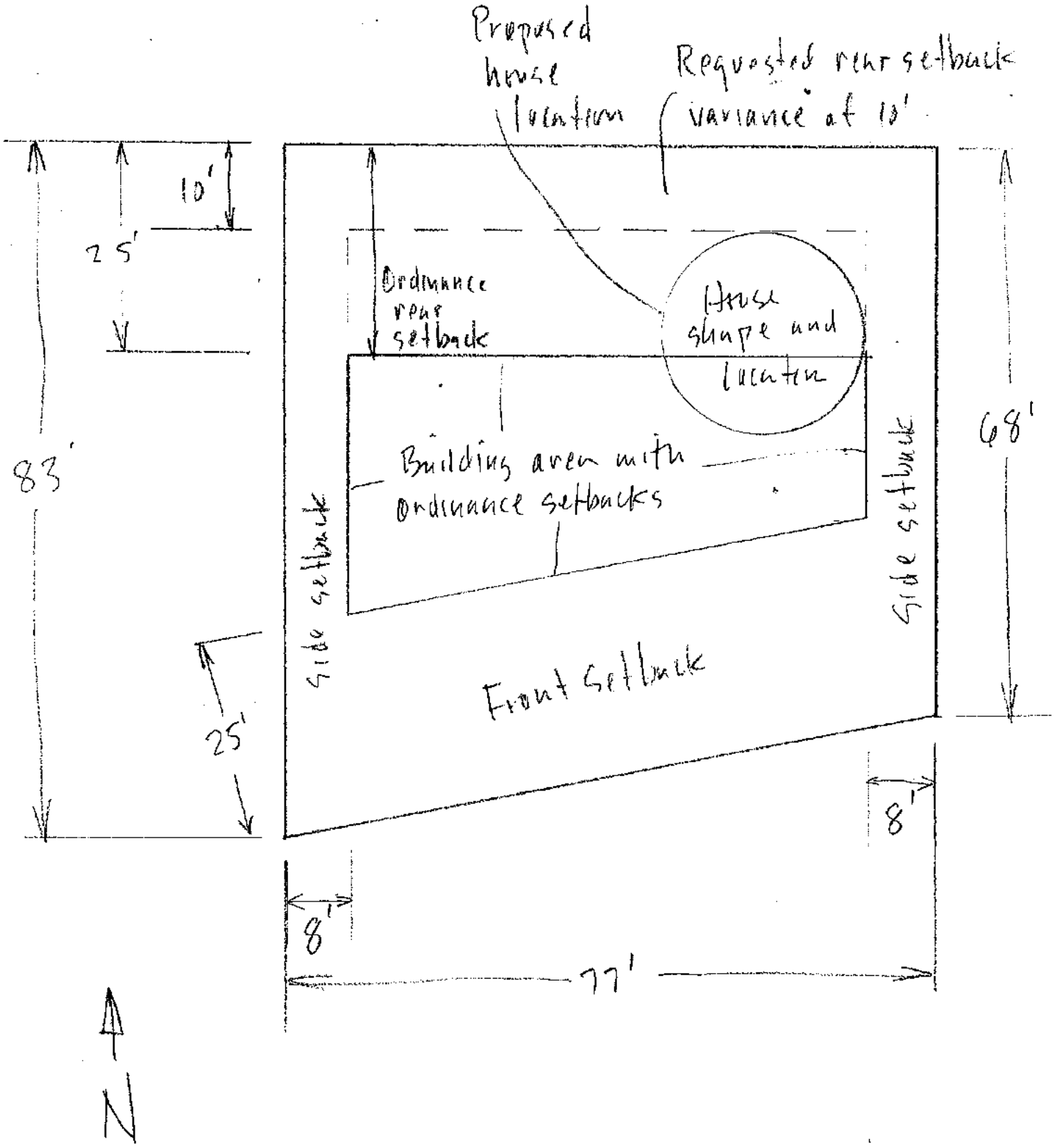
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Drawn By: SIW
Project No. 22105

