

AGENDA
GRAND MARAIS PLANNING COMMISSION
October 3, 2018, 4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

1. Hamilton Variance

2. Berner Variance

F. OLD BUSINESS

1. Lodging on First Floor in DW Zone

2. Public Engagement Strategy

G. NEW BUSINESS

ADJOURN

Planning Commission
Minutes
August 21, 2018

Meeting was called to order by Chair Tim Kennedy at 4:00 p.m.

Members present: Tim Kennedy, Stacey Hawkins, Todd Miller, and Michael Garry
Absent: Hal Greenwood
Staff Present: Mike Roth, Patrick Knight, and Haden Hinchman

Motion by Garry, seconded by Miller to approve the proposed agenda. Approved unanimously.

Motion by Garry, seconded by Hawkins to approve the minutes of the August 1, 2018 meeting. Approved unanimously.

The Commission discussed the proposed ordinance changes to the Downtown Waterfront district. They concluded that the changes were straightforward and accomplished what the public was most worried about. The Commission also expressed interest in reviewing other possible changes for the district at a later time.

Motion by Miller, seconded by Garry to recommend the approval of the ordinance changes as presented. Approved unanimously.

Anton Moody presented his plans for the Winterstone preliminary plat. He explained the history of this plat and all the difficulties he's had in putting it together. He went on to explain the reasoning for the unusual design and fielded questions from The Commission and neighbors of the plat.

Motion by Garry, seconded by Hawkins to recommend the approval of the Winterstone preliminary plat. Approved unanimously.

There being no further business, the meeting adjourned at 5:25 p.m.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: September 27, 2018
SUBJECT: Hamilton Variance Request

Request: Anna and Sarah Hamilton are requesting a variance to build a 16' wide residential structure on a lot 300sq' less than the required 10,000sq' and 25' less than the required 120' of depth.

Location of Property: 902 5th Avenue W, PID 80-17-4430

Condition of Property: This 105'x 93' property is zoned R-1 Permanent Residential. There is an existing small cabin on the property. Neighboring properties include single-family homes and wooded areas.

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

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

Relevant Zoning Purpose Statement:

19.04 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.



City of Grand Marais

Application for Variance

Name of Applicant:	Ann + Sarah Hamilton
Mailing Address:	Po Box 1354
Property Address:	902 W. 5TH AVE WEST
Legal Description:	SEE ATTACHED

Applicant is: Owner Buyer Agent Other (explain)

Current use of property:	residential
Intended use of property:	residential
Use and Character of surrounding property:	residential
Section of Ordinance from which variance is requested:	
Brief summary of why a variance is required: <small>(For setback variances attach a site map prepared by a qualified plat mapper or surveyor)</small>	lot is just under the 10K sqft needed to build plus proposed Bldge for site is 16' wide - 1' under city code.

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

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

Residential area - would like a residence for yr round living - "Affordable, smaller home for sale".

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

Same.

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

19,000.00 Sq ft is minimum Bldg lot size - this lot is under by a hair Plus would like to have home 16^Wx33 where city requires 17' width min.

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

- ① Lot size is substandard + has been for yrs - prior to our ownership -
- ② Bldg. Building width we are requesting should not alter or effect lot size width or length -

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

One more year round residence in a residential neighborhood will not be felt by surrounding property owners.

Dated: 9/10/2018	Applicant(s) signature(s): 
	Owner (if other than applicant)
	Owner (if other than applicant)

