

**AGENDA**  
**CITY COUNCIL MEETING**  
**July 8, 2020**  
**6:30 P.M.**

**REMOTE PARTICIPATION ONLY**

- A. 6:30 Call to Order
- B. Roll Call
- C. Open Forum  
*During the emergency declaration, comments will be collected via email or mail at City Hall.*
- D. 6:35 Approve Consent Agenda
  - 1. Approve Agenda
  - 2. Approve Meeting Minutes
  - 3. Approve Payment of Bills
  - 4. Lion's Raffle Permit
  - 5. Park Hire
- E. 6:40 Planning Commission Report
  - Resolution 2020-06 Smith Variance
  - Ordinance 2020-02 Residential Zoning Modifications, 1<sup>st</sup> Reading
- F. 7:15 Emergency Update (as needed)
- G. 7:30 Council & Staff Updates
- H. Attached correspondence:
  - 1. Other Meeting Minutes
  - 2. Upcoming Meeting Schedule
- I. 7:45 Adjourn

# Grand Marais Community Vision:

“Grand Marais is a thriving community that features locally-grown economic opportunity, housing that meets all family needs, and a wide array of educational opportunities.

Hallmarks of the Grand Marais way of life include active recreation on the North Shore, commitment to community, an ethos of creativity and innovation, and stewardship of the unique natural environment.”

---

## USING THE COMMUNITY VISION PLAN

[The Grand Marais Community Vision Plan](#) is a roadmap to the future, a document of community voices and ideas, and a collective call to action. The vision, values, priorities, and ideas provide a framework for future planning - and serve as a jumping-off point for further discussion, brainstorming, and community investment. This vision plan seeks to inspire solutions and initiatives that will uphold the values of the Grand Marais community and realize an exciting, community-led vision for the future.

## THE PURPOSE OF THE PLAN

### **See the Big Picture:**

The Grand Marais Vision Plan presents a wide-angle view of the community, summarizing key assets, challenges, trends, and aspirations across a range of issues impacting the quality of life in the community. The Plan is a resource for residents, businesses, property owners, City staff, and other interested parties wishing to learn more about the community, its current conditions, and future direction.

### **Set a Course for the Future:**

The Plan presents an exciting, community-led vision that describes how Grand Marais will look, feel, and function in the future. The vision is intended to be ambitious, but achievable - and rooted in the existing qualities, character, strengths, and assets of the Grand Marais community.

### **Guide Future Action + Decision-Making:**

The plan establishes a framework of principles and goals for future planning and action. This framework serves as a guide for future decision-making and a jumping-off point for discussion, imagination, and action. Community members, City staff, and community leaders all have a role to play to realize the vision and priorities presented here.

## THE PLANS DEVELOPMENT

The Grand Marais Community Vision Plan was developed through an eight-month, community-driven process, involving a range of community stakeholders - residents, businesses, property owners, and community leaders. Community members contributed their own ideas, concerns, and priorities to the development of the Plan through a hands-on community workshop and community survey.

Community input was supplemented by a comprehensive analysis of existing conditions that examined social and economic characteristics, housing, land use, parks, transportation, and other physical conditions. The vision, principles, and goals presented in the Plan represent an in-depth and collaborative effort to understand the forces shaping Grand Marais' future and establish a collective direction for the future.

## GRAND MARAIS COMMUNITY GOALS

The following six community goals\* are the product of a public process that solicited comments, input, and ideas from a broad cross-section of Grand Marais residents, businesses, and property owners. These goals define community priorities and provide high-level direction for future community action and decision-making.

### **Support and enhance local business.**

Grand Marais is the hub of Cook County, known for locally-owned businesses and livable wages. Land-use and zoning decisions help ensure the long-term economic viability of the community.

### **Ensure access to affordable, lifecycle housing for all people.**

The community is concerned about the growing expense of housing and access to a variety of housing types that can serve all people throughout their lives.

### **Invest in safe, people-friendly infrastructure that supports active living.**

Infrastructure is aesthetically pleasing, enhances Grand Marais' historic character and is safe for people who use a variety of transportation modes.

### **Enhance the community's deep connection to the outdoors and active engagement with the environment.**

Lake Superior and the surrounding area are to be protected and celebrated by the community and the City, to be preserved for active use today and for generations to come.

### **Encourage the expansion of sustainable energy uses.**

Community members recognize the value of their unique natural environment. They value preservation, active use of the natural environment, and sustainability in all community practices.

### **Expand education for the mind, body, and soul.**

Grand Marais treasures arts practices, advancing education in all forms, and opportunities for community education and community development.

\*The Grand Marais Community Goals are extracted from [The Grand Marais Community Vision Plan](#) page 8.

**CITY OF GRAND MARAIS**  
**MEETING MINUTES**  
*June 24, 2020*

Mayor Arrowsmith-DeCoux called the meeting to order at 6:33 p.m.

Members present: Jay Arrowsmith-DeCoux, Kelly Swearingen, Anton Moody and Tim Kennedy

Members absent: Craig Schulte

Staff present: Mike Roth, Patrick Knight, Tom Nelson, Kim Dunsmoor and Chris Hood

Others present: Dan Shaw, Brad Scott, Ed Welch and Andrew Demming

Public Forum Comments:

- 1) The owners of Mayhew would like to donate a picnic table.
- 2) People have used walking path along 2<sup>nd</sup> Street and 6<sup>th</sup> Avenue West that is now being blocked.
- 3) COVID-19 reactions from visitors
- 4) What is the City's reaction to the murder of George Floyd, Equal Rights and Black Lives Matter?

**Motion by Kennedy, seconded by Moody to approve the Consent Agenda, approving June, 3, 2020 Minutes; June 10, 2020 Minutes; Payment of Bills, hire RaeAnne Silence as Seasonal Clubhouse Attendant; J Shannon as Seasonal Golf Course Laborer; Jeri Persons as Seasonal Park Front Desk Clerk; Savanna Shepard as Seasonal Park Front Desk Clerk; Trent Spry as Seasonal Liquor Store Clerk; Kristin Woizeschke as Assistant Library Director; add MNDOT Discussion as the first item of business and add review of Ordinance 2020-01. Approved unanimously.**

Brad Scott – LHB, Dan Shaw – LHB, and ED Welch – MNDOT Project Engineer discussed additional sanitary sewer work. The survey elevations were too high which resulted in the sanitary sewer being too low for the nearest manhole. The solution was to add an additional 193 feet of sanitary sewer to the next manhole near the 3<sup>rd</sup> Ave E. The City wished to renegotiate the price of the 8” sanitary sewer line due to the high cost of \$325 per foot in the contract. MNDOT agreed. KGM offered to reduce the price to \$234 per foot installed. The other option would be to use force account for time and materials. MNDOT believes the \$234 price will be less than time and materials and only likes to use time and materials as a last resort due to time needed to track everything separately. KGM started the additional work this morning and are about half done. If they hit rock, there is a force account item for that additional work. Tom Nelson, Water/Wastewater Superintendent noted that the installation was going well and that KGM is doing good work.

**Motion by Moody, seconded by Swearingen to approve the renegotiated price of \$234/foot for 193 feet of 8” sanitary sewer pipe installation. Approved unanimously.**

Governor Walz Executive Order 20-74 requires government entities to adopt a COVID-19 Preparedness Plan by June 29<sup>th</sup>. The League of MN Cities recommends that Preparedness Plans be adopted by the City Council unless this authority has been delegated to a city manager or emergency manager through a resolution. Preparedness Plans for the Parks Department, Library, City Hall, Liquor Store and Utilities and Property Maintenance have been developed using the MN Department of Labor and Industry template.

**Motion by Kennedy, seconded by Moody to approve Resolution 2020-05 Approving COVID-19 Preparedness Plans and Delegating the Authority for Further Changes to the City Administrator. Approved unanimously.**

The Mayor was contacted by several businesses that want to apply for a Federal Fish and Wildlife Seagull Management Permit. The Permit would allow business owners to manage herring gull populations that have nests on their buildings by removing nests and placing deterrent mechanisms. Business owners are frustrated with damage to buildings and people are frustrated with herring gull waste on their vehicles and themselves. Some natural habitat should be restored for the herring gulls along the west breakwall where they used to nest. Too many people are walking out on that breakwall disturbing the gulls. The best way that the City can help is to write a letter of support for the businesses and look at appropriate conservation and habitat restoration.

The Grand Marais Business Coalition requested to extend Ordinance 2020-01 deadline to the end of August. Some businesses are using the sidewalk for outdoor dining.

**Motion by Kennedy, seconded by Anton to extend Ordinance 2020-01 date of expiration to the end of the emergency. Approved unanimously.**

Second Street between 6<sup>th</sup> Avenue West and 8<sup>th</sup> Avenue West was vacated in the late 1990's because one adjacent owner to the north wanted to build a deck. The street was vacated; however, we still have utilities in the area; therefore, a utility easement still exists. This is also a heavily traveled pathway that has existed for many years. Staff will need to research the vacated street documentation to determine what was vacated and what was not vacated. This will be brought back to the council for discussion.

Businesses are asking the council to encourage more face coverings and social distancing in public. Chris Hood, City Attorney, explained that it would be difficult for the city to take action requiring face masks and it would be difficult to enforce. We have executive orders from the State that provide guidance about wearing masks and social distancing. There is not a lot of guidance for local ordinances; although, there is authorization for public health, safety and welfare. The City already put out a statement. The City does not have the legal authority to require face coverings and it would not be enforceable. It appears that the incidence of cases is driving behavior: in the Metro everyone is wearing masks, in Greater MN very few are wearing masks.

What is the City doing to address the equal rights and Black Lives Matter? The City is in the process of recodification of the code addressing language and purpose, housing study and environmental concerns. We have a relationship with the Sheriff's Office. We have and need an open dialog with Grand Portage. There are educational training opportunities for leaders, staff and the public. There are access issues at Passion Pit and Chippewa City. Council directed staff to research training opportunities and resources to bring back to the council.

Liquor Store is having some trouble with the phone lines and credit card machines. A tech will be here tomorrow to fix the problem.

Councilor Kennedy's Report:

- 1) The burn site is restored to a gravel lot today. None of the property owners have made a decision about their next step.

Mayor Arrowsmith-DeCoux's Report:

- 1) The Library Board met and discussed their budget for 2021. Council hired an Asst Library Director who is looking for housing.

City Administrator Roth's Report:

- 1) The Planning Commission will hold a public hearing next week regarding the housing and the zoning ordinance. The meeting will be live streamed and the City will take comments that are written before hand and will make available means to participate. Notices have been placed on the City's website, facebook, youtube and the newspaper.

There being no further business, the meeting adjourned at 8:15 p.m.



# CITY OF GRAND MARAIS

07/02/20 9:36 AM

Page 1

## Payments

City of Grand Marais

Current Period: July 2020

Payments Batch 7-2-20 APP \$51,605.31

Refer	80102	THRIVENT FINANCIAL FOR LUTHE					
Cash Payment	G 101-21714	Thrivent Financial				\$100.00	
Invoice	C2763539	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$100.00
Refer	80103	MN DEPT OF REVENUE-EFTPS	Ck# 004962E	7/2/2020			
Cash Payment	G 101-21702	State Withholding				\$36.15	
Invoice	1-245-045-024	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$36.15
Refer	80104	DEPT OT THE TREASURY IRS	Ck# 004963E	7/2/2020			
Cash Payment	G 101-21703	FICA Tax Withholding				\$101.92	
Invoice	81313090	7/2/2020					
Cash Payment	G 101-21717	Medicare				\$23.84	
Invoice	81313090	7/2/2020					
Cash Payment	G 101-21701	Federal Withholding				\$73.49	
Invoice	81313090	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$199.25
Refer	80105	PERA	Ck# 004964E	7/2/2020			
Cash Payment	G 101-21704	PERA				\$7,069.39	
Invoice	562816	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$7,069.39
Refer	80106	FURTHER	Ck# 004965E	7/2/2020			
Cash Payment	G 101-21713	H.S.A. /FSA				\$466.00	
Invoice	070220	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$466.00
Refer	80107	MN DEPT OF REVENUE-EFTPS	Ck# 004968E	7/2/2020			
Cash Payment	G 101-21702	State Withholding				\$2,474.43	
Invoice	0-667-705-632	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$2,474.43
Refer	80108	DEPT OT THE TREASURY IRS	Ck# 004966E	7/2/2020			
Cash Payment	G 101-21703	FICA Tax Withholding				\$7,356.40	
Invoice	21642211	7/2/2020					
Cash Payment	G 101-21717	Medicare				\$1,728.52	
Invoice	21642211	7/2/2020					
Cash Payment	G 101-21701	Federal Withholding				\$4,669.47	
Invoice	21642211	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$13,754.39
Refer	80109	EMPOWER	Ck# 004967E	7/2/2020			
Cash Payment	G 101-21720	MN State Retirement DeferC				\$855.00	
Invoice	841981409	7/2/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$855.00
Refer	80110	VISIT COOK COUNTY					
Cash Payment	G 101-20802	Cook County Lodging Tax				\$1,091.11	
Invoice	11110	6/18/2020					
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100		<b>Total</b>	\$1,091.11



City of Grand Marais

CITY OF GRAND MARAIS

07/02/20 9:36 AM

Page 2

Payments

Current Period: July 2020

Refer	80111	MINNESOTA LIFE	-					
Cash Payment	G 101-21716	MN Mutual Life						\$302.10
Invoice	0028722	6/22/2020						
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>	\$302.10
Refer	80112	NCPERS GROUP LIFE INS.	-					
Cash Payment	G 101-21710	NCPERS-Pera						\$16.00
Invoice	493600072020	6/13/2020						
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>	\$16.00
Refer	80143	SUPERIOR BEVERAGES LLC	-					
Cash Payment	E 101-45125-252	Beer For Resale						\$242.40
Invoice	850123	7/1/2020						
Cash Payment	E 609-49750-252	Beer For Resale						\$1,625.10
Invoice	849649	6/24/2020						
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100			<b>Total</b>	\$1,867.50
Refer	80144	NORTH SHORE WINERY	-					
Cash Payment	E 609-49750-251	Liquor For Resale						\$468.00
Invoice	2099	6/23/2020						
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100			<b>Total</b>	\$468.00
Refer	80145	PAUSTIS WINE COMPANY	-					
Cash Payment	E 609-49750-251	Liquor For Resale						\$806.00
Invoice	93232	6/18/2020						
Cash Payment	E 609-49750-333	Freight and Express						\$30.00
Invoice	93232	6/18/2020						
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100			<b>Total</b>	\$836.00
Refer	80146	COCA-COLA REFRESHMENTS	-					
Cash Payment	E 609-49750-260	Soft Drinks/Mix For Resa						\$147.35
Invoice	2541608	6/24/2020						
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100			<b>Total</b>	\$147.35
Refer	80147	BERNICKS	-					
Cash Payment	E 609-49750-260	Soft Drinks/Mix For Resa						\$27.20
Invoice	738916	6/25/2020						
Cash Payment	E 609-49750-252	Beer For Resale						\$9,500.46
Invoice	738917	6/25/2020						
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100			<b>Total</b>	\$9,527.66
Refer	80148	VOYAGEUR BREWING COMPANY	-					
Cash Payment	E 609-49750-252	Beer For Resale						\$630.00
Invoice	2950	6/25/2020						
Cash Payment	E 609-49750-252	Beer For Resale						\$300.00
Invoice	2967	6/29/2020						
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100			<b>Total</b>	\$930.00
Refer	80149	THE WINE COMPANY	-					
Cash Payment	E 609-49750-251	Liquor For Resale						\$1,145.33
Invoice	144907	6/23/2020						
Cash Payment	E 609-49750-333	Freight and Express						\$55.00
Invoice	144907	6/23/2020						
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100			<b>Total</b>	\$1,200.33



Payments

City of Grand Marais

Current Period: July 2020

Refer	80150	PHILLIPS WINE & SPIRITS	-				
Cash Payment	E 609-49750-251	Liquor For Resale				\$2,406.20	
Invoice	6051573	6/24/2020					
Cash Payment	E 609-49750-333	Freight and Express				\$71.92	
Invoice	6051573	6/24/2020					
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$2,478.12</b>	
Refer	80151	ARTISAN BEER COMPANY	-				
Cash Payment	E 609-49750-252	Beer For Resale				\$386.70	
Invoice	3424296	6/24/2020					
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$386.70</b>	
Refer	80152	WINE MERCHANTS	-				
Cash Payment	E 609-49750-251	Liquor For Resale				\$480.00	
Invoice	7288773	6/24/2020					
Cash Payment	E 609-49750-333	Freight and Express				\$10.24	
Invoice	7288773	6/24/2020					
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$490.24</b>	
Refer	80153	JOHNSON BROTHERS LIQUOR	-				
Cash Payment	E 609-49750-251	Liquor For Resale				\$3,585.78	
Invoice	1584408	6/24/2020					
Cash Payment	E 609-49750-333	Freight and Express				\$97.27	
Invoice	1584408	6/24/2020					
Cash Payment	E 609-49750-333	Freight and Express				\$2.56	
Invoice	1584459	6/24/2020					
Cash Payment	E 609-49750-251	Liquor For Resale				\$3,111.35	
Invoice	1584409	6/24/2020					
Cash Payment	E 609-49750-333	Freight and Express				\$112.63	
Invoice	1584409	6/24/2020					
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$6,909.59</b>	

Fund Summary

	10100 MAIN CHECKING GMSB	
101 GENERAL FUND		\$26,606.22
609 MUNICIPAL LIQUOR FUND		\$24,999.09
		<u>\$51,605.31</u>

Pre-Written Checks	\$24,854.61
Checks to be Generated by the Computer	\$26,750.70
Total	<u>\$51,605.31</u>