SHEET 2 OF 2

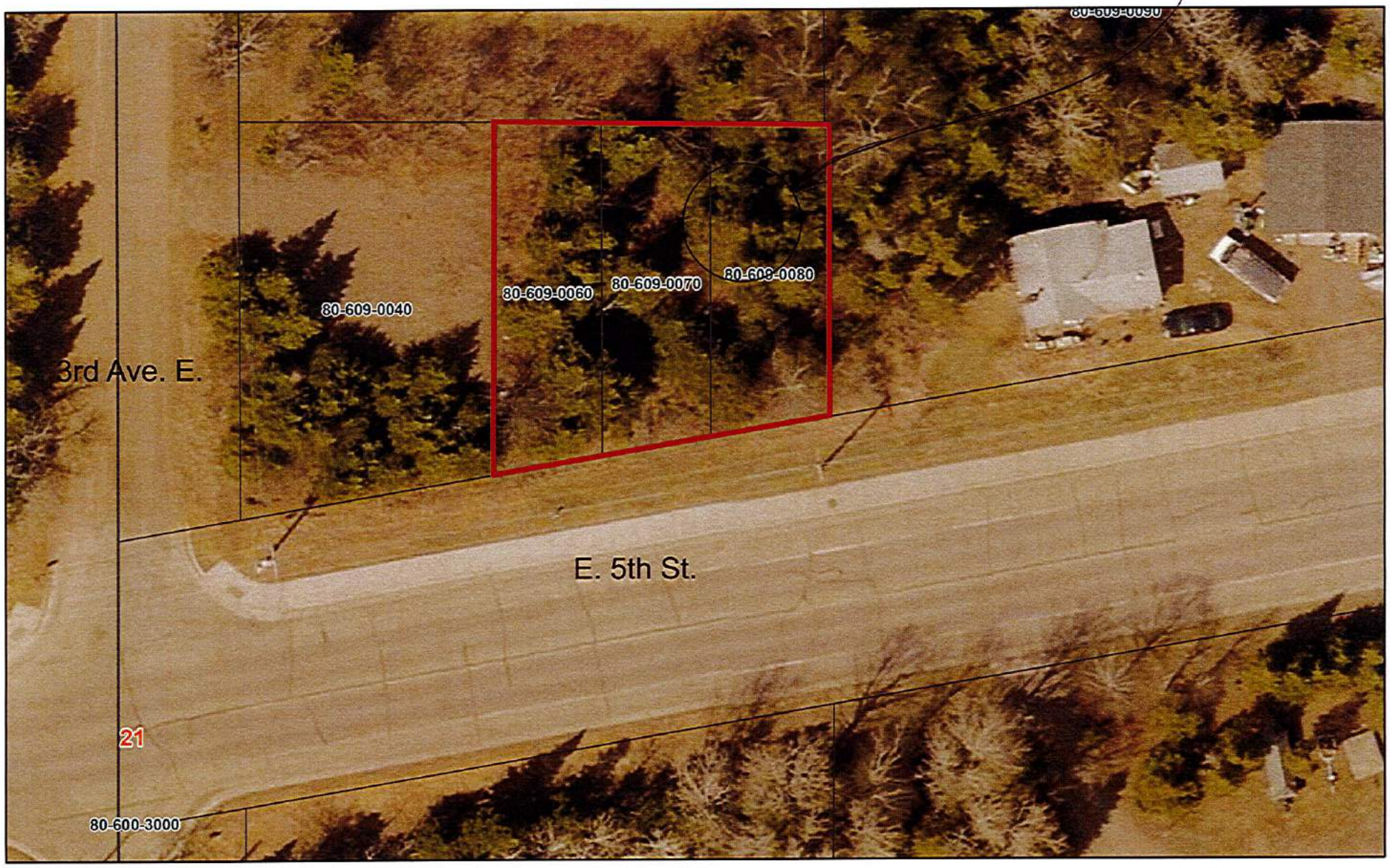
Proposed Site Plan 3XX 5th St. E

Dave Walter 218 877 7078



Cook County Tax Parcel Finder App

Approximate house location on lot



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Tax Parcels

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Cook County, MN

Cook County, MN

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Patrick Knight, Communications Director
DATE: April 25, 2023
SUBJECT: Tom and Hana Crosby Conditional Use Request

Request: Tom and Hana Crosby are requesting a conditional use permit to operate a 2 bedroom long term rental located on the 2nd floor above a retail bakery on a property zoned Core Downtown Waterfront.

Location of Property: 16 Wisconsin Street. The property is legally described as E 25 ft OF N 125 ft of lot 21 ex S 32.21 ft; N 125 ft of lot 22 ex S 32.21 ft, block 47; Village Plat.

Condition of Property: This undeveloped property is zoned Core Downtown Waterfront. Neighboring uses include lodging and commercial 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:

152.07 Downtown Districts

DW Core Downtown Waterfront District.

Subdivision 1. Purpose
he Core Downtown Waterfront district is intended to promote a mix of shops, restaurants and professional services that serve both the year round and seasonal or visitor populations. The emphasis in this district is on commercial services as a primary function, where residential uses can fit as a secondary function and can add to the liveliness and viability of the downtown. There is an emphasis on creating an attractive pedestrian environment that makes the Core Downtown and Waterfront of the city a destination in and of itself. New uses in this district should not detract from other existing uses.

Subdivision 3. Uses by Conditional Use Permit
Buildings or land may be used for the following if granted a Conditional Use Permit as provided in Section 19.17:

A. Residential above the first floor;
B. Three-story buildings;
C. Structures over 10,000 square feet;
D. Improvements to and restoration of existing dwellings as regulated in § 152.04;
E. Any water dependent industrial or water dependent transportation use; provided that the Planning Commission finds that the proposed use is advantageously served in this location through the direct access to water transportation for receipt or shipment of supplies, goods or commodities;
F. Docks, wharfs and other facilities used in connection with water transportation, navigation or industrial uses; and
G. Lodging on the first floor.

Subdivision 5. Additional regulations.
A. Lighting (glare) shall be directed away from public rights-of-way and residential districts.
B. An awning, canopy or marquee suspended from a building may extend over the public right-of-way ten feet, but not within two feet of the curb line. Such structures shall be of a height not less than eight feet from the sidewalk or ground grade line, and the owner of such structure shall be responsible for its structural safety.
C. All uses within the DW District shall be subject to the performance standards as stated in § 152.08(E) in the C/I District and § 152.08(F).
D. All residential uses in the DW Zone must provide one off-street parking space per unit located within 150 feet of the property.

Relevant Comprehensive Plan Section:

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.

Community Vision

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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

PAID
$200

City of Grand Marais

Application for Conditional Use Permit

Name of Applicant:	Crosby Enterprise (Tom + Hana Crosby)
Mailing Address:	PO Box 1485 Grand Marais, MN 55604
Property Address:	16 Wisconsin St. Grand Marais, MN 55604
Legal Description:	

Applicant is: ☒ Owner ☐ Buyer ☐ Agent ☐ Other (explain)

Current use of property:	Vacant / Commercial
Intended use of property:	First floor of building (ground floor) will be a retail bakery. Second floor will have a 2 bedroom overnight rental. We would like the option of being able to use this as a long term rental or employee housing in the future.
Use and Character of surrounding property:	Restaurant, short term rental and retail sales. Commercial use.
Brief summary of why a conditional use permit is required:	Our property is not zoned for long term rentals

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:

We do plan to use the rental for overnight / short term rental. If there are issues in the future years with employees and housing, we would like to be able to use the rental as employee housing.

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

There is a short term rental next door, above Blackwater Cafe. Almost all of the businesses, if not all, have issues with employee housing. It is well known that Grand Marais is in need of housing.

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:

Having a long term renter or renters would not have any larger impact in the surrounding area versus short term renters.

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:

As mentioned before there is a lack of housing in Grand Marais. This conditional use permit would help with the trend in ~~the area~~ Grand Marais of bringing in more long term rentals.

Dated:	Applicant(s) signature(s):
3-14-23	Tom Crosby,
	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 15 day of March, 2023

On Behalf of the City of Grand Marais

Grand Marais Minnesota

CITY OF GRAND MARAIS
LAND USE PERMIT APPLICATION

Application Number:

A. GENERAL INFORMATION

Owner(s) Name(s): (Last, First, M.I.) CROSBY Thomas R. HANAK	Building Contractor's Name and License Number: Ideal Homes BC803197
Mailing Address: PO BOX 1485 Grand Marais MN 55604	Street Address of Subject Property: 16 W Wisconsin ST
Daytime Telephone Number: [redacted]	Evening Telephone Number: [redacted] / Access to property: EASMent Behind Blueveator Cafe

B. PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Lot(s) 21,22 ; Block 47 ; Plat Name: Village Plat

OR: _____

In Government Lot _____, or _____ 1/4 of _____ 1/4; Section: _____; Township: _____; Range: _____ east)(west) of the 4th P.M.