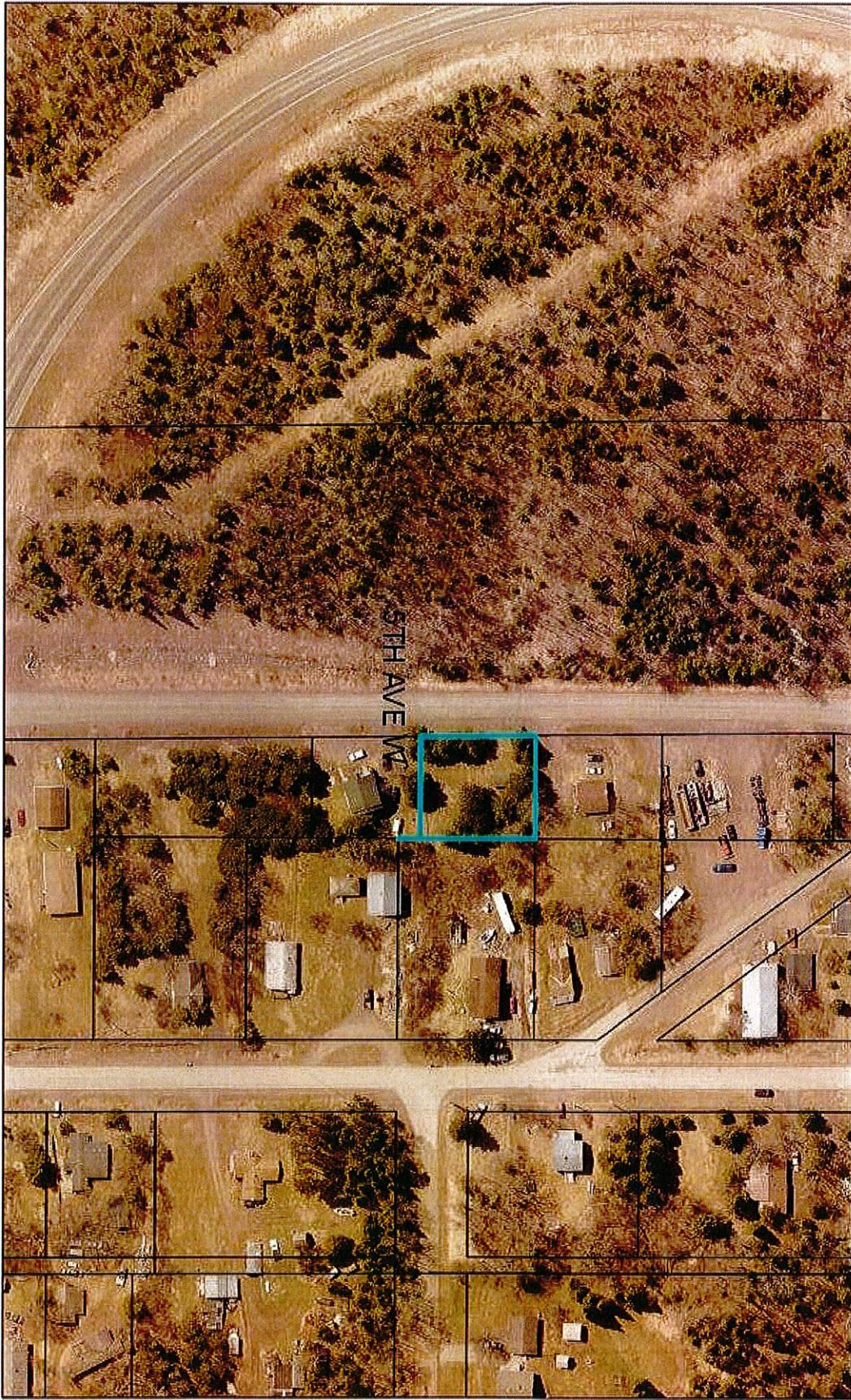
This application will be processed only if it is fully completed and is accompanied by a site sketch and the proper fees.

(Do Not Write Below This Line)

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

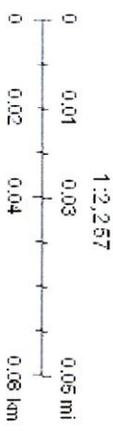
On Behalf of the City of Grand Marais

Cook County Tax Parcel Finder App



9/19/2018, 10:09:27 AM

Tax Parcels



Source: © OpenStreetMap contributors, Imagery © Mapbox

Cook County, MN
Cook County, MN

Instrument NO. 66121

TRACT ONE

That part of the Southeast Quarter (SE1/4) of Section Seventeen (17), Township Sixty-one (61) North of Range One (1) East described as follows:

Bounded on the South by the South line of Block Nine (9) of BLACKWELL ADDITION as extended to the West to the East boundary line of the present Gunflint Trail; bounded on the East by the West line of said Block Nine (9); bounded on the North by a line drawn parallel to and 60 feet North of the aforescribed South line; and bounded on the West by the Easterly boundary line of the present Gunflint Trail. Intending to and hereby conveying a tract 60 feet wide between the Gunflint Trail and Block Nine (9) of BLACKWELL ADDITION lying Northerly of and adjacent to the North line of that tract previously conveyed by Bertha Pfarr by way of deed recorded in Book 31 of Deeds, page 335. Being about 0.15 acres, more or less.