City of Grand Marais

CITY OF GRAND MARAIS

Payments

07/02/20 2:17 PM

Page 1

Current Period: July 2020

Payments Batch 7-9-20 AP \$97,270.48

Refer	80101	<i>PUBLIC UTILITIES COMMISSION1</i>	Ck# 004961E 7/1/2020			
Cash Payment	E 602-49451-380	Utility Services (GENER				\$1,028.95
Invoice	JULY-20	7/1/2020				
Cash Payment	E 602-49480-380	Utility Services (GENER				\$4,114.22
Invoice	JULY-20	7/1/2020				
Cash Payment	E 601-49420-380	Utility Services (GENER				\$1,990.08
Invoice	JULY-20	7/1/2020				
Cash Payment	E 604-49551-380	Utility Services (GENER				\$33.04
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-42200-380	Utility Services (GENER				\$140.43
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-42200-382	Fire Hydrant Utilities				\$1,103.70
Invoice	JULY-20	7/1/2020				
Cash Payment	E 211-45500-380	Utility Services (GENER				\$378.40
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-45100-380	Utility Services (GENER				\$5,335.14
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-45184-380	Utility Services (GENER				\$125.77
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-45189-380	Utility Services (GENER				\$40.10
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-41940-380	Utility Services (GENER				\$872.49
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-43100-381	Street Light Utilities				\$1,728.40
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-43100-380	Utility Services (GENER				\$24.36
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-42700-380	Utility Services (GENER				\$29.97
Invoice	JULY-20	7/1/2020				
Cash Payment	E 101-41942-380	Utility Services (GENER				\$503.67
Invoice	JULY-20	7/1/2020				
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$17,448.72</b>
Refer	80113	<i>QUILL CORPORATION</i>				
Cash Payment	E 609-49750-200	Office Supplies (GENER				\$6.99
Invoice	7734461	6/12/2020				
Cash Payment	E 101-41400-200	Office Supplies (GENER				\$67.50
Invoice	7734461	6/12/2020				
Cash Payment	E 101-41400-200	Office Supplies (GENER				\$10.83
Invoice	7751576	6/15/2020				
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$85.32</b>
Refer	80114	<i>G&amp;G SEPTIC</i>				
Cash Payment	E 602-49480-317	Contracted Services				\$7,735.00
Invoice	20587	6/30/2020				
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$7,735.00</b>
Refer	80115	<i>IREAD</i>				
Cash Payment	E 215-45500-447	Programming				\$17.25
Invoice	178416	6/3/2020				



# CITY OF GRAND MARAIS

07/02/20 2:17 PM

Page 2

## Payments

City of Grand Marais

Current Period: July 2020

<b>Cash Payment</b>	E 215-45500-447 Programming								\$181.38
Invoice	174167	1/30/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$198.63
Refer	80116	BAKER & TAYLOR							-
<b>Cash Payment</b>	E 211-45500-435 Books, Periodicals								\$12.16
Invoice	2035317824	6/22/2020							
<b>Cash Payment</b>	E 211-45500-435 Books, Periodicals								\$671.77
Invoice	2035289126	6/9/2020							
<b>Cash Payment</b>	E 211-45500-435 Books, Periodicals								-\$44.43
Invoice	0003211637	6/4/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$639.50
Refer	80117	METRO SALES INC.							-
<b>Cash Payment</b>	E 211-45500-310 Service Agreements								\$28.91
Invoice	INV1615207	6/23/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$28.91
Refer	80118	BUCK S HARDWARE HANK							-
<b>Cash Payment</b>	E 211-45500-200 Office Supplies (GENER								\$18.52
Invoice	1140	6/27/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$18.52
Refer	80119	PAUL JONES							-
<b>Cash Payment</b>	E 101-45125-439 Licenses		DEPT OF AG						\$65.44
Invoice	LICENSING	1/1/2020							
<b>Cash Payment</b>	E 101-45125-260 Soft Drinks/Mix For Resa		SAMS CLUB						\$97.11
Invoice	REIMBURSEME	6/24/2020							
<b>Cash Payment</b>	E 101-45125-330 Transportation/School		PICKUP MOWERS						\$579.41
Invoice	NEW EQUIPMEN	1/8/2020							
<b>Cash Payment</b>	E 101-45125-330 Transportation/School		LOOK AT MOWERS						\$132.20
Invoice	NEW EQUIPMEN	12/9/2019							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$874.16
Refer	80120	YAMAHA GOLF AND UTILITY							-
<b>Cash Payment</b>	E 101-45125-221 Equipment Parts/Building								\$98.99
Invoice	01-236404	6/26/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$98.99
Refer	80121	MTI DISTRIBUTING INC.							-
<b>Cash Payment</b>	E 101-45125-221 Equipment Parts/Building								\$221.12
Invoice	1259982-00	6/9/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$221.12
Refer	80122	BERGSTROM MFG							-
<b>Cash Payment</b>	E 101-45125-240 Small Tools and Minor E								\$42.75
Invoice	57135	6/18/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$42.75
Refer	80123	ALLIED GENERATORS							-
<b>Cash Payment</b>	E 604-49570-580 Capital Outlay (Equipme								\$20,823.89
Invoice	23172	6/16/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$20,823.89
Refer	80124	BOREAL COMMUNITY MEDIA							-



# CITY OF GRAND MARAIS

07/02/20 2:17 PM

Page 3

## Payments

City of Grand Marais

Current Period: July 2020

<b>Cash Payment</b>	E 101-41900-310 Service Agreements								\$26.85
Invoice	2020-2413	6/16/2020							
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$26.85
Refer	80125	NEON LINK							
<b>Cash Payment</b>	E 604-49590-310 Service Agreements								\$415.12
Invoice	1848	6/10/2020							
<b>Cash Payment</b>	E 601-49440-310 Service Agreements								\$116.75
Invoice	1848	6/10/2020							
<b>Cash Payment</b>	E 602-49490-310 Service Agreements								\$116.75
Invoice	1848	6/10/2020							
<b>Cash Payment</b>	E 604-49590-310 Service Agreements								\$416.56
Invoice	1847	5/29/2020							
<b>Cash Payment</b>	E 601-49440-310 Service Agreements								\$117.16
Invoice	1847	5/29/2020							
<b>Cash Payment</b>	E 602-49490-310 Service Agreements								\$117.16
Invoice	1847	5/29/2020							
<b>Cash Payment</b>	E 101-41400-350 Publishing								\$228.43
Invoice	1847	5/29/2020				Project 2020			
<b>Cash Payment</b>	E 604-49590-310 Service Agreements								\$447.74
Invoice	1846	5/29/2020							
<b>Cash Payment</b>	E 601-49440-310 Service Agreements								\$134.36
Invoice	1846	5/29/2020							
<b>Cash Payment</b>	E 602-49490-310 Service Agreements								\$134.36
Invoice	1846	5/29/2020							
<b>Cash Payment</b>	E 101-41400-350 Publishing								\$221.51
Invoice	1846	5/29/2020				Project 2020			
Transaction Date	7/1/2020	Due 7/1/2020	MAIN CHECKING G	10100			<b>Total</b>		\$2,465.90
Refer	80126	COOK COUNTY NEWS HERALD							
<b>Cash Payment</b>	E 101-41400-350 Publishing								\$360.00
Invoice	8887	5/23/2020							
<b>Cash Payment</b>	E 101-41400-350 Publishing								\$490.50
Invoice	8850	5/9/2020							
<b>Cash Payment</b>	E 609-49750-340 Advertising								\$60.00
Invoice	8868	5/16/2020							
<b>Cash Payment</b>	E 609-49750-340 Advertising								\$60.00
Invoice	8888	5/30/2020							
<b>Cash Payment</b>	E 609-49750-340 Advertising								\$54.00
Invoice	8846	5/9/2020							
<b>Cash Payment</b>	E 609-49750-340 Advertising								\$60.00
Invoice	8847	5/9/2020							
<b>Cash Payment</b>	E 609-49750-340 Advertising								\$54.00
Invoice	8867	5/16/2020							
<b>Cash Payment</b>	E 101-41400-350 Publishing								\$288.00
Invoice	8873	5/23/2020							
<b>Cash Payment</b>	E 101-41400-350 Publishing								\$288.00
Invoice	8845	5/9/2020							
<b>Cash Payment</b>	E 101-41400-350 Publishing								\$288.00
Invoice	8865	5/16/2020							









# CITY OF GRAND MARAIS

07/02/20 2:17 PM

Page 7

## Payments

City of Grand Marais

Current Period: July 2020

<b>Cash Payment</b>	E 101-45125-340 Advertising					<b>\$150.00</b>
Invoice	200900	6/30/2020				
<b>Cash Payment</b>	E 101-45184-340 Advertising					<b>\$150.00</b>
Invoice	200900	6/30/2020				
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$833.00</b>
Refer	80159	MY BROTHERS PLACE AUTO REP				
<b>Cash Payment</b>	E 101-45100-220 Repair/Maint Supply (GE					<b>\$17.00</b>
Invoice	6568	6/16/2020				
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$17.00</b>
Refer	80160	NORDIC ELECTRIC				
<b>Cash Payment</b>	E 101-45100-220 Repair/Maint Supply (GE					<b>\$646.65</b>
Invoice	16781	6/24/2020				
Transaction Date	7/2/2020	Due 7/2/2020	MAIN CHECKING G	10100	<b>Total</b>	<b>\$646.65</b>

### Fund Summary

	10100 MAIN CHECKING GMSB	
101 GENERAL FUND		\$37,456.55
211 LIBRARY		\$1,147.47
215 LIBRARY RESTRICTED FUND		\$457.12
601 WATER		\$3,558.05
602 SEWER		\$15,355.56
604 ELECTRIC		\$39,000.74
609 MUNICIPAL LIQUOR FUND		\$294.99
		<u>\$97,270.48</u>

Pre-Written Checks	\$17,448.72
Checks to be Generated by the Computer	\$79,821.76
<b>Total</b>	<b>\$97,270.48</b>

MINNESOTA LAWFUL GAMBLING  
**LG220 Application for Exempt Permit**

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

**Application Fee (non-refundable)**  
 Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.  
 Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

**ORGANIZATION INFORMATION**

Organization Name: Grand Marais Lions Club Previous Gambling Permit Number: x-16003  
 Minnesota Tax ID Number, if any: 1673220 Federal Employer ID Number (FEIN), if any: 41-6038119  
 Mailing Address: P. O. Box 745  
 City: Grand Marais State: MN Zip: 55604 County: Cook  
 Name of Chief Executive Officer (CEO): Harry Peterson  
 CEO Daytime Phone: 218 387 1478 CEO Email: \_\_\_\_\_  
 (permit will be emailed to this email address unless otherwise indicated below)  
 Email permit to (if other than the CEO): Bob Spry, res@boreal.org

**NONPROFIT STATUS**

Type of Nonprofit Organization (check one):  
 Fraternal     Religious     Veterans     Other Nonprofit Organization

**Attach a copy of one of the following showing proof of nonprofit status:**

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

**A current calendar year Certificate of Good Standing**  
 Don't have a copy? Obtain this certificate from:  
 MN Secretary of State, Business Services Division    Secretary of State website, phone numbers:  
 60 Empire Drive, Suite 100    [www.sos.state.mn.us](http://www.sos.state.mn.us)  
 St. Paul, MN 55103    651-296-2803, or toll free 1-877-551-6767

**IRS income tax exemption (501(c)) letter in your organization's name**  
 Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.

**IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**  
 If your organization falls under a parent organization, attach copies of both of the following:  
 1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and  
 2. the charter or letter from your parent organization recognizing your organization as a subordinate.

**GAMBLING PREMISES INFORMATION**

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Harbor Park, Grand Marais, MN 55604  
 Physical Address (do not use P.O. box): \_\_\_\_\_  
 Check one:  
 City: Grand Marais Zip: 55604 County: \_\_\_\_\_  
 Township: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_  
 Date(s) of activity (for raffles, indicate the date of the drawing): August 2, 2020

Check each type of gambling activity that your organization will conduct:  
 Bingo     Paddlewheels     Pull-Tabs     Tipboards     Raffle

**Gambling equipment** for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to [www.mn.gov/gcb](http://www.mn.gov/gcb) and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.

# City of Grand Marais

## CONSENT AGENDA

### MEMO

TO: Mayor Arrowsmith-Decoux  
City Council Members  
FROM: Michael J. Roth, City Administrator  
DATE: July 2, 2020  
SUBJECT: Park Hire

---

Please approve the request by Park Manager Dave Tersteeg to hire Tanner DeBoer as a part time Park Custodian.

# City of Grand Marais

## MEMO

TO: Mayor Arrowsmith-DeCoux  
City Council  
FROM: Michael J Roth, City Administrator  
DATE: July 2, 2020  
SUBJECT: Smith Variance Request

---

**Request:** Deb Smith is requesting a variance from the minimum lot width requirement to divide an existing 173' x 184' lot located in the R-1 Permanent Residential zone into two lots, one of which will be 59.5' in width.

**Location of Property:** 851 Creechville Road.

**Condition of Property:** This 173' x 184' property is zoned R-1 Permanent Residential. There is an existing single family home, detached garage, and detached cabin. Neighboring properties include single-family homes and a legal non-conforming commercial logging operation.

### **Public Hearing**

A public hearing was held July 1, 2020. Commissioners Garry, Greenwood, Hawkins, and Kennedy were present. Virginia Palmer, representing the applicant was present to answer any questions. No comments were submitted from the public.

### **Commission Discussion and Findings:**

Garry asked about the existing utility connections from the house to the cabin since they will be on separate parcels. The utilities are now disconnected to the cabin, and the purchaser understands they will need to install utility services. The Commission adopted the following findings:

- 1. The variance is in harmony with the purpose and intent of the ordinance.**  
Additional residential lots are a desired use in the R-1 Permanent Residential zone.
- 2. The variance is consistent with the comprehensive plan.**  
The plan identifies additional housing, particularly in-fill, as needed in the community.

- 3. The proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.**

The new lots accommodate an existing development pattern.

- 4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.**

Existing structures on the property installed prior to the zoning ordinance would need to be removed to accommodate the minimum lot width requirement.

- 5. The variance, if granted, will not alter the essential character of the locality.**

The new lots will not alter the residential character of the neighborhood.

The commission recommended approving the variance request by a 4-0 vote.

**Relevant Zoning Purpose Statement:**

---

**19.04 R-1 PERMANENT RESIDENCE DISTRICT**

**Subdivision 1. Purpose**

The R-1 Permanent Residence District is intended to provide a healthy, safe and attractive residential environment, protect property values and the environment and provide a mix of residential options, both seasonal and year around.

**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

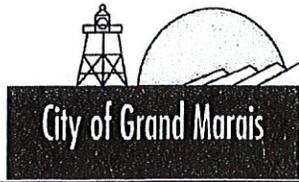
Goals

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 200  
6/16



City of Grand Marais

Application for Variance

Name of Applicant:	• Debra Smith
Mailing Address:	851 Creechville Rd Grand Marais MN 55604
Property Address:	same
Legal Description:	Lots 1-3; N 1/2 of Lot 4 and the South 1/2 of platted 9th St of the Blackwell Addition

Applicant is:  Owner  Buyer  Agent  Other (explain)

Current use of property:	residential homestead
Intended use of property:	same
Use and Character of surrounding property:	single family residential
Section of Ordinance from which variance is requested:	19-13A minimum Lot width
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>	intend to split the existing parcel into 2 separate residences (Parcel A & B) Parcel A would be 59.5' wide, which is less than req.
<p>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.</p> <p>1. Facts showing the variance is in harmony with the purpose and intent of the ordinance: The home on parcel would continue to be resid. hmstd. Parcel B contains a cabin and garage and is within ordinance rules, therefore would continue to be residential.</p> <p>2. Facts showing the variance is consistent with the comprehensive plan: The variance would allow continued use as seasonal or year round housing that is affordable and does not alter the current environmental impact.</p>	

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

The proposal would use the property as it is currently used. The house meets all the setback rules even with the narrower proposed lot, It will meet the 10' minimum setback requirement.

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

The lot is wide enough to split into 2 lots with 75 ft. frontage. The actual proposed line was based on the existing platted legal descriptions. If the owner tried to split it into 2 75' lots, she would have to move the cabin to retain minimum lot setbacks.

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

The variance does not seek to change the overall character of the land or neighborhood, only to create 2 separate residential properties.