Zone District: Core Downtown Waterfront District Highway / Road / Street: Wisconsin Street

Parcel Identification Number: 80-147-0220 80-147-0221

C. PROJECT INFORMATION

1. Type of Project

- A. ■ New Building
- B. ☐ Addition
- C. ☐ Relocation
- D. ☐ Foundation Only
- E. ☐ Fence
- F. ☐ Other (specify)

2. Proposed Use:

- A. ☐ Single Family
- B. ☐ Multiple Family
- C. ☐ Public
- D. ■ Commercial
- E. ☐ Industrial
- F. ☐ Other (specify)

3. Lot Dimension Data

A.	Area in squared feet or acres:	6250 ft sq
B.	Lot width at building line:	50 ft
C.	Lot depth:	125 ft
D.	Lake/Stream setback:	ft
E.	Vegetation setback:	ft
F.	Road setback:	ft
G.	Right of way setback:	ft
H.	Side lot setback:	ft
I.	Rear lot line setback:	ft

4. Lake/Stream Name: _____

5. Lake/Stream I.D. Number: _____

6. If the building site is substandard under the current zoning ordinance, do you claim that the lot is "grandfathered" in?

☐ Yes ☐ No

Explain: _____

7. Structure Type:

- A. ☐ Residence
- B. ☐ Garage
- C. ☐ Office
- D. ☐ Storage
- E. ■ Commercial
- F. ☐ Industrial
- G. ☐ Warehouse
- H. ☐ Deck

8. Sewage Disposal:

- A. ■ Public
- B. ☐ Drainfield
- C. ☐ Holding Tank
- D. ☐ Alternative System

9. Water Supply:

- A. ■ Public
- B. ☐ Private Well

D. STRUCTURE DATA

1. Structure Dimensions:

A.	Length:	86 ft
B.	Width:	28 ft
C.	Area:	
	Basement:	— ft
	First Floor:	2408 ft
	Second Floor:	1288 ft
	Total Area:	3696 ft

2. Type of Construction:

- ☐ Wood Frame
- ☐ Masonry
- ☐ Metal
- ☐ Log
- ☐ Pole Building
- ☐ On-site Prefab
- ☒ Off-site Prefab
- ☐ Other (specify) _____

3. Documents Attached

- ☐ Sketch Plan
- ☐ Elevation View
- ☒ Plan View
- ☒ Lot Survey
- ☐ Other (specify) _____

4. Maximum Building Height: 26'

5. Cost of Improvements: 650,000.

I hereby certify with my signature that all data on my application form, and all attached plans and specifications, are true and correct to the best of my knowledge.

Signature of applicant(s) _____ Date 04-06-23

Please be as complete as possible. Include all of the items listed below where possible:

General Checklist

- ☐ Scale
- ☐ North Arrow
- ☐ Lot dimensions
- ☐ Structure location
- ☐ Lot setback
- ☐ Road setback
- ☐ Lot survey
- ☐ 1 Set of Blueprints
- ☐ 1 Set of 8 1/2 x 11 reduced blueprints

Water Resource Checklist

- ☐ Location of floodway
- ☐ Location of flood fringe
- ☐ Ordinary high water mark
- ☐ Setback from OHWM
- ☐ Present water line
- ☐ Existing known drainage
- ☐ Location of wetland areas
- ☐ Location of sewer & water connections

DO NOT WRITE BELOW THIS LINE

I hereby certify that the applicant herein has applied and paid for all permits required by the Grand Marais Public Utilities Commission in connection with the project described herein.

Fee of $_____ Paid

BY: _____
Signature of Director of Public Works, City of Grand Marais

Date _____

Remarks:

The attached Application for Permit is hereby: ☐ Approved ☐ Denied

All in accordance with the application, addendums, plans, specifications, drawings, and all other supporting data, unless specified in the general or special conditions hereafter.