TRACT TWO

That part of the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4), Section Seventeen (17), Township Sixty-one (61) North, Range One (1) East of the Fourth Principal Meridian, lying between the East line of the new Gunflint Trail and the West line of Block Twenty-four (24), of BLACKWELL ADDITION, bounded on the North by the South line of Lot Ten (10) of Block Nine (9) of BLACKWELL ADDITION extended Westerly and on the South by the South line of Lot Two (2) of Block Twenty-four (24), BLACKWELL ADDITION as extended Westerly to the Gunflint Trail.

Subject to mineral reservations of record.

EXCEPT - the Southerly 100.0 feet conveyed to Alfred Mattson.

Both TRACT ONE and TRACT TWO above being subject to easements, restrictions and reservations of record, and further subject to easements for roads and public utilities existing on, over or under said premises.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: September 27, 2018
SUBJECT: Berner Variance Request

Request: Berner Properties is requesting a variance to construct a 31.5' tall building, taller than the maximum allowed height of 30'.

Location of Property: Lot 16, except the South 48' thereof, Block 21, Harbor Addition. 211 Wisconsin St

Condition of Property: This 25'x 100' property is zoned DW Core Downtown Waterfront. The property is currently vacant, but recently held a single story commercial building. Neighboring properties include lodging, retail, restaurant uses and parks.

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

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

Relevant Zoning Purpose Statement:

19.06.10 DW CORE DOWNTOWN WATERFRONT DISTRICT

Subdivision 1. Purpose

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

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.

Core Downtown Waterfront Concept Area:

Concept description

The core downtown waterfront district can be characterized as the historic business district of Grand Marais and includes the corridor along highway 61 stretching from the Public Library to the Folk School area. It includes a mix of shops, restaurants and professional services that serve both the residential as well as tourist populations. Residential uses located above the first floor and lodging can be accommodated in this district as long as they do not conflict with the neighboring commercial uses and off-street parking can be provided. Residential uses can add to the year round vibrancy of the area.

The Grand Marais core downtown waterfront district is one of the city's primary focal points. Artist Point, Harbor Park and the trail connecting to the municipal campground area create a continuous public waterfront access and offer an opportunity for all to enjoy the city's connection with Lake Superior.

Development adjacent to the waterfront should complement and enhance the experience of this public space. The building design, streetscape and public spaces in this concept area should emphasize the pedestrian and park-like experience rather than being auto-oriented. The eclectic mix of buildings is part of this experience. Promoting and enhancing a year-round connection from the Historic Downtown to the Folk School area is desirable.

Within the core downtown waterfront concept area a design overlay district, covering key retail streets, puts in place standards intended to promote a vibrant commercial core. The design standards are not intended to be prescriptive or limit the creativity of the developer. However, they are geared toward maintaining and enhancing elements of the existing character, identified by the community members as important, as well as protecting important public view corridors.

200.00 pd
9/7



City of Grand Marais

Application for Variance

Name of Applicant:	Berner Properties, Inc.
Mailing Address:	3612 W. Granada St., Tampa, FL 33629
Property Address:	211 Wisconsin Street, Grand Marais
Legal Description:	Lot 16, EXCEPT the South 48.0 feet thereof, Block 21, HARBOR ADDITION to the Village (now city) of Grand Marais, Cook County, Minnesota.