Dated: 05/21/2020	Applicant(s) signature(s):	Authentisign <i>Debra Smith</i>
		5/21/2020 8:40:36 AM CDT
		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)

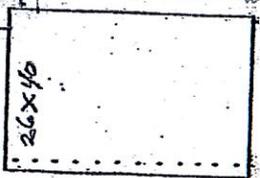
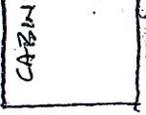
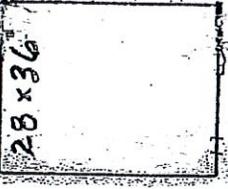
This foregoing variance request application, accompanied by a fee of \$\_\_\_\_\_, was received and determined to be complete this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

On Behalf of the City of Grand Marais

9TH STREET (DAKOTA)

S 89° 46' 45" E

N 0° 41' 15" E



173'

140.0

3.4

0.5

59.5

S 89° 46' 45" E

184.14

18.6

0.4

1.0

293.0

5

218.24

S 89° 46' 45" E

2630.5 (measured)  
2631.0 (plat)



CAPPED PIPE

NORTH

ST

2

MINOR ADJUSTMENTS TO BE MADE TO THIS PLAT

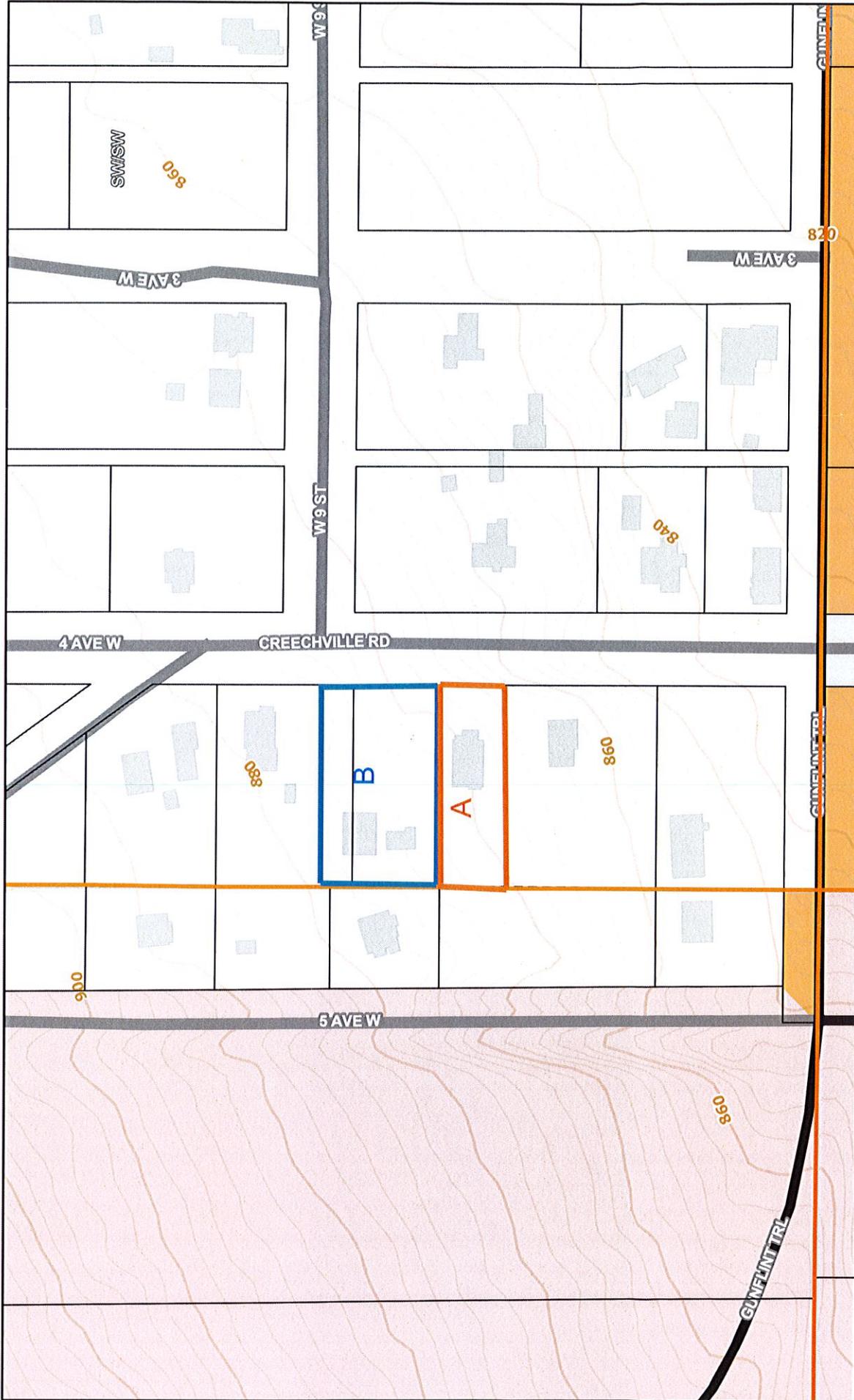
8000  
00000  
FIRE



LOGS

YORK  
ORCHARD

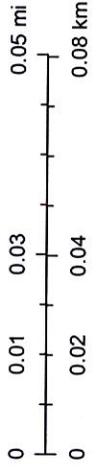
# 851 Creechville Rd



5/14/2020, 3:13:15 PM

Tax Parcels

1:2,257



CITY OF GRAND MARAIS, MINNESOTA  
CITY COUNCIL RESOLUTION 2020-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND MARAIS,  
MINNESOTA APPROVING THE REQUEST FOR A VARIANCE FOR DEBRA SMITH  
FROM THE MINIMUM LOT WIDTH REQUIREMENT

WHEREAS, the applicant, Debra Smith, seeks a variance from the minimum lot width requirement to divide an existing 173' x 184' lot located in the R-1 Permanent Residential zone into two lots, one of which will be 59.5' in width; and,

WHEREAS, the Planning Commission conducted a public hearing on July 1, 2020, and received public testimony regarding the proposed Variance; 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 Variance: and

WHEREAS, the City Council reviewed the requested Variance and Planning Commission recommendation at its meeting of July 8, 2020.

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 Variance:

- |             |  |
|-------------|--|
| Criteria #1 | <b>The variance is in harmony with the purpose and intent of the ordinance.</b>  |
| Finding #1  | Additional residential lots are a desired use in the R-1 Permanent Residential zone.   |
| Criteria #2 | <b>The variance is consistent with the comprehensive plan.</b>   |
| Finding #2  | The plan identifies additional housing, particularly in-fill, as needed in the community.  |
| Criteria #3 | <b>The proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.</b>  |
| Finding #3  | The new lots accommodate an existing development pattern.  |
| Criteria #4 | <b>The plight of the landowner is due to circumstances unique to the property not created by the landowner</b>   |
| Finding #4  | Existing structures on the property installed prior to the zoning ordinance would need to be removed to accommodate the minimum lot width requirement. |

Criteria #5     **The variance, if granted, will not alter the essential character of the locality.**

Finding #5     The new lots will not alter the residential character of the neighborhood.

BE IT FURTHER RESOLVED that the Variance from the minimum lot width requirement to divide an existing 173' x 184' lot located in the R-1 Permanent Residential zone into two lots, one of which will be 59.5' in width is hereby approved.

Passed by the City Council of the City of Grand Marais, Minnesota this 8<sup>th</sup> day of July, 2020.

(SEAL)

\_\_\_\_\_  
Mayor Jay Arrowsmith DeCoux

ATTEST:

\_\_\_\_\_  
Michael J. Roth  
City Administrator

## Exhibit A

### LEGAL DESCRIPTION:

Lots 1-3, the North half of Lot 4, and the South half of the adjacent vacated 9<sup>th</sup> St, Block 24, Blackwells Addition.

# City of Grand Marais

## MEMO

TO: Mayor Arrowsmith-Decoux  
City Council Members  
FROM: Michael J. Roth, City Administrator  
DATE: July 2, 2020  
SUBJECT: Housing Zoning Modifications

---

### Summary

---

Attached is Ordinance 2020-02, Housing Zoning Modifications. This ordinance is the result of months of work by the Planning Commission, our consultants HKGi, the community, and staff to address a City Council priority. The ordinance modifies our zoning regulations dealing with housing in a comprehensive way. This memo will explain the project goals, outline the process, and list the changes at a high level that are included in the ordinance.

### Project Goals

---

The following “framing statement” was used for this initiative:

*The City Council has recognized a need for additional housing in Grand Marais and access to housing that all people can afford throughout their lives was established as a community value in Grand Marais’ recent vision plan.*

*The Planning Commission believes that the best way for the city to aid in the development of more housing is to increase property owner/builders access to existing utilities and infrastructure. Increased density will provide additional opportunities for housing in the city without the substantial levy increases required to fund new utilities and infrastructure projects.*

To support the framing statement, the following guiding principles were used:

1. *Achieve community vision on housing*
2. *Rules are easy to understand/comply with*
3. *Remove barriers to new housing units*
4. *Allow additional use of existing public infrastructure*
5. *Bring most existing residential development into compliance*
6. *Design regulations/limits to protect top community values/issues*

## **Process**

---

Last year the City hired HKGi to assist in assessing the current housing situation and preparing an implementation strategy to address the issues. That effort began with the collection of data on existing housing uses, lot dimensions, and other characteristics. This data was reviewed by the Planning Commission, the City Council, and the community at a variety of meetings. The effort also included a review of our existing housing regulations (mainly zoning) and a presentation of housing best practices. All of the maps developed, reports generated, and meetings have been and remain available for review on the City's [website](#).

Last fall the City convened a working group including potential housing seekers, local builders and developers, and local officials to review the collected data and discuss housing in general.

At the end of last year, the Planning Commission and Council reviewed the final [implementation report](#) and selected a few implementation strategies from the report to focus on, generally dealing with modifying existing housing regulation to allow for additional housing to be constructed. HKGi was again hired to assist in the ordinance modifications.

During the entire process, we have produced periodic video updates on YouTube, placed ads in the newspaper, and live-streamed and archived each meeting.

## **Ordinance Summary**

---

To help you with your review of the draft amended Zoning Ordinance and the new table, here is a summary of what and where the significant proposed changes are:

1. The R-2 district is proposed for elimination.
2. Since the RCN district is also a residential district, it is being relocated to immediately follow the R-1 district in the ordinance.
3. New housing types have been added as uses to the R-1, RCN, and MU districts, including accessory dwelling units (ADUs), small apartment dwellings, large apartment dwellings, rowhouse/townhouse dwellings, and cottage courtyard developments.
4. New definitions have been added for the new housing types.
5. Tiny house is not identified as a separate housing type, since the Zoning Ordinance does not have a minimum dwelling size regulation. Alternatively, tiny house is included in the definitions for one family dwelling, cottage courtyard development, and accessory dwelling unit to establish that a tiny house is an allowed option for each of these housing types.
6. Manufactured house is not identified as a separate housing type since it is considered a housing construction type. Similar to the tiny house approach, a manufactured house is allowed as a one family dwelling. Manufactured home park development also remains a conditional use in R-1 and RCN.

7. Uses in the R-1 and RCN districts are separated between principal uses and accessory uses.
8. A new lot dimensional standards table - Table 19.05A Lot Dimension Standards for Residential Districts (R-1, RCN) has been added. Zoning districts R-1, R-2, and RCN are proposed to be removed from the existing table in the Zoning Ordinance - Table 19.13A Tabulation of District Provisions and Dimensional Requirements. Since the R-2 district is proposed to be eliminated from the Zoning Ordinance, R-2 does not show up on either table.
9. Table 19.05A establishes substantially reduced lot widths and areas based on each housing type. Another proposed change is to the current regulation that the minimum lot area increases by 2,000 sq. ft. for each additional dwelling unit over two units. The table shows this regulation being reduced in the small apartment (1,250 sq. ft.) and large apartment (1,000 sq. ft.) housing types.
10. Building height and yard setback regulations are listed in each of the two districts rather than included in Table 19.05A, since these regulations do not differ as much by housing type.
11. Front yard setback is proposed to allow a setback smaller than 25 ft. where existing homes on the same block face have smaller front yard setbacks.
12. Side yard setbacks are proposed to be reduced from 10 ft. to 5 ft., except for the larger scale housing types – rowhouse/townhouse and large apartment dwelling.
13. A new section – Use Specific Standards (Sec. 19.13) – is added for organizing all standards for specific uses, including bed & breakfast homes, churches, self-service laundromats, manufactured homes, manufactured home park developments, automobile service stations, hotels, and the new housing types. In the future, additional uses could be added to this new section. Four subdivisions in 19.14 are relocated to the new Use Specific Standards section, which show up as deleted in the Table of Contents.
14. All sign regulations are relocated to 19.14 Subdivision 10 Sign Regulations
15. Various spelling and grammatical errors are corrected.

## **Recommendation**

---

The Planning Commission held a public hearing on July 1, 2020, to consider the ordinance. We asked for comments from the public to be submitted in writing prior to the meeting. No new comments were received. I would recommend we continue to notify the public of the Council review and invite additional comments prior to the 2<sup>nd</sup> reading. The Commission recommends that the City Council adopt the attached ordinance by a 4-0 vote.

Due to the length of the attached ordinance and the holiday weekend, the City Attorney will not have had sufficient time to do a thorough review of this document prior to the 1<sup>st</sup> reading. As there are three weeks until your next scheduled regular meeting, I would suggest we incorporate his comments before the 2<sup>nd</sup> reading.

ORDINANCE NO. 2020-02

AN ORDINANCE OF THE CITY OF GRAND MARAIS, MINNESOTA, AMENDING GRAND MARAIS ZONING DEALING WITH RESIDENTIAL USES

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, some subsections relocated as presented below):

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:

CITY OF GRAND MARAIS ZONING ORDINANCE

Table of Contents

<u>Section</u>	<u>Page</u>
19.01 Scope and Interpretation	1
19.02 Definitions	1
19.03 Zoning Districts	6
19.04 R-1 <del>Permanent Residence</del> <u>Residential</u> District	<hr/>
<u>6</u>	
19.05 <del>R-2 Multiple Family Residential District</del> <u>RCN Resort/Commercial Neighborhood</u>	<hr/>
<u>8</u>	
<u>19.05A Lot Dimension Standards for Residential Districts (R-1, RCN)</u>	
19.06 Downtown Districts	9
19.07 C/I Service Commercial-Industrial District	13
19.07A Communications District	18
19.08 PR Protected Resources	18
19.09 PARK Public Parkland	19
19.10 RC Recreational/Commercial	20
19.11 SC Community Services	20
19.12 BDA Business Development Area	21
19.13 <del>RCN Resort/Commercial Neighborhood</del> <u>Use Specific Standards</u>	<hr/>
<u>23</u>	
19.13A Tabulation of District Provisions & Dimensional Requirements	27
19.14 General Regulations	29-59
Scope of Regulations	29
<del>Erection of more than one Principal structure on a Lot</del>	<del>29</del>
<del>Accessory Buildings</del>	29
Height Regulations	30
Yard Regulations	30
Vision Clearance	31
Street <del>e</del> Closures	32
Areas under Water	32
Essential Services	32
Structures to have Access	32
Sign Regulations	32-42
Off-Street Parking and Loading and Unloading Requirements	43
<del>Minimum Mobile Home Requirements</del>	<del>46</del>
Foundation Requirements	48
<del>Automobile Service Stations in the H61 District</del>	<del>48</del>

	<del>Manufactured housing Regulations</del>	<del>49</del>
	Junked Vehicles	50
	Landscape Preservation Standards	50
	Runoff and Erosion Control Standards	51
	North Shore Management Plan	52
	<del>General Requirements for Motels and Hotels</del>	<del>57</del>
19.15	Planned Unit Development	59
19.16	Non-Conforming Uses	62
19.17	Conditional Use Permits	63
19.18	The Administrative Official	64
19.19	Building and Use Permits	65
19.20	Adjustments and Variances	66
19.21	Amendments to the Zoning Ordinance	68
19.22	Violations and Penalties	69
19.23	Effective Date	70

## 19.02 - DEFINITIONS

### Subdivision 2. Definitions

For the purpose of this chapter, certain words are defined as follows:

Accessory Dwelling Unit -- A dwelling unit that is located on the same lot as a principal one family dwelling to which it is accessory, and that is smaller in area to the principal dwelling. The two types of accessory dwelling units include:

1. Attached/internal means an accessory dwelling unit located within the walls of an existing or newly constructed residential building or garage building, which may include a basement unit, upper floor unit, or an addition to the principal dwelling specifically for the ADU;
2. Detached means an accessory dwelling unit that is located as a freestanding building on the same lot as the principal residential building, which may include a detached house, tiny house, or a unit incorporated into a detached garage.

Alley -- A public or private right-of-way less than thirty (30) feet in width which affords secondary means of access to abutting property.

Apartment -- A room or suite of rooms designed for, intended for, or used as a residence for one family or individual and equipped with cooking facilities.

~~Apartment Building -- Three or more dwelling units grouped in one building.~~

Arts and Cultural Uses -- Establishments where the intellectual and artistic manifestations of society are documented, created, or displayed, such as museums, art galleries and studios, gardens, or any other historic or educational purpose.

Auto Oriented Services -- Any commercial entity designed to serve primarily automobile traffic, such as gas stations, auto repair, carwash, businesses with drive thru windows.

Block -- A tract of land bounded by streets or a combination of streets and public parks, cemeteries, railroad rights of way, shorelines, unsubdivided acreage or boundary line of the corporate limits of the City.

Boarding House -- Any dwelling other than a hotel or motel where meals or lodging and meals for compensation are provided for five (5) or more persons pursuant to previous arrangements.

Building -- Any structure for the shelter, support or enclosure of persons, animals, chattel, or property of any kind; and when separated by bearing walls without openings, each portion of such building so separated shall be deemed a separate building.

Building, Accessory -- A subordinate building, the use of which is incidental to that of the ~~principle~~ principal building on the same lot.

Building Height -- The vertical distance from the average of the lowest and the highest point of that portion of the lot covered by the building to the highest point of the roof, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

Cottage Courtyard Development -- Cluster of one-family principal dwellings (3 to 10 units), in the form of smaller detached houses, arranged around a shared courtyard or open space that is typically perpendicular to the street. The shared courtyard takes the place of individual rear yards and becomes an important community-enhancing element of this housing type. Cottage courtyard housing may consist of site-built houses, manufactured and modular houses, or tiny houses.