BY: _____
Signature of Zoning Administrator, City of Grand Marais

Date _____

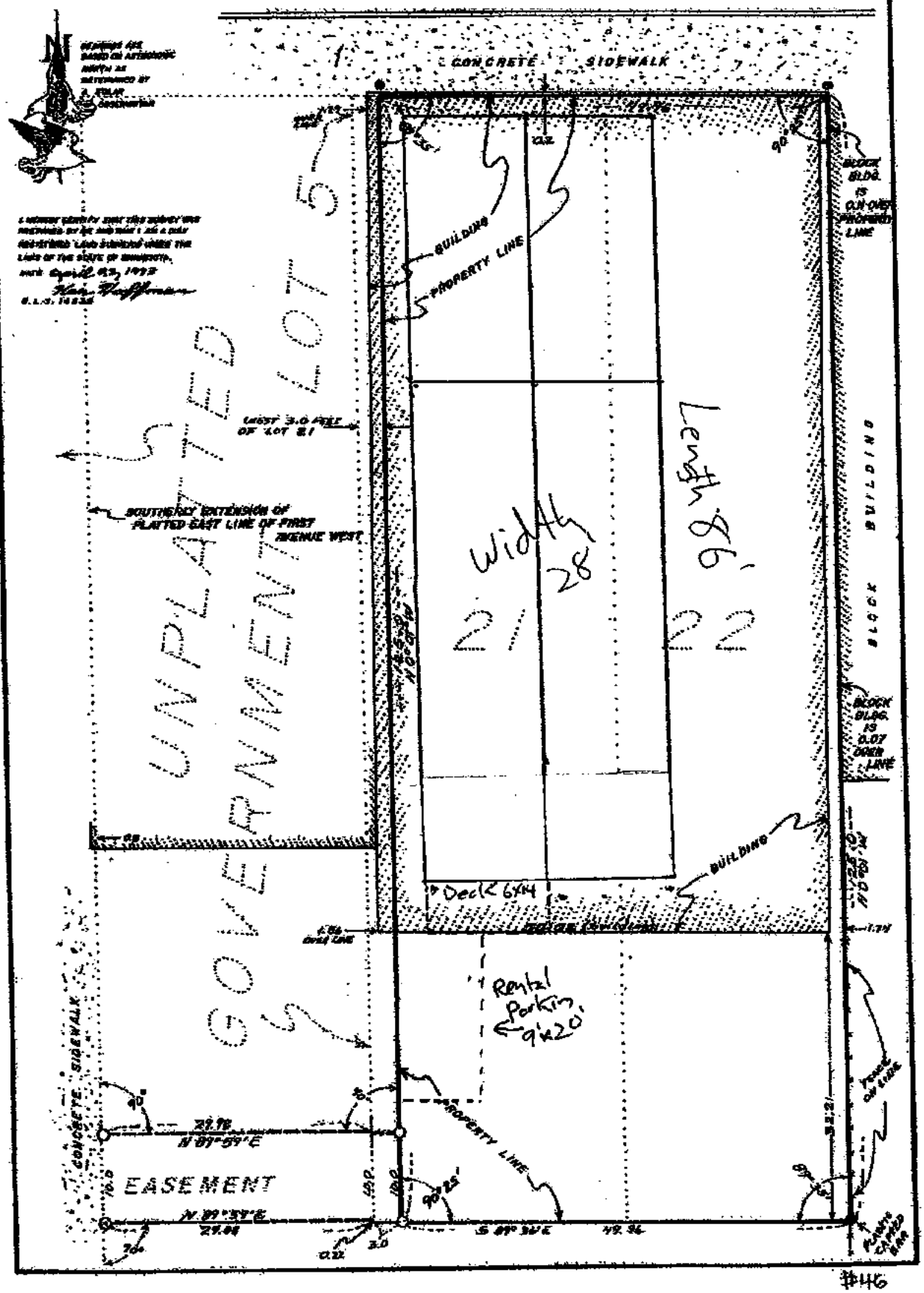
NOTE: LAND USE PERMITS EXPIRE ONE (1) YEAR FROM THE DATE OF ISSUANCE

A SURVEY OF A PART OF LOTS 21 AND 22, BLOCK 47 OF THE VILLAGE PLAT OF GRAND MARAIS

SCALE IN FEET

0 5 10 20

- IRON BAR WITH PLASTIC CAP SET JULY, 1968
- SET 1/2 x 18 INCH IRON BAR WITH ALUMINUM CAP
- CHISELED CROSS IN CONCRETE 1.0 FEET NORTH OF PROPERTY CORNER



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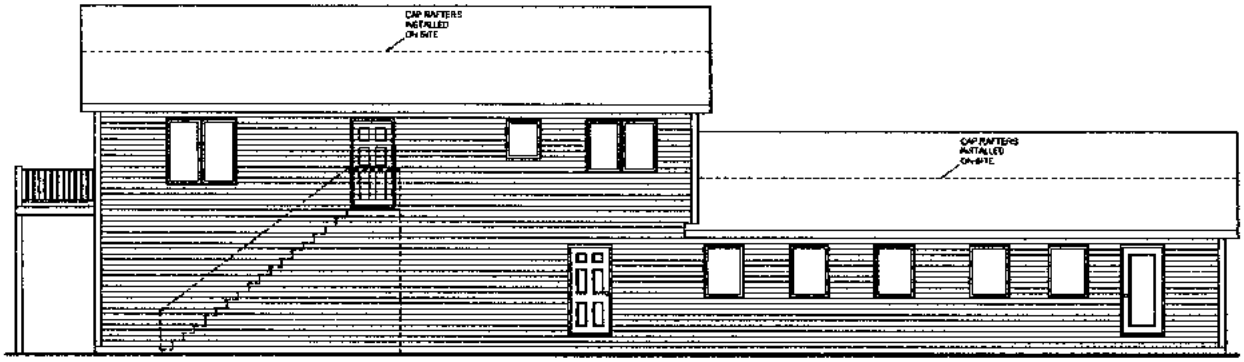
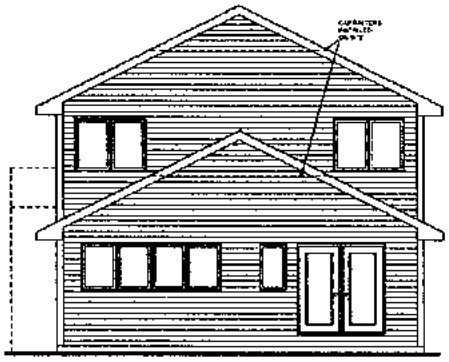


FRONT ELEV

3/16"=1'-0" (DIMENSIONS FRAMING TO FRAMING)



RIGHT ELEV

3/16"=1'-0" (DIMENSIONS FRAMING TO FRAMING)

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DYNAMIC HOMES LLC

520 ROOSEVELT
DETROIT LAKES
56502

P.O. BOX 1137
MINNESOTA
(218) 847-2615

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DYNAMIC HOMES, LLC
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NOTE
REPRODUCTION OF PLANS MAY OR MAY NOT BE TO SCALE
DO NOT SCALE FROM PLANS