Applicant is: Owner Buyer Agent Other (explain)

Current use of property:	Vacant
Intended use of property:	Retail Ground Level / Lodging in upper levels
Use and Character of surrounding property:	Java Moose to the west Harbor Inn to the east.
Section of Ordinance from which variance is requested:	Section 19.06.10, Subd. 4 with reference to Section 19.13 (DW Height)
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>	A three story building with upscale ground floor retail ceiling height requires an 18 inch deviation from the 30 foot maximum building height.

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

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

The Ordinance emphasizes the following goals in the Core Downtown Waterfront district:

- a. Promoting a mix of shops, restaurants and professional services.
- b. Commercial services as a primary function.
- c. Residential services as a secondary function.
- d. Creating an attractive pedestrian environment.

Applicant seeks to construct a new building with upscale, high quality commercial and lodging space. The Ordinance seeks to promote visually attractive, high quality buildings which better serve the economic engine of the tourist economy. In short, better downtown structures bring more tourism dollars to the community. The 18-inch height variance serves this purpose because it allows the creation of better, higher quality commercial and lodging space within the district. Further, the proposal calls for the creation of two new parking spaces and will not excessively increase the burden on downtown overnight parking.

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

The following components of the comprehensive plan are relevant to this request:

- a. The plan seeks to preserve and enhance views of Lake Superior and the Harbor. The request for an extra 18 inches will not impair the harbor view from any property that does not currently have a harbor view.
- b. The plan seeks to foster a core downtown shopping and entertainment area and prefers upgraded storefronts, and infill of underutilized areas. The vacant lot is currently underutilized. As above, the variance allows higher quality space to supplement the downtown core businesses.

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

The Ordinance permits three story buildings provided that they do not exceed 30 feet in height. A request for a small deviation from the maximum height is reasonable.

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

Two circumstances unique to this property lead to this request:

- a. The lot is unusually small. 211 W. Wisconsin Street is one of the smallest undeveloped vacant lots in the zoning district.
- b. The adjoining property owners have built up to the lot line. The construction of the adjacent buildings makes the use of a common wall impractical. Building up to the walls creates a hardship for the neighbors and raises the potential for future maintenance and moisture intrusion issues.

Taken together, the result is a property with a very little developable surface area.

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

The Downtown Waterfront District permits 30-foot three story mixed use buildings. The adjacent Harbor Inn is a two story building with a peaked roof, near the 30-foot maximum. To the casual observer, a 30-foot three story building and a 31.5-foot three story building are indistinguishable. An extra 18 inches of building height will not alter the character of the locality.

Dated: 9/6/18	Applicant(s) signature(s): 
	Owner (if other than applicant)
	Owner (if other than applicant)