Deck -- A horizontal platform, any part of which is more than 18” off the ground, except railings or seats, attached or adjacent and functionally related to a building. Any deck-like structure 18” and under does not require a land use permit.

Dwelling, ~~Single One~~ Family -- A detached ~~residential~~ dwelling ~~unit other than a mobile/manufactured home,~~ designed for and occupied by one family only, including a manufactured and modular house construction types and a tiny house. (~~Derivation: Council action July 28, 1982~~)

Dwelling, Tiny House – A small detached one family dwelling that has a total floor area of 400 sq. ft. or less, excluding lofts and porches, which is placed on a permanent foundation and complies with the MN State Building Code.

Dwelling, Two Family -- A detached residential building containing two dwelling units, designed for occupancy by not more than two families.

~~Dwelling, Multiple Family~~ — ~~A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.~~

Dwelling, Small Apartment – A smaller scale multi-unit residential building that consists of three (3) to six (6) side-by-side or stacked apartment units on one lot and typically with one shared building entry. This housing type has the general scale and appearance of a large-sized house and can fit on a typical detached single-family lot.

Dwelling, Large Apartment – A larger scale multi-unit residential building that consists of seven (7) or more side-by-side or stacked apartment units on one lot and typically with one shared building entry. This housing type is generally larger-scale in terms of street frontage, wider and deeper than a typical detached single-family house and lot.

Dwelling, Attached Rowhouse or Townhouse – An attached residential building designed for or used exclusively for two (2) to eight (8) dwelling units per building, which are attached horizontally by at least one (1) common wall extending from the foundation to the roof, located on individual lots, and provide separate entrances from the outside for each unit.

Dwelling Unit -- One room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

Family -- Any number of individuals living together on the premises as a single non-profit housekeeping unit (~~except for necessary servants~~) as distinguished from a group occupying a boarding house, lodging house, hotel, club, fraternity or sorority house.

Floor Area -- The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls, including basements and attached accessory buildings.

Garage, Private -- An accessory building for storage of self-propelled vehicles and tools and equipment maintained as incidental to the principal use of the premises.

Garage, Public -- Any premises except those defined as a private garage used for the storage or care of self-propelled vehicles and/or where any such vehicles are equipped for operation, repair, or are kept for remuneration, hire, or sale.

Home Occupation -- Any use customarily conducted entirely within a dwelling or accessory building and carried on by members of a family residing therein, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Clinics, hospitals, lodging, mortuaries, motor vehicle repairing for hire, welding, animal hospitals and the maintenance of

animals, except as provided in Section 19.04., Subdivision 2-6, shall not be deemed to be home occupations. (Ord. 2007-02)

Hotel -- Lodging facilities consisting of more than 10 lodging units. (Ord 2016-02 3/30/2016)

Junk Yard -- Land or buildings where waste, discarded, or salvaged materials are bought, sold, exchanged, stored, cleaned, packed, disassembled or handled, including but not limited to scrap metal, rags, paper, rubber products, glass products, lumber products and products resulting from the wrecking of automobiles or other machinery.

Loading Area -- Any area where trucks are parked, maneuvered, or loaded or unloaded of materials or equipment.

Lodging -- A building, structure, enclosure, or any part thereof used as, maintained as, advertised as, or held out to be rented, leased, or sold to the public for sleeping accommodations for periods of less than 30 continuous days.

Lot -- One unit of a recorded plot or subdivision, which unit has frontage on a public street and is occupied, or to be occupied, by a building and its accessory buildings, and including as a minimum, such open spaces as are required under this chapter.

Lot Area -- The land area within the lot lines.

Lot, Corner -- A lot situated at the intersection of two or more streets.

Lot Coverage -- The total allowable amount of lot area, expressed as a percentage, which may be covered by a principal structure and its accessory structures.

Lot Depth -- The average distance between the front and rear lot line (the greater frontage of a corner lot shall be deemed its depth and the lesser frontage its width).

Lot, Double Frontage -- An interior lot having frontage on two streets.

Lot, Interior -- A lot other than a corner lot.

Lot Width -- The horizontal straight line distance between the side lot lines at the setback line.

~~Dwelling, Mobile~~/Manufactured Home -- A ~~detached residential one-family~~ dwelling ~~unit~~ designed for transportation after fabrication on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, located on permanent foundations, connected to utilities, and the like, and in conformance with Minnesota Statutes Chapter 327.31, Subdivision 6 or amendments thereto. A travel trailer, camper, or motor home is not to be considered as a ~~mobile manufactured~~ home. (Derivation: Council action July 28, 1982)

Manufactured Home Building Code -- "Manufactured Home Building Code" means, for manufactured homes manufactured after July 1, 1972, and prior to June 15, 1976, the standards code promulgated by the American National Standards Institute and identified as ANSI A119.1, including all revisions thereof in effect on May 21, 1971, or the provisions of the National Fire Protection Association and identified as NFPA 501B, and further revisions adopted by the commissioner of labor and industry. "Manufactured Home Building Code" means, for manufactured homes constructed after June 14, 1976, the manufactured home construction and safety standards promulgated by the United States Department of Housing and Urban Development which are in effect at the time of the manufactured home's manufacture.

Marina -- A facility for water based activities related to the storing, servicing, fueling, berthing, and securing of pleasure boats.

Modular Home -- A one-family dwelling not built on-site, but which is constructed in accordance with applicable standards adopted in Minnesota Rules, chapter 1360 or 1361, and attached to a foundation designed to the State Building Code.

Non-Conforming Use -- A use lawfully in existence on August 5, 1971, the effective date of this chapter or upon any subsequent amendment, and not conforming to the regulations for the district in which it is situated, except that such a use is not non-conforming if it would be authorized under a conditional use permit where located.

Persons -- Any individual, firm, partnership, corporation, company, association, joint stock association or body politic; includes any trustee, receiver, assignee, or similar representative thereof.

Premises -- A lot or plot with the required front, side and rear yards for a dwelling or other use as allowed under this chapter.

Retail -- Establishments primarily engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retail may also include manufacturing of goods to be sold on or off site so long as retail sales remain the primary component of the commercial activity.

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.

Setback -- The shortest horizontal distance between the lot line and the foundation wall of a building or the allowable building line as defined by the yard regulations of this chapter.

Sign -- A name, identification, display, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land in view of the general public and which directs attention to a product, place, activity, purpose, institution or business.

Sign, Advertising -- A sign which directs attention to a business, commodity, service, activity or entertainment not necessarily conducted, sold or offered upon the premises where such a sign is located.

Sign, Business -- A sign which directs attention to a business or profession or a commodity, service, or entertainment sold or offered upon the premises where such a sign is located.

Sign, Flashing -- Any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use.

Sign, Illuminated -- Any sign which has characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes as a part of the sign.

Sign, Nameplate -- Any sign which states the name or address or both of the business or occupancy of the lot where the sign is placed.

Sign, Rotating -- A sign which revolves or rotates on its axis by mechanical means.

Sign, Surface Area of -- The entire area within a single continuous perimeter enclosing the extreme limits of the actual sign surface, not including any structural elements outside the limits of such sign and not forming an integral part of the display. Only one side of a double-face or V-type sign structure shall be used in computing total surface area.

Story -- That portion of the building included between the surface of any floor and the surface of the next floor above it, or, if there is no floor above it, the space between the floor and the ceiling next above it.

Story, Half -- A story with at least two, opposite exterior sides meeting a sloping roof not more than two feet above the floor of such story.

Street Line -- The right-of-way line of a street.

Structure -- Anything constructed or erected, the use of which requires location on the ground or attachment to something having a location on the ground.

Structural Alteration -- Any change or addition to the supporting members of a building such as bearing walls, columns, beams or girders.

Subdivision -- A described tract of land which is to be or has been divided into two (2) or more lots or parcels, any of which resultant parcels is less than two and one-half (2 1/2) acres in area and one hundred fifty (150) feet in width, for the purpose of transfer of ownership or building development, or if a new street is involved, any division of a parcel of land. The term includes resubdivision, and, where it is appropriate to the context, relates either to the process of subdivision or to the land subdivided.

Use -- The purpose for which land or premises or a building thereon is designated, arranged or intended, or for which it is or may be occupied or maintained.

Use, Accessory -- A use clearly incidental or accessory to the principal use of a lot or building located on the same lot as the accessory use, but not including commercial uses in the R-1 or R-2 zones.

Use, Principal -- The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.

Variance -- A modification or variation of the provisions of this chapter, as applied to a specific piece of property, except that modification in the allowable uses within a district shall not be considered a variance.

Yard -- A space on the same lot with a building open and unobstructed from the ground to the sky, except for fences five (5) feet or less in height, and trees and shrubs.

Yard, Front -- A yard extending across the front of the lot between the side yard lines and lying between the center line of the road or highway and the nearest line of the building.

Yard, Rear -- An open space unoccupied except for accessory buildings on the same lot with a building between the rear lines of the building and the rear line of the lot, for the full width of the lot. In the case of a corner lot, there is no rear yard.

Yard, Side -- An open, unoccupied space on the lot with a building between the building and the side line of the lot.

**19.03 ZONING DISTRICTS**

**Subdivision 1. Establishment of Districts**

For the purpose of this chapter, the City is divided into the following districts:

- R-1 ~~Permanent Residence~~Residential District
- RCN Resort/Commercial Neighborhood
- ~~R-2 Multiple Family Residential District~~
- Downtown Districts
  - DW Core Downtown Waterfront District
  - H61 Highway 61 Corridor District
  - MU Commercial-Residential Mixed Use District
- C/I Service Commercial - Industrial District
- COM Communications District
- PR Protected Resources
- PARK Public Parkland
- RC Recreation/Commercial
- SC Community Services
- BDA Business Development Area
- ~~RCN Resort/Commercial Neighborhood~~

**19.04 R-1 ~~PERMANENT RESIDENTIAL~~CE DISTRICT**

**Subdivision 1. Purpose**

The R-1 ~~Permanent Residential~~ce District is intended to provide a healthy, safe and attractive residential environment, protect property values and the environment and ~~provide offer a mix of residential options~~broad variety of housing types that meet people’s lifecycle and affordability needs, both year-round and seasonal and year around.

**Subdivision 2. Permitted Principal Uses**

Within an R-1 District, unless otherwise provided by this chapter, no uses are permitted except the following:

1. ~~One and two family attached dwellings, including mobile/manufactured homes (Derivation: Council Action July 28, 1982), including manufactured and modular house construction types.~~
2. Two family dwelling.
3. Small apartment dwelling.
4. Large apartment dwelling.
5. Attached rowhouse or townhouse dwelling.
6. Cottage courtyard development.
- ~~27.~~ Parks and recreational areas owned or operated by governmental agencies.
- ~~38.~~ Public elementary or high schools, or private schools with an equivalent curriculum.

~~49. Churches, parish homes, convents, children's nurseries and schools, provided that no building shall be located within fifty (50) feet of any abutting lot in any residential district.~~

~~5. Accessory uses.~~

### **Subdivision 3. Principal 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:

~~1. Rental of rooms for three to eight unrelated persons on a premises on a monthly or longer basis.~~

~~21. ManufacturedMobile home park developments, subject to the regulations use specific standards as established in Section 19.1413 (6), Subdivision 13, General Regulations: Mobile Home Park Requirements.~~

~~3. Home occupations as defined in Section 19.02, Subdivision 2. (Derivation: Council Action, April 16, 1979).~~

~~4. Apartment buildings and multiple dwelling units, townhouse developments and row houses.~~

~~52. Planned Unit Developments.~~

### **Subdivision 4. Permitted Accessory Uses**

~~1. Accessory building.~~

~~2. Accessory dwelling unit.~~

### **Subdivision 5. Conditional Accessory Uses**

~~1. Home occupation.~~

### **Subdivision 46. Height, Yard Setbacks, Lot Area and Coverage Requirements**

~~1. R-1 lot dimension standards shall be as established in Table 19.05A.~~

~~2. R-1 building and yard dimension standards are established as follows.~~

~~A. Building height – maximum of 35 ft., with the following exceptions:~~

~~Height, yard setbacks, lot area and coverage requirements shall be as stated in Section 19.13, District Provisions and Dimensional Requirements.~~

~~i. Cottage courtyard development structures - 20 ft.~~

~~B. Front yard setback - minimum of 25 ft., or if two or more lots on the same block face have dwellings, the minimum setback shall be the setback of the dwelling closest to the street and the maximum setback shall be the setback of the dwelling farthest from the street.~~

~~C. Side yard setback - minimum of 5 ft., with the following exceptions:~~

~~i. Attached rowhouse or townhouse dwellings – zero between dwellings and 10 ft. minimum on each side of the attached residential building.~~

~~ii. Small and large apartment dwellings – minimum of 10 ft.~~

- D. Rear yard setback – minimum of 25 ft.
- E. Corner yard setback – minimum of 25 ft., or if two or more lots on the same block face have dwellings, the minimum setback shall be the setback of the dwelling closest to the street and the maximum setback shall be the setback of the dwelling farthest from the street
- F. Setback from abutting residential property – minimum of 50 ft. for churches, parish homes, convents, children’s nurseries and schools

**Subdivision 57. General Requirements**

Additional regulations applicable in the R-1 District are set forth in Section 19.14, General Regulations.

**19.05 ~~R-2~~RCN RESORT/COMMERCIAL NEIGHBORHOOD 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.~~

**~~Subdivision 2. Permitted Principal Uses~~**

~~Within an R-2 District, unless otherwise provided by this chapter, no uses are permitted except the following:~~

- ~~1. One and two family attached dwellings, including mobile/manufactured homes.~~
- ~~2. Parks and recreational areas owned by governmental agencies.~~
- ~~3. Public elementary or high schools, or private schools with an equivalent curriculum.~~
- ~~4. Churches, parish homes, convents, children's nurseries and schools, provided that no building shall be located within fifty (50) feet of any abutting lot in any residential district.~~
- ~~5. Accessory 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:~~

- ~~1. Apartment Buildings and multiple dwelling units, townhouse developments and row houses.~~
- ~~2. Planned Unit Developments.~~
- ~~3. Home occupations as defined in 19.02, Subdivision 2.~~

**~~Subdivision 4. Height, Yard Setbacks and Lot Area and Coverage Requirements~~**

~~Height, yard setbacks and lot area and coverage requirements shall be as stated in Section 19.13, District Provisions and Dimensional Requirements.~~

**~~Subdivision 5. General Requirements~~**

~~Additional regulations applicable in the R-2 District are set forth in Section 19.14, General Regulations.~~

**Subdivision 1. Purpose**

The RCN District is intended to provide for a mix of residential broad variety of housing types, low intensity commercial, and governmental uses. It is further specifically intended that the district's internal development be of a residential scale and appearance comparable-complimentary with the surrounding residential area. The purpose and intent of the resort/commercial neighborhood district is to permit the

designation of suitable locations for small scale low intensity resort/commercial facilities within or adjacent to areas or neighborhoods which are essentially residential in nature.

### **Subdivision 2. Permitted Principal Uses**

Within an RCN District, unless otherwise provided by this chapter, no uses are permitted except the following:

1. One ~~and two~~-family ~~attached~~ dwellings, ~~including mobile/manufactured homes.~~
2. Two family dwelling.
3. Small apartment dwelling.
4. Large apartment dwelling.
5. Attached rowhouse or townhouse dwelling.
6. Cottage courtyard development.
- ~~72.~~ Parks and recreational areas owned or operated by governmental agencies.
- ~~3.~~ ~~Accessory 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:

1. Lodging.
2. Bed and ~~B~~breakfast homes.
3. Manufactured home park development, subject to the regulations as established in Section 19.13 (6).
- ~~34.~~ Government building, ~~provided that no building shall be located within fifty (50) feet of any abutting lot in any residential district.~~
- ~~4.~~ Home occupations as defined in Section 19.02m Subdivision 2.
- ~~55.~~ Self-service laundromats ~~and car washes.~~
- ~~66.~~ ~~Apartment buildings and multiple dwelling units.~~
- ~~7~~Planned unit developments.
- ~~78.~~ Churches, parish homes, convents, children's nurseries and schools, ~~provided that no building shall be located within fifty (50) feet of any abutting lot in any residential district.~~

### **Subdivision 4. Permitted Accessory Uses**

1. Accessory building.
2. Accessory dwelling unit.

**Subdivision 5. Conditional Accessory Uses**

1. Home occupation.

**Subdivision 46. Height, Yard Setbacks and Lot Area and Coverage Requirements**

~~Height, yard setbacks and lot area and coverage requirements shall be as stated in Section 19.13, District provisions and Dimensional Requirements.~~

1. RCN lot dimension standards shall be as established in Table 19.05A.
2. RCN building and yard dimension standards are established as follows.
  - A. Building height – maximum of 35ft., with the following exceptions:
    - i. Cottage courtyard development structures - 20 ft.
  - B. Front yard setback – minimum of 25 ft. or if two or more lots on the same block face have dwellings, the minimum setback shall be the setback of the dwelling closest to the street and the maximum setback shall be the setback of the dwelling farthest from the street.
  - C. Side yard setback – minimum of 5 ft., with the following exceptions:
    - i. Attached rowhouse or townhouse dwellings – zero between dwellings and 10 ft. minimum on each side of the attached residential building.
    - ii. Small and large apartment dwellings – minimum of 10 ft.
  - D. Rear yard setback – minimum of 25 ft.
  - ~~A-E.~~ Corner yard setback – minimum of 25 ft., or if two or more lots on the same block face have dwellings, the minimum setback shall be the setback of the dwelling closest to the street and the maximum setback shall be the setback of the dwelling farthest from the street.
  - F. Setback from abutting residential property – minimum of 50 ft. for government buildings, churches, parish homes, convents, children’s nurseries and schools

**Subdivision 57. General Regulation**

Additional regulations applicable in the RCN District are set forth in Section 19.14, General Regulations.