REVISIONS		
4	MISC (AJS)	4-05-23
3	MISC (AJS)	4-04-23
2	MISC (DLM)	2-21-23
1	MISC (DLM)	2-1-23
NO.	DESCRIPTION	DATE

NOTES
2,408 SQ. FT.
1,248 SQ. FT. U.L.
8/12 EXTERIOR ROOF PITCH
10/12 INSIDE VAULT
& CAP RAFTERS
1/2" RAFTER TAILS

PROJECT TITLE
IDEAL HOMES
CROSBY BAKERY
09442

MODEL NO
T94PLEX

HOUSE NO

SHEET TITLE
FRONT & RIGHT ELEVATION

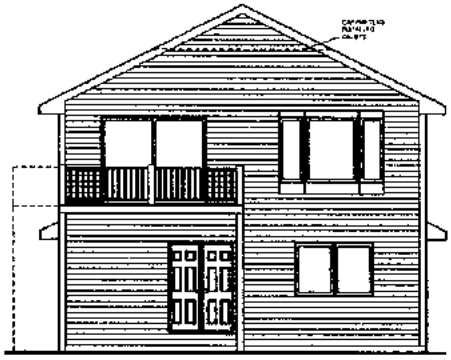
PLAN DATE

DRAWN BY

REV

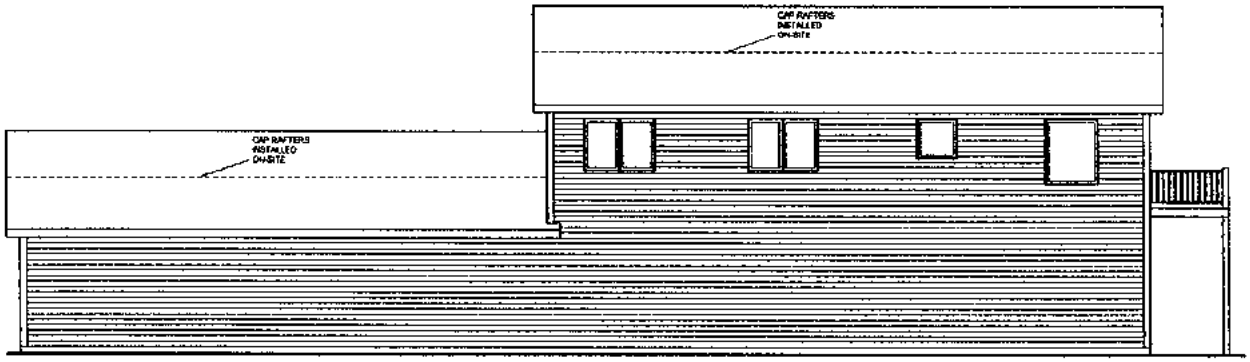
DESIGN BY
AJS

DATE
04-05-23



LEFT ELEVATION

3/16"=1'-0" (DIMENSIONS FRAMING TO FRAMING)



REAR ELEV

3/16"=1'-0" (DIMENSIONS FRAMING TO FRAMING)

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DYNAMIC HOMES LLC

325 ROOSEVELT
DETROIT LAKES
56501

P.O. BOX 1137
MINNESOTA
(218) 847-2619

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NOTE
REPRODUCTIONS
OF PLANS MAY
OR MAY NOT BE
TO SCALE
DO NOT SCALE
FROM PLANS

NO	DESCRIPTION	DATE
4	MISC (AUS)	4-05-23
3	MISC (AUS)	4-04-23
2	MISC (SLN)	2-21-23
1	MISC (SLN)	2-1-23

REVISIONS

NOTES
7 4/8 SQ. I.L.
1,298.00 FT.D.L.
6/12 EXTERIOR ROOF PITCH
7/1 AND INSIDE VAULT
& CAP RAFTERS
12 3/4" RAFTER TAILS

PROJECT TITLE
IDEAL HOMES
CROSBY BAKERY
09442

WORK NO
TS4PLEX

PITCH NO

SHEET TITLE
REAR & LEFT
ELEVATION

CAP RAFTERS

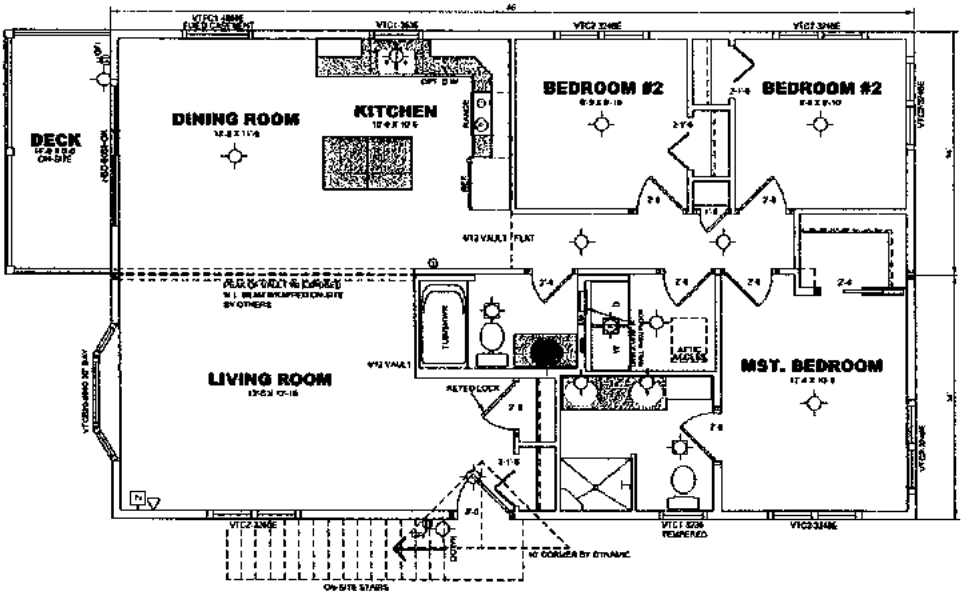
WORK TYPE

DRAWN BY

DATE

DRAWING NO
A.3

DATE
01-09-23



UPPER FLOOR PLAN

1/4"=1'-0" (DIMENSIONS FRAMING TO FRAMING)

NOTE:
THIS HOUSE WILL NEED TO BE HIGH POLED BEFORE ORDERING

CAP RAFTERS INSTALLED BY OTHERS AFTER MODULE SETTING DYNAMIC HOMES LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO UNITS DUE TO INCLEMENT WEATHER OR OTHER CONDITIONS FOR THE ROOF BEING OPEN DUE TO THE CAP RAFTERS. EXTRA TRANSPORTATION CHARGE MAY BE NECESSARY TO TRANSPORT RAFTERS TO SITE DEPENDING ON SIZE.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DYNAMIC HOMES LLC
525 ROOSEVELT
DETROIT LAKES
56501
P.O. BOX 1102
MINNESOTA
(218) 847-5111

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NOTE:
REPRODUCTIONS OF PLANS MAY OFTEN MAY NOT BE TO SCALE DO NOT SCALE FROM PLANS

REVISIONS		
4	MISC. (MJB)	4-06-23
3	MISC. (MJB)	4-04-23
2	MISC. (BDJA)	2-21-23
1	MISC. (BDJA)	2-1-23
NO.	DESCRIPTION	DATE