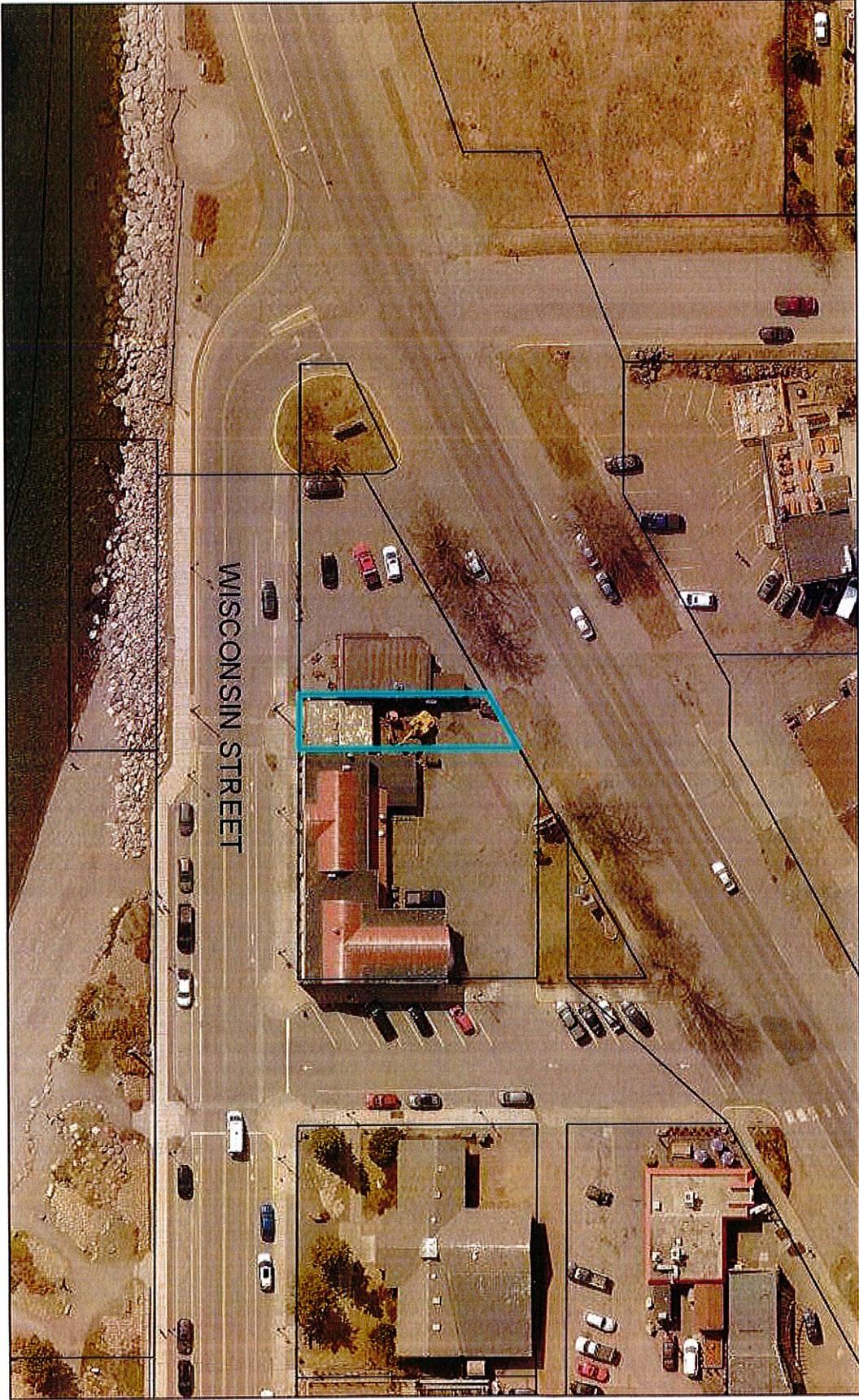
This application will be processed only if it is fully completed and is accompanied by a site sketch and the proper fees.

(Do Not Write Below This Line)

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

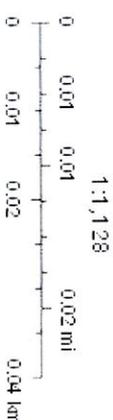
On Behalf of the City of Grand Marais

Cook County Tax Parcel Finder App



9/19/2018, 9:40:47 AM

 Tax Parcels



Source of Original Data: Esri, DeLorme, Esri, HERE, Garmin, NAVTEQ, etc.

Cook County, WI
Cook County, WI

Berner Properties, Inc.

September 4, 2018

Honorable Mayor Jay Arrowsmith-DeCoux
PO Box 600
Grand Marais, MN 55604

RE: Variance Request for 211 Wisconsin Street, Grand Marais

Dear Honorable Mayor Arrowsmith-DeCoux:

My name is David Berner. I would like to take this opportunity to provide you information regarding my desire to obtain an 18 inch height variance for a new proposed building located at 211 Wisconsin Street in Grand Marais between Java Moose and Harbor Inn. I thought it would be important and beneficial for you, other council members and several others in Planning & Zoning to have an opportunity to understand some of the background data prior to the hearing. Additionally, I would welcome the opportunity to meet individually with you, council members or anyone in Planning & Zoning prior to the variance hearing to discuss any concerns or answer any questions. I will be in Grand Marais from September 5th-19th and September 26th through October 3rd.