**19.05A LOT DIMENSION STANDARDS FOR RESIDENTIAL DISTRICTS (R-1, RCN)**

	<u>Lot Area, Minimum (sq. ft.) <i>Connected to city sewer</i></u>	<u>Lot Area, Minimum (sq. ft.) <i>Not connected to city sewer</i></u>	<u>Lot Width, Minimum (ft.) <i>Connected to city sewer</i></u>	<u>Lot Width, Minimum (ft.) <i>Not connected to city sewer</i></u>	<u>Lot Coverage, Maximum</u>
<u>One family dwelling, including manufactured and modular house construction types</u>	<u>4,000</u>	<u>1.61 acres</u>	<u>40</u>	<u>200</u>	<u>50%</u>
<u>Two family dwelling</u>	<u>5,000</u>	<u>1.61 acres</u>	<u>40</u>	<u>200</u>	<u>50%</u>
<u>Small apartment dwelling (3 to 6 units)</u>	<u>5,000 or 1,250 per unit, whichever is greater</u>	<u>1.61 acres</u>	<u>50</u>	<u>200</u>	<u>50%</u>
<u>Large apartment dwelling (7 or more units)</u>	<u>10,000 or 1,000 per unit, whichever is greater</u>	<u>1.61 acres</u>	<u>75</u>	<u>200</u>	<u>50%</u>
<u>Rowhouse or townhouse dwelling (up to 8 units)</u>	<u>2,400</u>	<u>1.61 acres</u>	<u>18</u>	<u>200</u>	<u>50%</u>
<u>Cottage courtyard development (3 to 10 units)</u>	<u>10,000</u>	<u>1.61 acres</u>	<u>100</u>	<u>200</u>	<u>50%</u>
<u>Manufactured home park development (minimum of 3 units)</u>	<u>10,000</u>	<u>1.61 acres</u>	<u>100</u>	<u>200</u>	<u>50%</u>
<u>All other uses</u>	<u>10,000</u>	<u>1.61 acres</u>	<u>75</u>	<u>200</u>	<u>50%</u>

**19.06 DOWNTOWN DISTRICTS**

**19.06.10 DW CORE DOWNTOWN WATERFRONT DISTRICT**

**Subdivision 3. Uses by Conditional Use Permit**

Buildings and land may be used for the following if granted a Conditional Use Permit as provided in Section 19.17:

Conditional Uses:

1. Residential above the first floor
2. Three-story buildings
3. Structures over 10,000 square feet
4. Improvements to and restoration of existing ~~single and multiple family~~ dwellings as regulated in Section 19.04, R-1 Residence District (Ord. 2003-03)
5. 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.
6. Docks, wharfs, and other facilities used in connection with water transportation, navigation, or industrial uses.
7. Lodging on the first floor.

**Subdivision 4. Heights, Yard Setbacks and Lot Coverage Requirements**

The height, yard setbacks and lot coverage requirements shall be those stated in Section 19.13<sup>A</sup>, District Provisions and Dimensional Requirements.

**19.06.20 H61 HIGHWAY 61 CORRIDOR DISTRICT**

**Subdivision 4. Heights, Yard Setbacks and Lot Coverage Requirements**

The height, yard setbacks and lot coverage requirements shall be those stated in Section 19.13<sup>A</sup>, District Provisions and Dimensional Requirements.

**19.06.30 MU COMMERCIAL-RESIDENTIAL MIXED USE DISTRICT**

**Subdivision 1. Purpose**

The Commercial-Residential Mixed Use district can be characterized as a transition zone from the downtown and Highway 61 commercial areas to the residential parts of Grand Marais, and an expansion area for the downtown commercial uses. The MU district is intended to ~~Promote~~ promote the current character of a neighborhood that includes a mix of residential, lodging, professional and small scale retail uses that are compatible with this character. Site design standards for new development, re-development and expansion should reflect the mixed use character and reflect the current lot coverage and setback characteristics found within the concept area.

**Subdivision 2. Permitted Principal Uses**

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

*Permitted uses:*

1. ~~Single-One~~ family ~~residence~~dwelling.
2. ~~Multi family residence (2-4 units)~~Two family dwelling.
3. ~~Small apartment~~ dwelling.
4. ~~Large apartment~~ dwelling.
5. ~~Attached rowhouse or townhouse~~ dwelling.
- ~~2-6.~~ ~~Cottage courtyard~~ development.
- ~~3-7.~~ Services, excluding auto oriented services.
- ~~4-8.~~ Arts and cultural ~~uses.~~
- ~~5-9.~~ Retail.
- ~~6-10.~~ Bed and breakfasts (subject to regulations in 19.13 ~~subd. 6, 2-(1).~~

**Subdivision 3. Uses by Conditional Use Permit**

Buildings and land may be used for the following if granted a Conditional Use Permit as provided in Section 19.17:

1. Small scale lodging (10 units or less).
- ~~2. Multi family residence (5-10 units)~~
- ~~3-2.~~ Building height of 35 feet when no significant impact to views and improved design.
- ~~4-3.~~ Deviation from rear and side-yard setbacks may be allowed after evaluating impacts on public safety, neighboring properties, parking and a storm water management plan is put in place.

**Subdivision 4. Heights, Yard Setbacks and Lot Coverage Requirements**

The height, yard setbacks and lot coverage requirements shall be those stated in Section 19.13 ~~A~~, District Provisions and Dimensional Requirements.

**19.07 C/I SERVICE COMMERCIAL-INDUSTRIAL DISTRICT**

**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:

1. Improvements to existing ~~single and multiple family~~ dwellings as regulated in Section 19.04, R-1 Residential ~~alee~~ District.
2. Light manufacturing and processing operations, excluding sawmill operations.
3. ~~Single-One~~ family dwellings.
4. Enclosed warehousing structures.

**Subdivision 4. Heights, Yard Setbacks and Lot Coverage Requirements**

The height, yard setbacks and lot coverage requirements shall be those stated in Section 19.13 ~~A~~, District Provisions and Dimensional Requirements.

**19.08 PR PROTECTED RESOURCES**

**Subdivision 4. Height, Yard Setbacks and Lot Coverage**

The height, yard setbacks, and lot coverage requirement for the PR District shall be those stated in Section 19.13 A District Provisions and Dimensional Requirements.

**19.09 PARK PUBLIC PARKLAND**

**Subdivision 4. Height, Yard Setbacks and Lot Coverage Requirement**

The height, yard setbacks, and lot coverage requirement for the PARK District shall be those stated in Section 19.13 A District Provisions and Dimensional Requirements.

**19.10 RC RECREATIONAL/COMMERCIAL**

**Subdivision 4. Height, Yard Setbacks and Lot Coverage Requirements**

The height, yard setbacks, and lot coverage requirement for the RC District shall be those stated in Section 19.13 A District Provisions and Dimensional Requirements.

**19.11 SC COMMUNITY/SERVICES**

**Subdivision 4. Height, Yard Setbacks and Lot Coverage Requirements**

The height, yard setbacks, and lot coverage requirement for the SC District shall be those stated in Section 19.13 A District Provisions and Dimensional Requirements.

**19.12 BDA BUSINESS DEVELOPMENT AREA**

**Subdivision 5. Performance Standards**

1. All required setback areas shall be left in natural vegetation to provide for visual screening from adjacent properties and roadways. Additional planting may be required at the discretion of the Planning Commission to achieve visual screening. No parking areas, service yards, storage areas, lighting or structures are permitted within the required setback areas.
2. Lighting shall not be placed in the required setback areas. Any lighting must be directed inward and not toward any property line. No upward directed lighting shall be permitted.
3. Noise, measured at the property line, shall not be objectionable in frequency or intensity. The general noise level of the surrounding properties shall serve as a guide in judging this standard.
4. Odor from any industrial process must not be discernible at it's property line. Processes that are prone to produce objectionable odors must present specific plans for odor control at the time of permit application.
5. Vibration shall not be discernible to human sense of feeling at it's property line.

6. Smoke shall be measured at the point of emission and not exceed 20 percent visual opacity.
7. Fumes or gases shall not be emitted at any point in concentrations that are noxious, toxic or corrosive.
8. Every operation shall be carried on with reasonable precautions against fire and explosive hazards.

**Subdivision 6.19.13 Performance Standards** **USE SPECIFIC STANDARDS**

~~The following controls shall be satisfied when new construction, change of use or other activity requiring a land use permit takes place in the Resort/Commercial Neighborhood (RCN)~~ The following uses are required to satisfy specific standards with a proposed new construction, change of use or other activity in order to gain approval of a land use permit. These standards are applicable in all districts where the subject use is permitted or requires a conditional use permit.

1. Bed and ~~B~~breakfast ~~H~~omes
  - A. A maximum of five (5) bedrooms may be rented with a maximum occupancy of ten (10) persons at one time.
  - B. Off-street parking shall be provided with a minimum of one space per guest room and one space for the operator.
  - C. Bed and breakfast facilities shall meet lot size and all setback requirements for the zone district in which they are located.
  - D. Signs shall be limited to a maximum size of six (6) square feet.
  - E. The owner or manager shall be in residence when rooms are being rented by paying guests.
  - F. The facility shall not be used for commercial, receptions, parties, etc. for other than overnight guests.
  - G. A license is required from the State of Minnesota.
  - H. If ownership is transferred, an amended conditional use permit must be applied for by the new owner within 60 days of the change of ownership. The conditional use permit will terminate if the amended permit is not requested within 60 days.
  - I. Lighting shall not be placed in required setback areas and must be directed inward and not toward any property line. No upward directed lighting shall be permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.

~~2. Government Buildings~~

~~A. Setback from residential property: 50 feet.~~

~~B. Signs:~~

~~1. One sign not to exceed 24 square feet shall be allowed.~~

~~2. No internally illuminated signs shall be allowed.~~

- ~~3. Free standing signs shall not exceed ten feet in height.~~
- ~~4. Signs shall be setback at least five feet from the street right of way.~~
- ~~5. No roof signs shall be allowed.~~

~~3.2. Self-service laundromats and car washes~~

A. Lighting:

Lighting shall not be placed in required setback areas and must be directed inward and not toward any property line. No upward directed lighting shall be permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.

~~B. Signs:~~

- ~~1. One sign not to exceed 32 square feet shall be allowed.~~
- ~~2. No internally illuminated signs shall be allowed.~~
- ~~3. Free standing signs shall not exceed ten feet in height.~~
- ~~4. Signs shall be setback at least five feet from the street right of way.~~
- ~~5. No roof signs shall be allowed.~~

~~4.3. Churches~~

A. Lighting:

Lighting shall not be placed in required setback areas and must be directed inward and toward any property line. No upward directed lighting shall be permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.

~~B. Signs:~~

- ~~1. One sign not to exceed 32 square feet shall be allowed.~~
- ~~2. No internally illuminated signs shall be allowed.~~
- ~~3. Free standing signs shall not exceed ten feet in height.~~
- ~~4. Signs shall be setback at least five feet from the street right of way.~~
- ~~5. No roof signs shall be allowed.~~

4. Manufactured home.

~~4.A. Manufactured homes shall be built in conformity with the Manufactured Home Building Code [Minnesota Statutes 327.31 to 327.364].~~

~~2. Foundations. All such homes shall be constructed or placed upon either a concrete block or treated wood foundation with concrete footings.~~

~~3. Minimum Width. The minimum width of the main portion of the structure shall not be less than seventeen (17) feet, as measured across the narrowest portion.~~

~~4. Roofs. The pitch of the main roof shall not be less than three (3) feet of rise for each twelve (12) feet of horizontal run; flat or shed roofs are not permitted. The roof shall be covered with shingles or tiles customarily used for conventional dwellings and have eaves of not less than six (6) inches.~~

~~5. Siding Materials. The home shall have exterior siding of a conventional dwelling type material. Any metal siding must have horizontal edges and overlap in sections no wider than twelve (12) inches. Sheet metal siding is not permitted. The exterior siding shall extend to the ground, except that when a concrete foundation is used the siding need not extend below the top of the foundation.~~

~~6. Variance. Manufactured homes which vary from these requirements may be permitted in residential zoning districts when authorized by a conditional use permit, granted by the City Council. Before any such permit is granted the City Council shall find as a fact that the value~~

~~of the adjacent properties will not be diminished by the placement of the manufactured home. The conditional use permit shall state any conditions which may be set by the City Council.~~

~~7. Violation. Violation of this ordinance will be a misdemeanor.~~

~~8. Non-Conforming Uses. The present owner of a non-conforming manufactured/mobile home may continue to own it and may maintain his/her manufactured/mobile home upon the property owned by him/her for as long as the dwelling is habitable and able to be maintained in a state of reasonable repair. This shall be determined by the City Council. In the event the present owner shall sell the property, the non-conforming home must be brought into compliance with this ordinance or else the home shall not be permitted on the premises. (Derivation: Council Action December 14, 1988)~~

5. Attached rowhouse or townhouse dwelling.

A. Each dwelling with street frontage shall have a principal entrance facing the front property line and street.

B. Access to off-street parking shall be from an alley.

6. Large apartment dwelling.

A. Exterior waste and recycling facilities shall be located in the rear yard and screened with a fence.

B. Surface parking areas shall be screened from adjacent residential lots with landscaping or fencing.

C. A building more than 50 feet in width should be divided into increments of no more than 48 feet through articulation of the façade. This could be achieved through the combinations of the following techniques:

- i. Divisions or breaks in materials
- ii. Window bays
- iii. Separate entrances and entry treatments
- iv. Use of architectural details such as parapets

5. Cottage courtyard development.

A. Minimum distance between dwelling units shall be 10 ft.

B. Each cottage courtyard development shall provide a shared courtyard which is centrally located, allowing each dwelling unit to be located adjacent to the shared courtyard. Minimum width and depth of the shared courtyard shall be 20 ft.

C. Each dwelling with street frontage shall have a principal entrance facing the front property line and street. Each dwelling that does not have street frontage shall have a principal entrance facing the shared courtyard.

D. Pedestrian paths shall be provided to ensure pedestrian access from each individual dwelling unit to the front property line and street.

E. All parking shall be provided in a shared parking area in the rear yard that accommodates a minimum of one off-street parking space per dwelling unit.

4.6. Manufactured home park development.

~~1. Minimum Density and Area Open Space Requirements: Lot areas and density as hereby established shall be considered the minimum requirements within a mobile home park.~~

~~1. Minimum area requirements for a mobile home park shall be five (5) acres and shall not be less than one hundred fifty (150) feet in width.~~

~~2.~~ A minimum of five hundred (500) square feet per mobile home shall be provided for definable play areas and open space within the mobile-manufactured home park. Such areas of open space and/or play areas shall not be areas included within any setback nor shall they include any areas of less than twenty (20) feet in length or width.

~~3. Minimum lot area per unit shall be five thousand (5,000) square feet, excluding private drives, parking spaces and street rights of way.~~

~~2.~~ Lot Coverage and Setback Requirements:

~~1. Maximum lot coverage for mobile home parks shall be twenty five (25) percent.~~

~~2.~~ Minimum distance between units shall be not less than twenty (20) feet, or the sum of the heights of the two units, whichever is greater; the point of measurement being a straight line between the closest point of the units being measured.

~~3.~~ When a mobile-manufactured home park abuts a single family residential use area, there shall be a minimum setback on that side of fifty (50) feet between the street right-of-way line and any mobile-manufactured home park use; which setback area shall act as buffer zone and shall be landscaped according to a landscape plan, to be submitted at the time of application - such plan shall show the type of planting material, size, and planting schedule.

~~4. Street access shall not be permitted into or upon minor single family residential area streets.~~

~~3.~~ General Internal Park Development Requirements:

~~1.~~ There shall be a minimum front yard setback from the mobile-manufactured home unit to the internal private street line of fifteen (15) feet.

~~2.~~ The mobile-manufactured home stand shall be at such elevation, distance and angle relative to the street and driveway that placement and removal of the mobile-manufactured home with a car, tow truck, or other customary moving equipment is practical. The mobile-manufactured home stand shall have a longitudinal grade of less than four (4) percent and transverse crown or grade to provide adequate surface drainage. The manufactured home stand shall be compacted and surfaced with a material which will prevent the growth of vegetation while supporting the maximum anticipated loads during all seasons.

~~3.~~ The entire mobile-manufactured home park shall be landscaped (excluding hard surfaced areas) and there shall be planted, or otherwise located, one shade tree with a minimum diameter of two (2) inches placed and maintained near each unit pad.

All utilities supplied by the mobile-manufactured home park shall be underground - this shall include sanitary sewer, municipal water and electricity - when piped fuel and/or gas is provided by the mobile-manufactured home park to each mobile-manufactured home stand, such service shall also be located underground.

~~4. Enclosed storage lockers when provided shall be located either adjacent to the mobile home in a mobile home park or at such other place in the park as to be convenient to the unit for which it is provided. Storage of large items such as boats, boat trailers, etc., shall not be accomplished at the site of the mobile home unit, but rather shall be provided in a separate screened area of the park.~~

~~4.~~ Parking and Internal Private Street Requirements:

~~1. Parking:~~

~~1. Off street parking areas shall be surfaced in accordance with the street surface standards below.~~

~~2. All required off street parking space shall be located not further than two (200) feet from the unit or units for which they are designed.~~

~~3. A minimum of one and one fourth (1 1/4) spaces of parking must be provided for each mobile home unit space provided within the park. The one unit space for occupant use must be within the distance from the unit established above. The remaining spaces equivalent to one fourth (1/4) spaces must be in group compounds at an appropriate location within the park.~~

~~1. Streets:~~

~~1.i.~~ Streets shall be of sufficient width so as to permit ease of access to the mobile manufactured home parking stands units and the placement and removal of mobile-manufactured homes without causing damage to or otherwise jeopardizing the safety of any occupants or mobile-manufactured homes in the park.