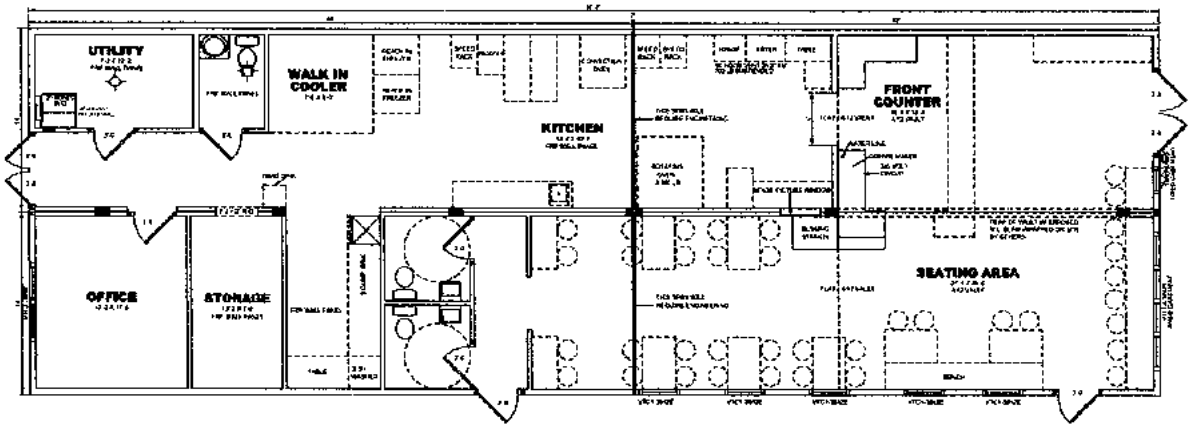
NOTES
2,400 SQ. F.T.
1,200 SQ. F.T. (EA.)
6/12 EXTERIOR ROOF PITCH
7/4-4/12 INSIDE VAULT
& CAP RAFTERS
12 3/4" RAFTER TAILS

IDEAL HOMES
CROSBY BAKERY
09442

TS4PLEX

UPPER LEVEL FLOOR PLAN

DRAWN BY: AJS
DATE: 01.06.23



FLOOR PLAN

3'-8"/1'-0" (DIMENSIONS FRAMING TO FRAMING)

NOTES:
1.) TREATED RIM BOARD AROUND PERIMETER OF BUILDING
2.) FLOOR SYSTEM AND CEILING SYSTEM REQUIRES ENGINEERING FOR APPLIANCE WEIGHT
3.) BUILDING WILL REQUIRE LICENSED ARCHITECT AND MEP ENGINEER

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DYNAMIC HOMES LLC

MS PROGRESS 1
DETROIT LAKES
56501

P O BOX 1150
MINNESOTA
(218) 847-2511

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NOTE
REPRODUCTIONS OF PLANS MAY OR MAY NOT BE TO SCALE
DO NOT SCALE FROM PLANS

REVISIONS			
4	MISC (MJB)	4-25-23	2 HR 503 L.L. 1.2M 503 FT U.L.
3	MISC (MJB)	4-04-23	8/12 EXTERIOR ROOF PITCH
2	MISC (BLA)	2-21-23	16-4/12 NOSE VAULT
1	MISC (BLA)	2-1-23	8 CAP RAFTERS
10	07-20-2021	DATE	17 SAP RAFTER TAILS

PROJECT TITLE
IDEAL HOMES
CROSBY BAKERY
09442

MODEL NO.: TS4PLEX

SHEET TITLE: MAIN LEVEL FLOOR PLAN

DRAWN BY: EAT

DRAWN BY: MJB

DATE: 01-06-23

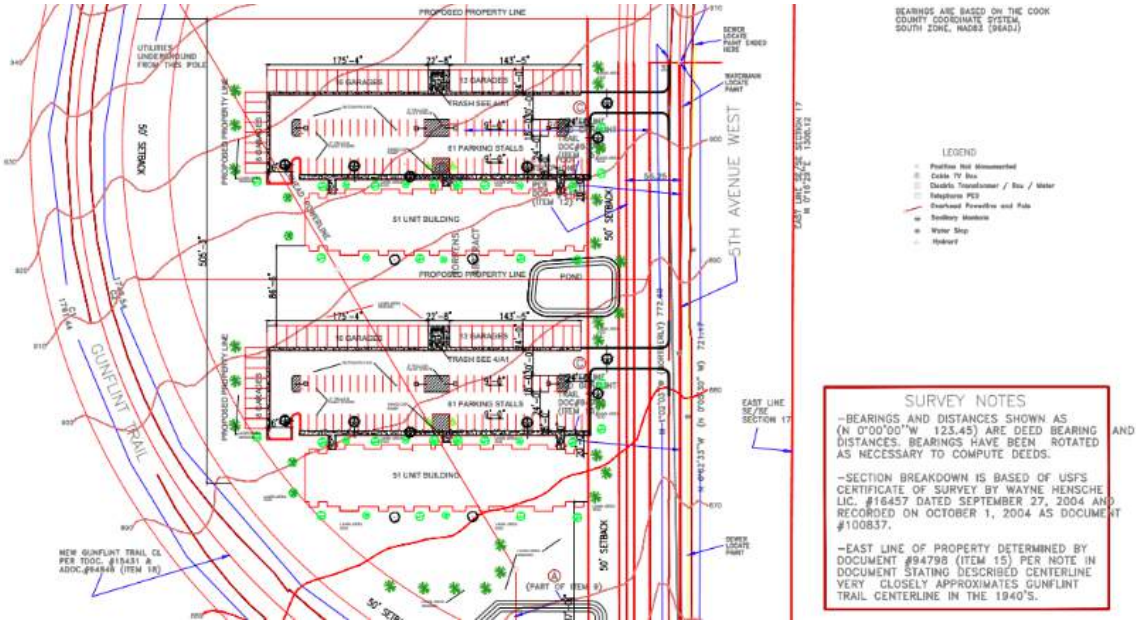
City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Patrick Knight, Communications Director
DATE: April 25, 2023
SUBJECT: P&R Development LLC & HRA Conditional Use Request

Request: P&R Development LLC & The Cook County HRA are requesting a conditional use permit to construct a 51-unit multifamily residential apartment project on a property zoned R-1.

Location of Property: Indicated in the Map below as well as legal descriptions in the attached documents.



Condition of Property: This developed property is zoned R-1 Residential District. The lot is currently undeveloped Neighboring uses include residential, recreational 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:

152.04 R-1 Residential District

Subdivision 1. Purpose
The R-1 Residential District is intended to provide a healthy, safe and attractive residential environment, protect property values and the environment and offer a variety of housing types that meet people's lifecycle and affordability needs, both year-round and seasonal.

Subdivision 3. Principal uses by conditional use permit.
Within an RCN District, unless otherwise provided by this chapter, no uses are permitted except the following:

1. Small apartment dwelling;
2. Large apartment dwelling;
3. Attached rowhouse or townhouse dwelling;
4. Cottage courtyard development;
5. Manufactured home park developments, subject to the use specific standards as established in § 152.15(E);
6. Planned unit developments.

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

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

Policies

- Develop low income housing.
- Develop more senior citizen housing.
- Develop affordable housing to draw young families to the area.
- Develop high value summer or retirement or permanent housing with excellent view (possibly on Ski Hill).
- Develop affordable housing for summer help (possibly a complex).
- Diversify neighborhoods with the development of neighborhood pocket parks.
- Require off street parking for all new homes and Bed and Breakfast homes.
- Sensitive orientation, spacing, placement and appearance of all new structures will be encouraged to seek compatibility with natural topography and vegetation.
- Low intensity residential and recreational uses are preferred.
- Multiple dwelling housing should be concentrated in a separate zone district on the eastern side of the city.
- Roads, utilities and public services should be available and adequate to serve existing needs and to accommodate future development.

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

City of Grand Marais

Application for Conditional Use Permit

Name of Applicant:	P&R Development LLC & Cook County HRA
Mailing Address:	2306 W Superior St Duluth, MN 55806
Property Address:	NW Corner of 5th Ave and Gunflint Trail
Legal Description:	Southern 4 acres of the attached survey.

Applicant is: ☒ Owner ☐ Buyer ☐ Agent ☒ Other (explain) Current and prospective owners

Current use of property:	Residential
Intended use of property:	The primary use is to host a 51-unit multifamily residential apartment project. Given the size of the property, access to utilities and reason that the City provided the property to the HRA, we are including the option for a 2nd phase in this permit request, mirroring and not larger than the initial apartment property. The remainder of the property (about 3-4 acres) would remain undeveloped. See the enclosed materials for details.
Use and Character of surrounding property:	Residential, recreational, institutional/government, commercial. This is truly a mixed-use neighborhood.
Brief summary of why a conditional use permit is required:	The R-1 zoning allows for less dense housing, but larger multifamily construction requires this permit.

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:

This CUP aligns with several goals and policies of the Comprehensive Plan, including: Residential Areas- Goals 1 and 3, Policies 1, 3, 4, 12 and 13. Since the Comprehensive Plan was developed, the housing demand and prices have increased significantly; in response the Planning Commission and City Council have amended the zoning ordinance to reflect the evolving needs of the community, including rezoning this property with the understanding that a multifamily project is the proposed outcome. From a city-services perspective, higher density properties like this are more efficient and easier to provide services for, and they address the housing shortage more efficiently than single family developments which take require more property, require more land clearing, result in more infrastructure to maintain, and generally cost more per unit to construct.

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

The proposed multifamily use is simply a greater density of an already allowed residential use. The property is separated by 5th Ave W from single family homes and by Gunflint Trail from the potential Sawtooth Bluffs recreation area. The institutional and commercial uses directly south render this project fitting for this mixed use neighborhood. Gunflint Trail is a well maintained that (according to the County Engineer) has plenty of traffic-capacity. **Note**: According to the zoning ordinance, given min. lot size requirements, **over 100 homes or 100 duplexes (i.e., up to 200 homes) could be constructed** at this property at any time without a CUP. This CUP requests 1/2 of the currently allowed density.

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:**

This use will have no foreseeable impact on the ability of the surrounding area to be developed. Furthermore, in every direction except east, the surrounding property is publicly owned and is dedicated for recreational use. The proposed multifamily use will address a significant community need while maximizing the opportunity for new residents to access future outdoor recreation opportunities and closer proximity to employment.

Public utilities are available at the road, no new public road needs to be built, and the property is vacant and produces no tax revenue at present.

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:**

City Council provided this property to the HRA explicitly for multifamily use. Council approved of greater density at the site, including hosting both multifamily and single family development (see the attached original concept reviewed at Council).

Additionally, there are very few parcels in city-limits that are large enough and close enough to city water and sewer to accommodate multifamily apartments of any size. Unfortunately, the economics of small apartment projects require either premium rental rates or significant public investment to render them feasible. The Creechville area was once all vacant woods and has slowly built up over time with more residential use. Multifamily at this site reduces land impacts compared with single family homes and results in the highest density closest to commercial/institutional uses (hospital, school, clinic, etc.).

Dated: 4/1/2023	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 conditional use permit application, accompanied by a fee of $_____, was received and determined to be complete this _____ day of _____, _____

On Behalf of the City of Grand Marais

0 60 120
SCALE IN FEET

BEARINGS ARE BASED ON THE COOK COUNTY COORDINATE SYSTEM, SOUTH ZONE, NAD83 (96ADJ)

LEGEND

- Position Not Monumented
- Cable TV Box
- Electric Transformer / Box / Meter
- Telephone PED
- Overhead Powerline and Pole
- Sanitary Manhole
- Water Stop
- Hydrant

SURVEY NOTES

–BEARINGS AND DISTANCES SHOWN AS (N 0°00'00''W 123.45) ARE DEED BEARING AND DISTANCES. BEARINGS HAVE BEEN ROTATED AS NECESSARY TO COMPUTE DEEDS.

–SECTION BREAKDOWN IS BASED OF USFS CERTIFICATE OF SURVEY BY WAYNE HENSCHE LIC. #16457 DATED SEPTEMBER 27, 2004 AND RECORDED ON OCTOBER 1, 2004 AS DOCUMENT #100837.

–EAST LINE OF PROPERTY DETERMINED BY DOCUMENT #94798 (ITEM 15) PER NOTE IN DOCUMENT STATING DESCRIBED CENTERLINE VERY CLOSELY APPROXIMATES GUNFLINT TRAIL CENTERLINE IN THE 1940'S.