~~1.ii.~~ Streets shall have a minimum width so as to permit two (2) moving lanes of traffic. Minimum lane width shall be ten (10) feet.

~~1.iii.~~ Public access to a mobile-manufactured home park shall be so designed as to permit a minimum number of ingress and egress points to control traffic movement, and to keep undesirable traffic out of the park.

~~1.iv.~~ Streets shall be graded to their full width to provide proper grades for pavements and sidewalks to have adequate surface drainage to the storm sewer system. The improvements shall extend continuously from existing improved streets to provide access to each lot-unit and to provide connections to existing or future streets at the boundaries of the mobile-manufactured home park.

~~1.v.~~ Streets and parking areas shall be surfaced for all weather travel with not less than, four (4) inches of crushed stone, gravel, or other suitable base material topped with not less than one and one-half (1-1/2) inches of bituminous concrete, or four (4) inches of Portland cement concrete. The surface shall be limited at the edge by a Portland cement curb not less than four (4) inches high.

~~1. Storage: Enclosed storage lockers when provided shall be located either adjacent to the mobile home in a mobile home park or at such other place in the park as to be convenient to the unit for which it is provided. Storage of large items such as boats, boat trailers, etc., shall not be accomplished at the site of the mobile home unit, but rather shall be provided in a separate screened area of the park.~~

~~2.~~ Registration:

~~1.~~ It shall be the duty of the operator of the mobile-manufactured home park to keep a register containing a record of all mobile-manufactured home owners and occupants located within the park. The register shall contain the following information:

~~1.a.~~ The name and address of each mobile-manufactured home occupant.

~~1.b.~~ The name and address of the owner of each mobile-manufactured home.

~~1.c.~~ The make, model, year and license number of each ~~mobile~~ manufactured home.

~~1.d.~~ The state, territory or county issuing such a license.

~~1.e.~~ The date of the arrival and departure of each ~~mobile~~-manufactured home.

~~1.f.~~ The number and type of motor vehicles of residents in the park.

~~1.~~ The park shall keep the register available for inspection at all times by the City and County law enforcement officers, public health officials, and other public officers whose duty necessitates acquisition of the information contained in the register. The register record for each occupant and/or ~~mobile~~ manufactured home registered shall not be destroyed until after a period of three (3) years following the date of departure of the registrant from the park.

~~3.~~ Maintenance: The operator of any ~~mobile~~-manufactured home park, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the ~~mobile~~manufactured home park, its facilities and equipment, in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with said operator for the violation of any provisions of these regulations to which said operator is subject.

#### 7. Accessory dwelling unit (ADU).

A. Shall comply with all requirements for accessory buildings in Section 19.14, Subd. 3, except for the following:

i. A detached ADU shall be located in the rear yard of the lot.

ii. A detached ADU shall have a minimum of five (5) foot side and rear yard setbacks.

iii. A detached ADU shall have a maximum building height of 20 feet or the height of the principal dwelling, whichever is less.

B. Minimum distance between a detached ADU and any other buildings on the same lot of five (5) feet.

C. Maximum size of an ADU may not exceed the total square footage of the principal dwelling or 1,000 square feet, whichever is less. For an ADU incorporated into a detached garage, the garage square footage shall not be included in this calculation.

D. One off-street parking space per ADU shall be provided in addition to the off-street parking required for the principal dwelling.

E. A separate outside entrance is necessary for an attached/internal ADU and the entrance shall be located either on the side or rear of the principal dwelling.

F. An existing accessory structure may not be converted into an ADU if the above requirements are not met.

G. More than one ADU is allowed on the same lot if the above requirements are met.

H. The ADU shall not be sold independently of the principal residential dwelling and may not be a separate tax parcel.

#### ~~1.8.~~ Hotel in commercial districts.

~~1.—Goal~~

~~To establish standards for the development of motels and hotels as permitted uses for commercially zoned property.~~

~~2.—Definitions~~

~~For these purposes, “motels and hotels” will be defined as any lodging facility consisting of more than 10 lodging units. (Rev. Ord. 2016-02 3/30/2016)~~

~~3.—Requirements~~

~~4.A. Minimum lot size: Minimum lot area for any hotel or motel development shall be 12,000 square feet.~~

~~4.B. Density: The total square footage of the inside living space shall not exceed 35% of the total lot area. In determining the amount of inside living space, the space occupied by decks, patios, stoops and steps will not be considered.~~

~~4.C. Minimum setbacks:~~

Side yard if on shoreline:	35 feet.
Side yard if bordering residential zone district:	25 feet.
Rear yard if bordering residential zone district:	25 feet.
Lake Superior:	40 feet from vegetation line.

~~4.D. Minimum lot width: 100 feet.~~

~~4.E. Maximum building height: 30 feet.~~

~~4.F. Open space requirement: At least 30% of the project area must be preserved as open space. In shoreland areas a minimum of 25% of lot frontage, as measured at the building setback line, must be preserved as open space.~~

~~4.G. Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the Minnesota Department of Health and the Minnesota Pollution Control Agency.~~

~~4.H. The project must be connected to the public sewer system. All new units must utilize water conserving plumbing fixtures and have water meters installed and accessible which serve all sewage generating appliances.~~

~~4.I. Parking and loading requirements: One (1) off-street parking space for each room or unit shall be required. One (1) off-street parking space shall be required for each non-resident employee. For motels or hotels with restaurants and/or bars, one off-street parking space shall be required for each five (5) seats, based on maximum seating capacity. One (1) loading space shall be required for each structure over 20,000 square feet of gross floor area.~~

~~4.J. Application criteria: The application shall provide a detail development plan which shall include the following:~~

~~4.i. The property under consideration, including property boundaries, contours, on-site features, roads, lakes, rivers, and other relevant features.~~

4.ii. Building elevations, location on site, proposed uses, number of units and commercial operations, including a floor plan for all structures.

4.iii. A concept statement describing the project.

4.iv. Parking areas and driveways for both residences and commercial activities, vehicle loading/unloading areas, proposed road entrances, and projected traffic generation of the proposed development.

4.v. Proposed phasing of the final development.

4.vi. Description of how the project will operate after completion.

4.vii. Nature of proposed ownership after completion.

4.viii. Proposed fire protection.

4.ix. Proposed homeowners association agreement, where applicable.

4.x. Detailed landscape plan which shows existing vegetation and proposed alterations and new plantings and landscaping.

4.xi. Open space location and use.

4.xii. Water sources and water supply system plans.

4.xiii. Proposed sewage treatment system plans.

4.xiv. Storm water runoff plans (construction and operation).

4.xv. Erosion control plan for shoreline, where applicable.

4.xvi. Erosion control plan for site (construction and operation).

4.xvii. Evidence of application for appropriate permits, state and federal.

4.xviii. Evidence of availability of necessary public utilities.

#### 4.9. Hotel in RCN district

##### 4.A. Required Setback Areas

A detailed landscaping plan shall be submitted for all the required setback areas to achieve visual screening. No parking areas, service yards, storage areas, lighting or structures are permitted within the required setback areas.

##### 4.B. Lighting

Lighting shall not be placed in required setback areas and must be directed inward and not toward any property line. No upward directed lighting shall be permitted. All lighting on premises must be directed inward and not create glare on adjacent properties.

##### 4.C. Noise

Noise, measured at the property line, shall not be objectionable in frequency or intensity. The general noise level of surrounding properties shall serve as a guide in judging this standard. This ordinance shall adopt by reference, Minnesota Pollution Control Agency Rules, Chapter 7010, Noise Pollution Control Rules.

~~4.D.~~ Minimum Lot Area: 12,000 square feet.

~~4.E.~~ Open Space Requirement

At least 30% of the lot area must be preserved as open space. Open space does not include parking areas.

~~4.F.~~ Density

The total square footage of the rental units shall not exceed 30% of the total lot area.

~~G.~~ Parking

One off-street parking space is required for each rental or living unit. One additional off-street parking space is required for each non-resident employee.

~~4.10.~~ Automobile Service Stations in the H61 Highway 61 Corridor District

~~4.A.~~ Purpose. It is the purpose of this regulation to permit the development of automobile service stations without any repair service in the H61 zone district in a manner that will promote and improve the general health, safety, convenience and welfare of the citizens. The service station parcel must abut Minnesota Trunk Highway 61.

~~4.B.~~ General Requirements:

~~4.i.~~ Minimum required frontage on Highway 61: 100 feet.

~~4.ii.~~ Minimum required setback for gas pumps from any public right-of-way: 25 feet.

~~4.iii.~~ Applicant shall submit a site plan of the proposed development which shall include the following information:

~~4.a.~~ Survey of parcel showing perimeter dimensions of development area.

~~4.b.~~ Location and size of any proposed building(s).

~~4.c.~~ Number and location of gas pumps.

~~4.d.~~ Location of driveway entrances and indication of all paved areas. Curb and gutter shall be provided on all street rights-of-way, except for driveway entrances.

~~4.e.~~ Location, material and size of all buried fuel tanks.

~~4.f.~~ Highway and street rights-of-way.

~~4.iv.~~ Any building shall be designed to be compatible with surrounding land uses. All exterior wall surfaces or buildings shall be of the same or equivalent facing material used on the front of the building. Such surfaces shall be of wood siding, face brick, stone, curtain wall or of a compatible equivalent material. Final building design shall be approved by the City Council prior to the issuance of any building permit, and shall meet the Fire Zone Regulations of Chapter 21.

~~4.v.~~ No automobile repairs shall be made or offered to customers, including, but not limited to, lubrication, oil change, tire repair, battery charge, and replacement of fan belts, hoses and wiper blades. (Derivation: Council Action: May 28, 1986 and June 11, 1986).

~~2.—Signs~~

~~1. One sign not to exceed 32 square feet shall be allowed.~~

~~2. No internally illuminated signs shall be allowed.~~

~~3. Free standing signs shall not exceed 10 feet in height.~~

- ~~4. Signs shall be setback at least 5 feet from the street right of way.~~
- ~~5. No roof signs shall be allowed.~~

**19.13A TABULATION OF NON-RESIDENTIAL DISTRICT PROVISIONS AND DIMENSIONAL REQUIREMENTS**

	<b>DW</b>	<b>H61</b>	<b>MU</b>	<b>C/I</b>	<b>PR</b>	<b>PARK</b>	<b>RC</b>	<b>SC</b>	<b>BDA</b>
1. Height	30 ft	30/35 ft*	30/35 ft†	35 ft	15ft	30 ft	35 ft	35 ft	35 ft
2. Yard Setback (structure only)									
a) Front: Bldg line to right-of-way line	Not required	Not required	Not required	10 ft	25 ft	25 ft	25 ft	25 ft	65 ft‡
b) Side (each side)	Not required	Not required	Not required	15 ft	15 ft	25 ft	20 ft§ 50 ft**	20 ft§ 50 ft**	20 ft§ 50 ft**
c) Rear	Not required	Not required	Not required	20 ft	25 ft	25 ft	20 ft§ 50 ft**	20 ft§ 50 ft**	20 ft§ 50 ft**
d) Corner (2 street exposure)	Not required	Not required	Not required	10 ft <b>Error!</b> <b>Bookmar</b> <b>k not</b> <b>defined.</b>	25 ft <b>Error!</b> <b>Bookmar</b> <b>k not</b> <b>defined.</b>	25 ft**	25 ft**	25 ft**	65 ft <b>Error!</b> <b>Bookmar</b> <b>k not</b> <b>defined.</b>
3. Total Required Lot Area									
a) connected to city sewer	As needed	As needed	As needed	10,000 sq ft	10,000 sq ft	10,000 sq ft	10,000 sq ft	10,000 sq ft	10,000 sq ft
b) not connected to city sewer	As needed	As needed	As needed	1.61 ac.	1.61 ac.	1 ac	1 ac	1 ac	1 ac
4. Width									
a) connected to city sewer	As needed	As needed	As needed	As needed	As needed	75 ft	75 ft	As needed	As needed
b) not connected to city sewer	As needed	As needed	As needed	200 ft	200 ft	200 ft	200 ft	200 ft	200 ft
5. Depth									
a) connected to city sewer	As needed	As needed	As needed	As needed	As needed	120 ft	120 ft	As needed	As needed

\* Building height is 30 feet. However, 35 feet may be allowed as a conditional use. The impact on views as a result of the additional 5 feet will be an important consideration.

† Building height is limited to 30 feet, but 35 feet can be allowed as a conditional use if the additional height does not significantly impact views.

‡ From street centerline

§ If non-residential

\*\* If residential

b) not connected to city sewer	As needed	As needed	As needed	N/A	N/A	350 ft	350 ft	350 ft	350 ft
	<b>DW</b>	<b>H61</b>	<b>MU</b>	<b>C/I</b>	<b>PR</b>	<b>PARK</b>	<b>RC</b>	<b>SC</b>	<b>BDA</b>
6. Allowable % lot coverage	N/A	N/A	N/A	50%	10%	10%	25%	25%	N/A
7. Lot area per dwelling	N/A	N/A	N/A	N/A	N/A	N/A	<b>Error! Bookmark not defined.</b>	<b>Error! Bookmark not defined.</b>	N/A
8. Boundary line setback for structures from “R” districts	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft
9. Performance standards	Yes <sup>††</sup>	Yes <sup>††</sup>	Yes <sup>††</sup>	Yes <sup>††</sup>	N/A	N/A	N/A	N/A	Yes <sup>††</sup>
10. Screening and landscaping	<b>Error! Bookmark not defined.</b> §§	<b>Error! Bookmark not defined.</b> §§	<b>Error! Bookmark not defined.</b>						
11. General Regulations	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14	Section 19.14
12. Special district	***	***	***	†††	---	none	none	none	none
13. Minimum building width	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

<sup>††</sup> Section 19.07, Subdivision 5

<sup>††</sup> Section 19.12, Subdivision 5

<sup>§§</sup> Section 19.07, Subdivision 6

<sup>\*\*\*</sup> Lighting and glare; sign overhang - Section 19.06, Subdivision 5.

<sup>†††</sup> Traffic circulation, Section 19.07, Subdivision 7.

## 19.14 GENERAL REGULATIONS

### **Subdivision 2. ~~Erection of more than one principal structure on a lot~~**

~~In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this chapter shall be met for each structure as though it were on an individual lot.~~

### **Subdivision 3.—Accessory Buildings**

1. In case an accessory building is attached to the main building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of this chapter applicable to the main building. An accessory building, unless attached to and made a part of the main building, shall not be closer than five (5) feet to the main building.
2. A detached accessory building shall not be located in any required front yard, except where such front yard lies between the building line and the shoreline, in which case such arrangement may be permitted.
3. A detached accessory building not over (1) story and not exceeding twelve (12) feet in height shall occupy not more than thirty (30) percent of the area of any side or rear yard, providing further that no detached accessory building shall be placed nearer than two and one-half (2-1/2) feet from any side or rear lot line, except that a two-stall garage may be used jointly and solely by the families living on two (2) adjacent lots and may be built so as to place one (1) stall on each side or rear lot line, provided that the two (2) stalls are separated by a fire wall.
4. Decks located in the side or rear yard of a lot and under 4' in height are accessory structures and may be located up to 2 ½' from the side or rear lot line.

### **Subdivision 43. Height Regulations**

### **Subdivision 54. Yard Regulations**

### **Subdivision 65. Vision Clearance**

### **Subdivision 76. Street Closures**

### **Subdivision 87. Areas Under Water**

### **Subdivision 98. Essential Services**

| **Subdivision ~~109~~. Structures to have Access**

| **Subdivision ~~110~~. Sign Regulations**

4. NO SIGN PERMIT REQUIRED

Sign permits are not required for the following:

- a. Campaign signs posted by a bona fide candidate for political office or by a political issue or a political candidate may be placed on private property in any district with the permission of the tenant or owner. No campaign sign shall be posted on public property. Only one campaign sign per street frontage per candidate is allowed. The maximum area for such a sign is 8 square feet. Any one dimension of the sign cannot exceed 4 feet. Such signs may be posted for a period of not more than 30 days before an election and must be removed not more than 10 days after an election. The tenant and the owner of the private property on which the sign is displayed are both responsible for the removal of all such signs.

For the purposes of this provision, a primary election and the following general election held in the same year for the same office shall be considered one election.

- b. Lettering or symbols which are an integral part of the design of a gasoline or other pump utilized in the operation of a service station shall be permitted. The dimensions of such lettering or symbols are to be included in total surface area allowed for the business operated on the premises.
- c. A window sign affixed to or within 12 inches of the interior of a window and not exceeding 20% of the window area.
- d. Signs erected by a government unit.
- e. Memorial signs or tablets containing the name of the building, its use and date of erection when cut or built into the walls of the building and constructed of bronze, brass, stone or marble, or similar substance, in harmony with the exterior appearance of the building.
- f. The flag of any state or nation respectfully displayed.
- g. Advertising signs located on the vehicles of common carriers or motor vehicles bearing current license plates. Such vehicles must either be traveling or be lawfully parked upon the public right-of-way.
- h. Banners, pennants and temporary signs upon private property used for grand openings, special events and holidays, but each such sign must be given approval for a temporary sign permit by the Zoning Administrator and such approval is to be for a period of 30 days or less at the discretion of the Zoning Administrator.
- i. Free standing or portable signs for garage sales or similar events occurring within the corporate limits of the City, not exceeding 4 square feet in sign surface area, erected on private property with permission of the landowner and displayed for not more than 3 days. At least one dimension of the sign must be a minimum of 1 foot. The occupant of

the private property on which the sign is displayed is responsible for the removal of such sign.