PROPOSED PROPERTY LINE
UTILITIES UNDERGROUND FROM THIS POLE
50' SETBACK
175'-4" 22'-8" 143'-5"
16 GARAGES
13 GARAGES
TRASH SEE 4/A1
8 GARAGES
61 PARKING STALLS
51 UNIT BUILDING
POND
505'-3"
86'-6"
176.54 C2
178.44 C1
GUNFLINT TRAIL
OVERHEAD POWERLINE
BURIED FIBER
BURIED WATER
5TH AVENUE WEST
SEWER LOCATE PAINT ENDED HERE
WATERMAIN LOCATE PAINT
58.25
N 1°02'03"W (NORTHERLY) 772.60
N 0°02'33"W (N 0°05'30" W) 721.17
EAST LINE SE/SE SECTION 17
N 0°16'29"E 1308.12
NEW GUNFLINT TRAIL CL PER TDOC. #15431 & ADOC.#94846 (ITEM 18)
(PART OF ITEM 9)
237'-0"
BACK OF CURB
CULVERT APRON
POB DOC.#94798 (ITEM 15)
SECTION 17
SECTION 16
N 0°02'33" W (N 0°05'30" W) 45.00
N 89°39'03"W (N 89°42'00"W) 119.70
SOUTH LINE SE/SE SECTION 17 N 89°39'03"W 1316.02
N 89°43'44"W (N 89°46'45"W) 2630.54
NORTH LINE OF THE NW/NW OF SECTION 21
104.80 N 89°43'44"W (N 89°46'45"W)
–NORTHEAST CORNER NE/NE OF SECTION 20
–SOUTHEAST CORNER OF SECTION 17 CAST MONUMENT IN ROAD
SECTION 20
SECTION 21

NORTH SHORE LAND SURVEYING
P.O. Box 565
(218) 387-1726
Grand Marais, MINNESOTA 55604

Prepared for:
COOK COUNTY HOUSING AND REDEVELOPMENT AUTHORITY

OPTION "A"

CLOSELY MATCH COLOR & STYLE

PROPOSED FOR:

GRAND MARAIS APARTMENTS

GRAND MARAIS, MN

EXTERIOR FINISH OPTIONS

C&S DESIGN & ENGINEERING
with framework design inc
2223 6th Street West, Ashland, WI 54806
Telephone (715) 682-0330
www.cdesigneng.com

DESIGNED

DRAWN: CR

SCALE: AS NOTED

DATE: APRIL 2023

PROJECT NO: 23-3748

REVISIONS

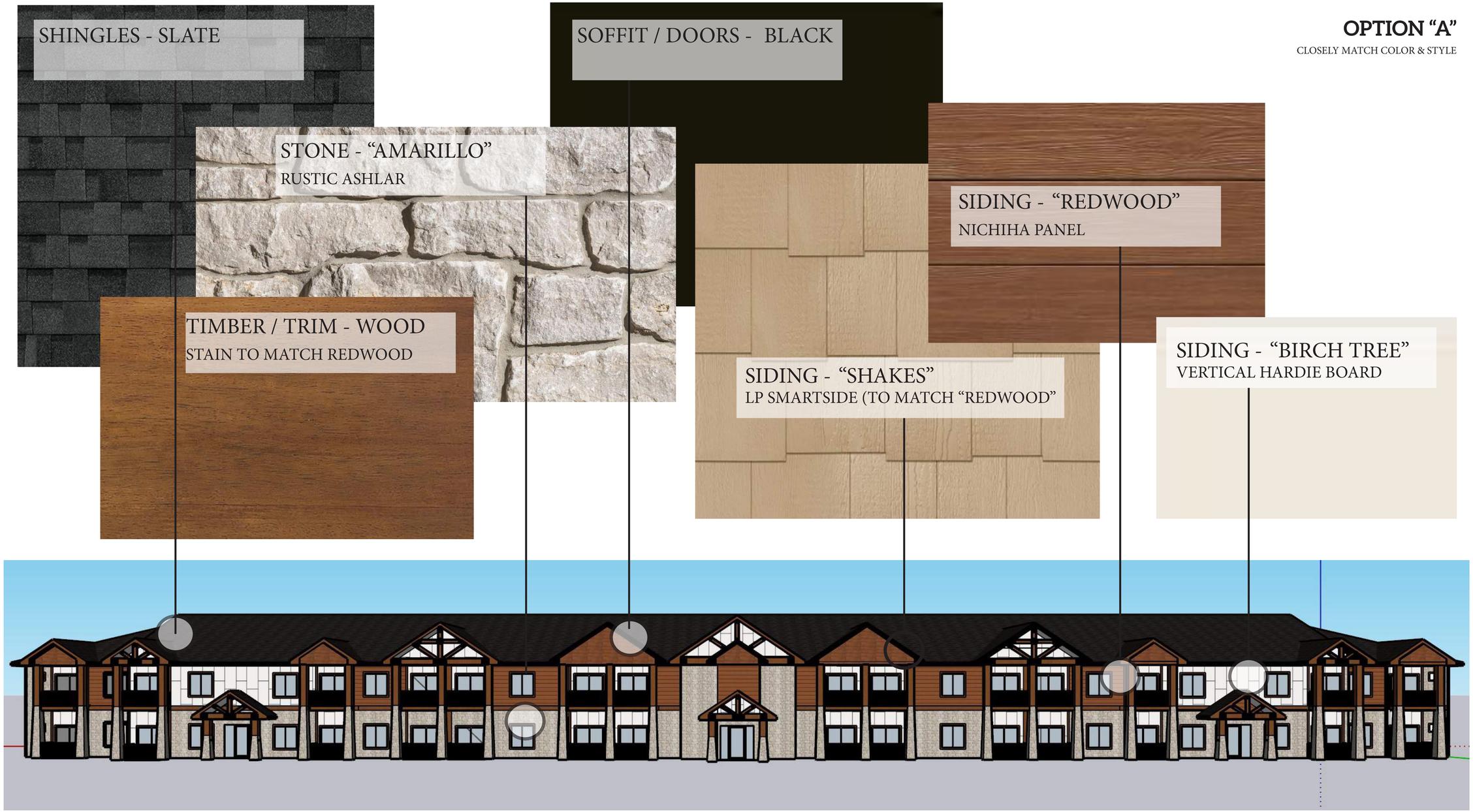
APPROVED

SHEET NO: FINISH

* 4-13-23

OPTION "A"

CLOSELY MATCH COLOR & STYLE



PROPOSED FOR:

GRAND MARAIS APARTMENTS

GRAND MARAIS, MN

EXTERIOR FINISH OPTIONS

CS DESIGN & ENGINEERING
with framework design inc
2023 6th Street West, Ashland, WI 54806
Telephone (715) 682-0330
www.csdesignengineering.com

DESIGNED:

DRAWN: CR

SCALE: AS NOTED

DATE: APRIL 2023

PROJECT NO. 23-3748

REVISIONS:

APPROVED:

SHEET NO. FINISH