- j. Signs denoting the architect, engineer or contractor when placed upon work under construction, provided the total sign area of all such signs does not exceed 12 square feet and provided that the sign is removed upon completion of construction or prior to a date 6 months after the sign is first placed on the property, whichever is earlier.
- k. Signs for the purpose of selling or leasing individual lots or buildings, provided:
  - 1) Such sign shall not exceed 12 square feet in area;
  - 2) Only one such sign is permitted per street frontage upon which the property abuts; and,
  - 3) Such signs shall be removed within 7 days following the lease or sale.
- l. One identification sign identifying an owner or occupant of a building, not exceeding 2 square feet, and the sign shall not contain any advertising information except identifying the occupation of the occupant.

\*i. Directional signs, not illuminated and not exceeding 2 square feet, displaying directional information only for community organizations, such as churches, schools, hospitals, nursing homes, clubs, libraries or similar uses, and excluding office or commercial establishments. Only one such sign for each avenue or street directly leading to the establishment shall be allowed.

\*ii. Government funding signs that do not exceed 32 square feet in size.

## 6. SIGNS PERMITTED BY ZONING DISTRICTS

a. Permitted signs in ~~any permanent residence~~ the Residential dD District (R-1) ~~or medium-density multiple dwelling residence district (R-2)~~ may be erected subject to the following provisions:

- 1) An identification sign identifying the owner or occupant of a building or dwelling unit as provided in subsection D.
- 2) A sign with a maximum surface of 4 square feet may be allowed for home occupation or business in lieu of any other identification sign. Such sign may be illuminated in accordance with this Ordinance.
- 3) One on-site identification sign (per street front) not to exceed 24 square feet in surface area, displaying information for churches, schools, hospitals, nursing homes, clubs, libraries, or similar use. Such sign may be illuminated in accordance with this Ordinance.

b. Permitted signs in the Resort/Commercial Neighborhood District (RCN) for hotels, government buildings, churches, and self-service laundromats may be erected subject to the following provisions:

- 1) One sign not to exceed 32 square feet shall be allowed, except a sign for a government building may not exceed 24 square feet.
- 2) No internally illuminated signs shall be allowed.

3) Free standing signs shall not exceed ten feet in height.

4) Signs shall be setback at least five feet from the street right-of-way.

5) No roof signs shall be allowed.

bc. Permitted signs in the Downtown Districts (DW, H61, MU), the service commercial industrial district (C/I), and the business development area district (BDA) may be erected subject to the following provisions:

1) Sign Area:

- a) The total surface area of all business signs for a particular business property shall not exceed 1.5 square feet per lineal foot of lot frontage area, or 50 square feet in area, whichever is greater. Such signs may be illuminated in accordance with this Ordinance.
- b) For Corner lots, the frontage used to determine allowable sign area shall be the least dimension along a street, but an equivalent sign area shall be allowed facing the intersecting street.

2) Wall Signs:

- a) No wall sign, including cutout letters, shall project more than 6 inches from the building wall.
- b) The top edge of a wall sign shall not extend beyond the mid-point of the roof as measured -from peak to the eaves on a peaked roof building or to the top of the facade on a flat roof building.
- c) No wall sign shall extend beyond the end of the wall to which it is attached.
- d) Wall signs painted on a building shall be governed by the square footage limitations specified in Section F.2.a. (1) of this Ordinance.

3) Projecting Signs:

- a) The top edge of a projecting sign shall not be higher than the eave line of a one-story building and the top edge of the sign may not be higher than the bottom of the sills of the first level of windows above the first story in a multiple story building. Such sign shall be a minimum of 8 feet above grade when located adjacent to or projecting over a pedestrian way.
- b) A projecting sign shall not exceed 30 square feet in surface area. Said signs shall be limited to one sign per principal occupant of a building frontage.
- c) Projecting sign shall not be more than 15 feet above grade.
- d) A projecting sign shall not project more than 5 feet from the wall of the building to which it is attached.

4) Freestanding Signs:

- a) Shall not exceed a height of 30 feet above grade.
  - b) The base of the advertising area shall be a minimum of 8 feet above grade when located within 5 feet of a pedestrian way unless the base and pedestal is designed so as to not interfere with pedestrians.
  - c) Shall not exceed 100 square feet of surface area.
  - d) Limited to 1 sign per 100 feet of street frontage or less and to only one sign for any additional street frontage beyond 100 feet. Only one street shall be used in computing this dimension.
- 5) Portable Signs:
- a) There shall be no more than one portable sign per business.
  - b) All portable signs shall be 24 inches wide and 48 inches high. The size of a portable sign shall not be included in the total square footage allowed on other permitted signs.
  - c) Portable signs shall be displayed only during the hours the business is open.
  - d) An annual permit is required for all portable signs. Permits for portable signs shall expire on the last day of each year.
- 6) Window Signs:
- a) No Window sign shall occupy more than 20% of the total area of the window in which the sign is located.
  - b) The surface area of such sign is not to be included in the overall computation of the square footage allowed on other permitted signs.
- 7) Awnings and Canopies:
- a) May be no less than 7.5 feet above grade when overhanging the right-of-way and shall not project beyond two feet inside the curb line.
  - b) Letter or symbols must be painted on or attached flat against the surface of, but not extending beyond or attached to the underside of the canopy or awing.
  - c) Letters or symbols painted on or attached to the canopy or awning shall not exceed 10 inches in height.
  - d) The only sign allowed on awnings or canopies shall be the name of the store, logo, date the business was founded, and the street number. The combined area of such sign shall be counted as part of the total square footage allowed on the permitted signs.
- 8) Roof Signs:
- ~~1-a)~~ Allowed by conditional use permit only.

~~2-b)~~ Such signs shall not project higher than 5 feet above the height of the building to which it is attached. For a building less than 50' in width the sign shall not extend more than 10% of the building width above the roof.

~~3-c)~~ Height of roof signs shall not exceed 30' above grade.

d) The bottom of roof signs shall be no higher than the height of the roof where attached

9) Graphic Signs:

a) Allowed by conditional use permit only.

~~ed.~~ Permitted signs in the Service-Commercial Industrial Zone District (C/I) may be erected subject to the following provisions:

1) Billboards

a) Billboards shall be limited to one for a lot of 100 foot frontage or less and to only one additional sign for additional lot frontage beyond 100 feet.

b) Billboards shall not be larger than 100 square feet per face.

c) Billboards shall be spaced at least 350 lineal feet from another billboard.

d) Billboards shall not be permitted to be erected within 100 feet of an adjoining residential district boundary line or any public park, school, library, church or government building.

e) The maximum height of all billboards shall not exceed 20 feet above ground.

f) Billboards erected side by side, back to back, or in a V-type construction by one owner shall be deemed to be one sign structure and will be required to have only one permit. Each side of a sign of a sign structure so designed shall be directed toward a different direction of travel, making it impractical to simultaneously view both sides of the structure from any one traffic lane.

g) An annual permit is required for all billboards.

1) An applicant shall submit at the time of application any fee or fees required by ordinances of the City.

2) All applicants will be issued or denied by the Zoning Administrator within 30 days after receipt of the application in the Zoning Office.

3) Request for permit renewals will not be accepted more than 60 calendar days prior to the expiration date of the permit.

4) Permits for billboards shall expire on the last day of each year.

- 5) When a permit is granted for a billboard, the permit holder will be furnished a permit identification number. This number must be affixed by the permit holder to the supporting structure nearest the roadway and in such manner and height so as to be identified from the nearest traffic lane.
- 6) When a permit is revoked or has expired, applications for a permit for that site will be accepted from new applicants only after the billboard of the former permit holder has been completely removed.
- 7) For the purpose of this ordinance, a billboard for which a permit can be issued shall, when erected, be a complete billboard, advertising a product or legend. A billboard painted out, or painted over, or is advertising space for lease and has so existed for one permit period shall not be considered for a permit or renewal. Where there are only posts, a partial structure, company name markers, or no structure at all, a renewal will not be issued.

**Subdivision ~~1211~~. Off-Street Parking and Loading-Unloading Space Requirements**

1. Parking Space Requirements:

The required parking and loading spaces shall be provided on the premises of each use, except for non-residential uses within the Downtown Districts (DW, H61, MU). Residential uses in the Downtown Districts (DW, H61, MU) must comply with the parking requirements in section 19.02. Each parking space shall contain a minimum area of not less than three hundred (300) square feet, including access drives, and a width of not less than nine (9) feet, and a depth not less than twenty (20) feet. The minimum number of required off-street parking spaces for various uses shall be as follows:

- a. One and two family dwelling - One (1) parking space per unit. No garage shall be converted into living space unless other acceptable on-site parking space is provided.
- b. Apartments - One ~~and one half (1 1/2)~~ parking spaces for each apartment, except housing for the elderly projects, which shall provide three-tenths (.3) parking space for each dwelling unit.
- c. ~~Mobile-Manufactured~~ Home Park - One and one-fourth (1-1/4) parking spaces per ~~mobile-manufactured~~ home ~~berth~~unit. All required off-street parking spaces shall be located not further than two (200) feet from the unit or units for which they are designed. The one unit space for occupant use must be within the distance from the unit established above. The remaining spaces equivalent to one-fourth (1/4) spaces must be in group compounds at an appropriate location within the park.
- d. Lodging - One (1) parking space for each rental room or suite.
- e. Churches - One (1) parking space for each four (4) seats, based on the design capacity of the main seating area.
- f. Elementary School or Junior High School - Two (2) parking spaces for each classroom.
- g. Senior High School - One (1) parking space for each classroom plus one (1) parking space for each ten (10) students, based on design capacity.
- h. Public Administration Buildings, Community Center, Public Library, Museum, Art Galleries, Post Office, and other public service buildings - One (1) parking space for each five hundred (500) square feet of floor area in the principal structure.
- i. Assembly or Exhibition Hall, Armory, Auditorium, Theater or Sports Arena - One (1) parking space for each four (4) seats, based upon design capacity.
- j. Golf Course, Golf Clubhouse, Country Club, Swimming Club, Tennis Club, Public Swimming Pool - Thirty-six (36) spaces, plus one (1) space for each five hundred (500) square feet of floor area in the principal structure.
- k. Hospitals - One (1) parking space for each three (3) beds; convalescent or nursing homes - one (1) parking space for each four (4) beds.

- l. Automobile Service Station - Four (4) parking spaces plus two (2) parking spaces for each service stall. Such parking spaces shall be in addition to gas pump service area.
- m. Drive-in Restaurant - Twenty (20) parking spaces or one (1) space for each twenty (20) square feet of floor area, whichever is greater.
- n. Restaurant, Cafe, Night Club, Tavern or Bar - One (1) parking space for each one hundred (100) square feet of floor area.
- o. Bowling Alley - Ten (10) parking spaces for each bowling lane.
- p. Miniature Golf Course, Archery Range or Golf Driving Range - Ten (10) parking spaces.
- q. Professional Offices, Medical and Dental Clinics and Animal Hospital – Three (3) parking spaces for each five hundred (500) square feet of floor area.
- r. Office Building - Three (3) parking spaces for each five hundred (500) square feet of floor area.
- s. Retail Stores and Service Establishments - One (1) parking space for each two hundred (200) square feet of floor area.
- t. Research, Experimental or Testing Stations - One (1) parking space for each employee on the major shift or one (1) off-street parking space for each five hundred (500) square feet of gross floor area within the building, whichever is the greater.
- u. Auto Sales, Trailer Sales, Marine and Boat Sales, Implement Sales, Garden Supply Store, Building Materials Sales, Auto Repair - One (1) parking space for each five hundred (500) square feet of floor area.
- v. Shopping Center - Where several business uses are grouped together according to a general development plan, on-site automobile parking shall be provided in a ratio of not less than three (3) square feet of gross parking area for each one (1) square foot of gross floor area; separate on-site space shall be provided for loading and unloading.
- w. Storage, Wholesale or Warehouse Establishments - One (1) parking space for each two (2) employees on the major shift or one (1) space for each two thousand (2,000) square feet of floor area, whichever is greater, plus one (1) space for each company motor vehicle when customarily kept on the premises.
- x. Manufacturing or Processing Plant - One (1) off-street parking space for each two (2) employees on the major shift or one (1) off-street parking space for each one thousand (1,000) square feet of gross floor area within the building, whichever is greater, plus one (1) space for all company motor vehicles when customarily kept on the premises.

**~~Subdivision 13. Minimum Mobile Home Park Requirements~~**

- ~~1. Minimum Density and Area Requirements: Lot areas and density as hereby established shall be considered the minimum requirements within a mobile home park.~~

- a. ~~Minimum area requirements for a mobile home park shall be five (5) acres and shall not be less than one hundred fifty (150) feet in width.~~
- b. ~~A minimum of five hundred (500) square feet per mobile home shall be provided for definable play areas an open space within the mobile home park. Such areas of open space and/or play areas shall not be areas included within any setback nor shall they include any areas of less than twenty (20) feet in length or width.~~
- c. ~~Minimum lot area per unit shall be five thousand (5,000) square feet, excluding private drives, parking spaces and street rights of way.~~

2. ~~Lot Coverage and Setback Requirements:~~

- a. ~~Maximum lot coverage for mobile home parks shall be twenty five (25) percent.~~
- b. ~~Minimum distance between units shall be not less than twenty (20) feet, or the sum of the heights of the two units, whichever is greater; the point of measurement being a straight line between the closest point of the units being measured.~~
- c. ~~When a mobile home park abuts a single family residential use area, there shall be a minimum setback on that side of fifty (50) feet between the street right of way line and any mobile home park use; which setback area shall act as buffer zone and shall be landscaped according to a landscape plan, to be submitted at the time of application—such plan shall show the type of planting material, size, and planting schedule.~~
- d. ~~Street access shall not be permitted into or upon minor single family residential area streets.~~

3. ~~General Internal Park Development Requirements:~~

- a. ~~There shall be a minimum front yard setback from the mobile home unit to the street line of fifteen (15) feet.~~
- b. ~~The mobile home stand shall be at such elevation, distance and angle relative to the street and driveway that placement and removal of the mobile home with a car, tow truck, or other customary moving equipment is practical. The mobile home stand shall have a longitudinal grade of less than four (4) percent and transverse crown or grade to provide adequate surface drainage. The stand shall be compacted and surfaced with a material which will prevent the growth of vegetation while supporting the maximum anticipated loads during all seasons.~~
- c. ~~The entire mobile home park shall be landscaped (excluding hard surfaced areas) and there shall be planted, or otherwise located, one shade tree with a minimum diameter of two (2) inches placed and maintained near each unit pad.~~
- d. ~~All utilities supplied by the mobile home park shall be underground—this shall include sanitary sewer, municipal water and electricity—when piped fuel and/or gas is provided by the mobile home park to each mobile home stand, such service shall also be located underground.~~

4. ~~Parking and Street Requirements:~~

- a. ~~Parking:~~

- ~~1. Off street parking areas shall be surfaced in accordance with the street surface standards below.~~
- ~~2. All required off street parking space shall be located not further than two (200) feet from the unit or units for which they are designed.~~
- ~~3. A minimum of one and one fourth (1 1/4) spaces of parking must be provided for each mobile home unit space provided within the park. The one unit space for occupant use must be within the distance from the unit established above. The remaining spaces equivalent to one-fourth (1/4) spaces must be in group compounds at an appropriate location within the park.~~

~~b. Streets:~~

- ~~1. Streets shall be of sufficient width so as to permit ease of access to the mobile home parking stands and the placement and removal of mobile homes without causing damage to or otherwise jeopardizing the safety of any occupants or mobile homes in the park.~~
- ~~2. Streets shall have a minimum width so as to permit two (2) moving lanes of traffic. Minimum land width shall be ten (10) feet.~~
- ~~3. Public access to a mobile home park shall be so designed as to permit a minimum number of ingress and egress points to control traffic movement, and to keep undesirable traffic out of the park.~~
- ~~4. Streets shall be graded to their full width to provide proper grades for pavements and sidewalks to have adequate surface drainage to the storm sewer system. The improvements shall extend continuously from existing improved streets to provide access to each lot and to provide connections to existing or future streets at the boundaries of the mobile home park.~~
- ~~5. Streets and parking areas shall be surfaced for all weather travel with not less than, four (4) inches of crushed stone, gravel, or other suitable base material topped with not less than one and one half (1 1/2) inches of bituminous concrete, or four (4) inches of Portland cement concrete. The surface shall be limited at the edge by a Portland cement curb not less than four (4) inches high.~~

~~5. Storage:~~

~~Enclosed storage lockers when provided shall be located either adjacent to the mobile home in a mobile home park or at such other place in the park as to be convenient to the unit for which it is provided. Storage of large items such as boats, boat trailers, etc., shall not be accomplished at the site of the mobile home unit, but rather shall be provided in a separate screened area of the park.~~

~~6. Registration:~~

- ~~a. It shall be the duty of the operator of the mobile home park to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:~~
  - ~~1. The name and address of each mobile home occupant.~~

- ~~2. The name and address of the owner of each mobile home.~~
- ~~3. The make, model, year and license number of each mobile home.~~
- ~~4. The state, territory or county issuing such a license.~~
- ~~5. The date of the arrival and departure of each mobile home.~~
- ~~6. The number and type of motor vehicles of residents in the park.~~

- ~~b. The park shall keep the register available for inspection at all times by the City and County law enforcement officers, public health officials, and other public officers whose duty necessitates acquisition of the information contained in the register. The register record for each occupant and/or mobile home registered shall not be destroyed until after a period of three (3) years following the date of departure of the registrant from the park.~~

~~7. Maintenance:~~

~~The operator of any mobile home park, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities and equipment, in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with said operator for the violation of any provisions of these regulations to which said operator is subject.~~

**Subdivision 1412. Foundation Requirements**

All residential structures shall be constructed or placed on either a concrete ~~block~~ or treated wood foundation with concrete footings. (Derivation: Council Action July 28, 1982).

~~**Subdivision 15. Automobile Service Stations in the H61 Highway 61 Corridor District**~~

- ~~1. Purpose. It is the purpose of this regulation to permit the development of automobile service stations without any repair service in the H61 zone district in a manner that will promote and improve the general health, safety, convenience and welfare of the citizens. The service station parcel must abut Minnesota Trunk Highway 61.~~

~~2. General Requirements:~~

- ~~a. Minimum required frontage on Highway 61: 100 feet.~~
- ~~b. Minimum required setback for gas pumps from any public right of way: 25 feet.~~
- ~~c. Applicant shall submit a site plan of the proposed development which shall include the following information:
 
  - ~~1. Survey of parcel showing perimeter dimensions of development area.~~
  - ~~2. Location and size of any proposed building(s).~~
  - ~~3. Number and location of gas pumps.~~
  - ~~4. Location of driveway entrances and indication of all paved areas. Curb and gutter shall be provided on all street rights of way, except for driveway entrances.~~
  - ~~5. Location, material and size of all buried fuel tanks.~~
  - ~~6. Highway and street rights of way.~~~~
- ~~d. Any building shall be designed to be compatible with surrounding land uses. All exterior wall surfaces or buildings shall be of the same or equivalent facing material used on the front of the building. Such surfaces shall be of wood siding, face brick, stone, curtain wall or of a compatible equivalent material.~~

~~Final building design shall be approved by the City Council prior to the issuance of any building permit, and shall meet the Fire Zone Regulations of Chapter 21.~~

- ~~e. No automobile repairs shall be made or offered to customers, including, but not limited to, lubrication, oil change, tire repair, battery charge, and replacement of fan belts, hoses and wiper blades. (Derivation: Council Action: May 28, 1986 and June 11, 1986).~~

#### **~~Subdivision 16. Manufactured Housing Regulations~~**

- ~~1. Manufactured Homes: Manufactured homes, built in conformity with Minnesota Statutes 327.31 to 327.34, shall be authorized in the R-1 and R-2 Residential Districts if such dwellings comply with the following conditions:~~
  - ~~a. Zoning. Such houses shall comply with all zoning regulations for the zoning district in which they are located.~~
  - ~~b. Permits. A building permit and any other required permits shall be obtained for such manufactured housing.~~
  - ~~c. Foundations. All such homes shall be constructed or placed upon either concrete block or treated wood foundation with concrete footings.~~
  - ~~d. Minimum Width. The minimum width of the main portion of the structure shall not be less than seventeen (17) feet, as measured across the narrowest portion.~~
  - ~~e. Roofs. The pitch of the main roof shall not be less than three (3) feet of rise for each twelve (12) feet of horizontal run; flat or shed roofs are not permitted. The roof shall be covered with shingles or tiles customarily used for conventional dwellings and have eaves of not less than six (6) inches.~~
  - ~~f. Siding Materials. The home shall have exterior siding of a conventional dwelling type material. Any metal siding must have horizontal edges and overlap in sections no wider than twelve (12) inches. Sheet metal siding is not permitted. The exterior siding shall extend to the ground, except that when a concrete foundation is used the siding need not extend below the top of the foundation.~~
  - ~~g. Variance. Manufactured homes which vary from these requirements may be permitted in residential zoning districts when authorized by a conditional use permit, granted by the City Council. Before any such permit is granted the City Council shall find as a fact that the value of the adjacent properties will not be diminished by the placement of the manufactured home. The conditional use permit shall state any conditions which may be set by the City Council.~~
  - ~~h. Violation. Violation of this ordinance will be a misdemeanor.~~
  - ~~i. Non-Conforming Uses. The present owner of a non-conforming manufactured home may continue to own it and may maintain his/her manufactured home upon the property owned by him/her for as long as the dwelling is habitable and able to be maintained in a state of reasonable repair. This shall be determined by the City Council. In the event the present owner shall sell the property, the non-conforming home must be brought into compliance with this ordinance or else the home shall not be permitted on the premises. (Derivation: Council Action December 14, 1988)~~

**Subdivision ~~17~~13. Junked Vehicles**

2. Residential Property. The parking, storage, repairing, dismantling, demolition or abandonment of junk vehicles is prohibited in the R-1 zoning districts ~~R-1 and R-2~~, except a resident may repair one vehicle registered in the name of the resident upon the property occupied by the resident if the period of repair does not exceed 60 consecutive days.

**Subdivision ~~18~~14. Landscape Preservation Standards**

**Subdivision 15. Runoff and Erosion Control Standards**

**Subdivision 16. North Shore Management Plan**

1. Regulations (for the purpose of this ordinance, all lands within the city limits will be classified as part of the North Shore Management Area).
  - a. North Shore Management Planning Area: All lands between Lake Superior and a line formed by the 40 acre subdivision lines of the rectangular coordinate system established in the U.S. Public Land survey nearest to the landward side of a line 1,000 feet from the shoreline of Lake Superior or 300 feet landward from the centerline of U.S. Highway 61, whichever is greater.
  - b. North Shore Management Areas:
    1. Protected Resources District.
    2. Residential District.
    3. Commercial District.
    4. Resort Commercial District.
    5. Industrial District.
  - c. North Shore Management Areas. Definition, Permitted and Conditional Use.
    1. Protected Resources District.  
See Section 19.08 PR, Protected Resources  
See Section 19.09 PARK Public Parkland
    2. Residential District.  
See Section 19.04 R-1 Permanent Residential  
~~See Section 19.05 R-2 Multiple Family Residential~~  
See Section 19.11 SC Community/Services

**~~Subdivision 21. General Requirements for Motels and Hotels~~**

~~A. Goal~~

~~To establish standards for the development of motels and hotels as permitted uses for commercially zoned property.~~

~~B. Definitions~~

~~For these purposes, "motels and hotels" will be defined as any lodging facility consisting of more than 10 lodging units. (Rev. Ord. 2016 02 3/30/2016)~~

~~C. Requirements~~

~~1. Minimum lot size: Minimum lot area for any hotel or motel development shall be 12,000 square feet.~~

~~2. Density: The total square footage of the inside living space shall not exceed 35% of the total lot area. In determining the amount of inside living space, the space occupied by decks, patios, stoops and steps will not be considered.~~

~~3. Minimum setbacks:~~

~~Side yard if on shoreline: 35 feet.~~

~~Side yard if bordering residential zone district: 25 feet.~~

~~Rear yard if bordering residential zone district: 25 feet.~~

~~Lake Superior: 40 feet from vegetation line.~~

~~4. Minimum lot width: 100 feet.~~

~~5. Maximum building height: 30 feet.~~

~~6. Open space requirement: At least 30% of the project area must be preserved as open space. In shoreland areas a minimum of 25% of lot frontage, as measured at the building setback line, must be preserved as open space.~~

~~7. Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the Minnesota Department of Health and the Minnesota Pollution Control Agency.~~

~~8. The project must be connected to the public sewer system. All new units must utilize water conserving plumbing fixtures and have water meters installed and accessible which serve all sewage generating appliances.~~

~~9. Parking and loading requirements: One (1) off street parking space for each room or unit shall be required. One (1) off street parking space shall be required for each non resident employee. For motels or hotels with restaurants and/or bars, one off street parking space shall be required for each five (5) seats, based on maximum seating capacity. One (1) loading space shall be required for each structure over 20,000 square feet of gross floor area.~~

~~10. Application criteria: The application shall provide a detail development plan which shall include the following:~~

~~a. The property under consideration, including property boundaries, contours, on-site features, roads, lakes, rivers, and other relevant features.~~

- ~~b. Building elevations, location on site, proposed uses, number of units and commercial operations, including a floor plan for all structures.~~
- ~~c. A concept statement describing the project.~~
- ~~d. Parking areas and driveways for both residences and commercial activities, vehicle loading/unloading areas, proposed road entrances, and projected traffic generation of the proposed development.~~
- ~~e. Proposed phasing of the final development.~~
- ~~f. Description of how the project will operate after completion.~~
- ~~g. Nature of proposed ownership after completion.~~
- ~~h. Proposed fire protection.~~
- ~~i. Proposed homeowners association agreement, where applicable.~~
- ~~j. Detailed landscape plan which shows existing vegetation and proposed alterations and new plantings and landscaping.~~
- ~~k. Open space location and use.~~
- ~~l. Water sources and water supply system plans.~~
- ~~m. Proposed sewage treatment system plans.~~
- ~~n. Storm water runoff plans (construction and operation).~~
- ~~o. Erosion control plan for shoreline, where applicable.~~
- ~~p. Erosion control plan for site (construction and operation).~~
- ~~q. Evidence of application for appropriate permits, state and federal.~~
- ~~r. Evidence of availability of necessary public utilities.~~

## Upcoming Meeting Schedule

Updated July 2, 2020

### JULY

<b>Date/Time</b>	<b>Meeting</b>	<b>Location</b>
Wednesday, July 8, 6:30 p.m.	City Council Meeting	Remote
Wednesday, July 15, 6:30 p.m. (tentative)	Emerg. Update Mtg.	Remote
Wednesday, July 22, 6:30 p.m. (tentative)	Emerg. Update Mtg.	Remote
Wednesday, July 29, 6:30 p.m.	City Council Meeting	TBD

### AUGUST

<b>Date/Time</b>	<b>Meeting</b>	<b>Location</b>
Wednesday, August 5, 6:30 p.m. (tentative)	Emerg. Update Mtg.	Remote
Wednesday, August 12, 6:30 p.m.	City Council Meeting	TBD
Wednesday, August 19, 6:30 p.m. (tentative)	Emerg. Update Mtg.	Remote
Wednesday, August 26, 6:30 p.m.	City Council Meeting	TBD

Minutes for Monday, May 18, 2020  
Grand Marais Public Library Call to Order: 5:30 PM  
Remote Access Call-In

Present: Jay Arrowsmith DeCoux, David Mills, John Books, Kris MacPherson, Helen Muth, Amanda St. John (Library Director), Patrick Knight (Communications Director)

Select Secretary: Arrowsmith DeCoux offered to act as Secretary as Books has requested assistance.

Introduction of Visitors:

Consent Agenda:

- Minutes from April 27, 2020 Meeting
- Bills submitted for payment on: 5/6
- \*Motion to Approve: MacPherson, Second: Books

Roll Call Vote Unanimous

May 18, 2020 Agenda- Request to update Personnel Committee Update.

- \*Motion to Approve: Muth, Second: Books

Roll Call vote Unanimous

Library Friends Liaison Report: No Action.

ALS Board Report: Muth updated Board concerning ALS response to Covid-19 pandemic and services offered and being planned.

Director's Report: See Attached.

Motion to reinvest the check from SPMN Foundation.

- Action unnecessary, the check is in the 215 Fund
- St. John will check with SPMN Foundation to see if there's a way that revenues would remain in the account and not be written out as a check.

Recovery Plan—Pickup Window Committee Reports: 46 people picking up first day, service is steady, but tapering. Service is going well. Interlibrary loans are beginning again soon for Grand Marais Library.

Financial Committee: No report.

Policy Committee: No report.

Personnel Committee: Update presented by MacPherson. 14 applicants for Assistant Director Position. Moving to next steps in coming weeks.

Communications:

- Statement from SPMN Foundation
- Memo explaining selection process for Overdrive and e-audiobooks and thanking us for returning monies for those programs.

Unfinished Business:

New Business:

- 2020 Budget—City/County are anticipating shortfalls in tax revenues, Library expenses are down because of lack of Assistant Director position.
- 2021 Budget projection—Impacts of Covid-19 on service levels and services will be considered.
- New Board Members advertised for, still waiting.

Adjourned 6:30pm

Next Library Board meeting is: Monday, June 22, 2020

Mission Statement: The Grand Marais Public Library increases knowledge, inspires creativity, removes barriers, and builds community across Cook County.

---

Director's Report: May 2020

Prepared by: Amanda St John, Director

Follow up from April 27, 2020 Board Meeting:

The Board unanimously passed a motion to reinvest the grant check from Saint Paul & Minnesota Foundation back to our fund with them. The gift planner explained that our fund type ("designated fund") is only able to accept donations from individuals, not nonprofit entities. The grant remains in the 215 Library Restricted Fund.

The Board also requested information from ALS regarding how collection developers select titles for OverDrive. See the Memo in our Communications folder.

Budget Preparation:

The 2019 audit was incomplete as of April 30 when I acquired Revenue and Expenditure data, but the numbers from the Finance Director's worksheet should not change much, if at all.

Staffing:

The Assistant Director position closed again on Friday, May 8. Next steps are being discussed.

Building and Technology:

- Office and partition build-out is complete. Outfitting the space is the next step.
- Thank you to Lenny Bloomquist, my department peer, for building the sturdy Pickup Window we're using for "curbside" service.

Programming and Outreach:

-One Book | One Minnesota: Annie Possis did a fantastic WTIP Roadhouse interview with Kate DiCamillo (author).

-Erika is working from home to modify the Summer Reading program for remote delivery. - Pickup window program begins on Wednesday. The community is excited and spreading the word.

**Cook County/Grand Marais Economic Development Authority**  
**Minutes of Meeting via Zoom**  
**Tuesday, May 12, 2020, 4:00 PM**

**Present:** Howard Hedstrom, Scott Harrison, Heidi Doo-Kirk, Carol Mork,  
Bev Green, Hal Greenwood

**Absent:** Anton Moody

**Others Present:** Carrie Johnson Brad Shannon, Pat Campanaro, Mary Somnis

Meeting called to order by Hedstrom. No public comments received. Upon a Motion by Mork, second by Green and all ayes, the Agenda was approved with some additions. Motion carried. Upon a Motion by Green, second by Doo-Kirk and all ayes, the April 14, 2020 Minutes were approved. Motion carried.

**Cook County Historical Society (CCHS)** board accepted the counteroffer from the EDA Board to sell Lot 7, Block 5 for \$20,000 plus closing costs. Carrie Johnson told the EDA they might not commence construction for two years, due to COVID, etc. This will be stated in the Development Agreement. Upon a Motion by Greenwood, second by Mork and all ayes, the EDA agreed to proceed with the sale of the lot for \$20,000 plus closing costs. Motion carried.

**North Point** is in the process of establishing a 501c non-profit to 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. They offered \$19,000 for Lot 3, Block 4. In conversations with Somnis, it was discussed that the lot is .84 acres, much smaller than lots that were sold previously. Doo-Kirk said the size of the lot was not the basis for the cost. Upon a Motion by Doo-Kirk, second by Green and all ayes, the EDA made a counteroffer of \$25,000 including closing costs. Motion carried. Brad Shannon left the meeting to consult with others involved in the project. He soon returned and said the group accepted the counteroffer.

**A Public Hearing** will be set for May 27 or 28 regarding these two lots and Lots 8 and 9, Block 5, for which sales are pending. Somnis to schedule and announce. The Public Hearing will be via Zoom, due to COVID-19.

**A Grand Marais Fire Recovery Grant** of \$20,000 has been offered to the EDA to assist the three businesses that were lost in April. The funds are for the purpose

of planning and rebuilding the businesses. The EDA board reviewed the Grant Agreement. Upon a Motion by Greenwood, second by Mork and all ayes, the board agreed to accept the grant. Motion carried.

**Request from Lutsen Mountains Expansion Letter of Support** was discussed. Upon a Motion by Greenwood, second by Mork, with Hedstrom, Harrison, Mork and Greenwood in favor and Doo-Kirk and Green opposed, the board agreed to send a letter of support, with a statement that there are concerns regarding 1854 Treaty Rights. With a vote of 4 – 2 the Motion carried.

**Pending sale of Lot 6, Block 4** was discussed. Kim Linnell is negotiating with a potential buyer. The EDA has First Right of Refusal if a lot is re-sold within the first five years after sold by the EDA. Upon a Motion by Greenwood, second by Green and all ayes, the board waived the Right of First Refusal. Motion carried.

**Financials for Superior National and EDA** were presented by Harrison for review by the board. The Finance Committee will meet and discuss additional salary for Campanaro as the Northland Foundation is not fully funding her position. Harrison presented budget projections for Superior National and the EDA, based on the potential reductions in revenue at the golf course and levy for the EDA. The board will continue to monitor these throughout the year. Upon a Motion by Doo-Kirk, second by Greenwood and all ayes, the monthly bills were approved for payment as presented. Motion carried.

### **Other Business**

MNPCA has requested information regarding storm water management at Cedar Grove. Somnis is collecting the requesting information in response.

Greenwood stated the Grand Marais Planning and Zoning Commission is proposing updates to city ordinances to enable the development of housing. Included in the proposal are condos on the second story of downtown businesses, smaller lot sizes and more. Information is available on the City of Grand Marais website.

Upon a Motion by Greenwood, second by Doo-Kirk and all ayes, the meeting was adjourned. Motion carried.