I thought it would be helpful to provide you with a little background on myself and our family roots in Grand Marais. My great great grandfather August Johnson and great great grandmother Steina Johnson came to Grand Marais in the late 1800's and are buried in the Mable Hill Cemetery. August had two sons, Charlie Johnson and Van Johnson (my great grandfather) both who were raised in Grand Marais. Both Van and Charlie were very involved in Grand Marais and Cook County business throughout their lifetime and held various local government posts. Charlie had a son by the name of Lloyd Johnson who built the Johnson Heritage Post in Grand Marais and created a foundation that continues to provide exceptional assistance for great causes along the North Shore and Grand Marais. My grandfather Bev Johnson was a county commissioner and ran a real estate company, Ogema Land & Abstract in Grand Marais for over 50 years. My mother was born and raised in Grand Marais. I have been coming back and forth to Grand Marais since a young child to enjoy the wonderful attributes of the North Shore and Gunflint Trail. I own other property up in the Gunflint Trail area and our family continues to own property in Cook County. Our family has always been good stewards of the land in Cook County for many generations.

The property for consideration of the variance request originally had a small office which was recently demolished. This property was owned by my great grandfather, then my grandfather, then my aunt and uncle. A little over a year ago I bought the building from my aunt and uncle. The building was in very bad shape and had very limited functionality because of its tiny size and a structural wall that ran across the middle of the building that could not be altered. Given this, I thought it would be wonderful if I could

**550 NORTH REO STREET * SUITE 104 * TAMPA, FLORIDA 33609
(813) 875-LAND (5263) * FAX (813) 875-7707**

build a new building that would be a great asset to the Grand Marais downtown core given its iconic location on the Harbor.

The original plan was to design and build an exceptional looking two story structure with retail space on the ground level with very nice lodging space on the second floor level and a rooftop deck.

The second floor was to be designed for two separate upscale lodging units that could function as one seamless 2 bedroom 2 ½ bath unit should a family or two couples desire to have one very nice unit. The guest room unit was to be designed to be rented as a separate lockout one bedroom and one bath unit with a small deck looking back toward the Sawtooth Mountains but with no harbor view due to the constraining width of the property. This unit would function more or less as a very nice upscale hotel suite. The second unit would function as an upscale 1,000 +/- square feet one bedroom one bath unit with a full kitchen, family room and fire place with a beautiful view of the harbor.

I hired an architect to start working on the design of the building and after a couple of months the architect was able to accomplish our goals in terms of the design and layout described above by designing the building right up to the property line because there are no side setback requirements in the city which is very common in urban cores where often buildings are connected by a common brick or concrete wall.

This was an exceptional plan but I had a couple of overriding concerns regarding potential issues this might create for the existing buildings of my contiguous neighbors, Java Moose and Harbor Inn. One of those overriding concerns was the potential for significant and costly moisture problems that could possibly occur in the future within the building structures of Java Moose and Harbor Inn due to not having a common wall between the new building and the Java Moose and Harbor Inn buildings. Building to the property line would leave a small gap between buildings which could be very problematic in terms of moisture, especially with some of the old cinder block materials and mortar joints used to construct Java Moose and Harbor Inn. If all three buildings had been previously built in the past with a common brick or concrete wall structure where the common wall could have been left in place this would have eliminated any moisture concerns because there would not be a small gap between the buildings where moisture can build up due to snow and extreme weather conditions that can occur in Grand Marais.

The Java Moose building is built right up to the property line and Harbor Inn is less than a foot from the property line on the south end of their building and just over a foot on the north end of their building. Another potential concern was if I were to build to the property line and put concrete footers in for added structural integrity, which is common place, instead of a floating slab for the new building, the structural integrity of the Java Moose and Harbor Inn could be undermined if the soils from underneath their floating slabs were to cave in while digging the footer trenches along our property line.

Given my concerns, I asked for assistance and guidance from one of the most respected local builders in Grand Marais that most people in Grand Marais know (Glen Peterson) and from a very well respected structural engineer out of Duluth to collaborate with my architect. From this collaboration it was determined the best approach to eliminate any potential future moisture concerns, was to reduce the width of the building by four feet. This would also provide a small walkway area between the buildings for future exterior maintenance. Additionally, this would allow for a shallow concrete footer to be installed which would add to the structural integrity of the building.

Unfortunately, in reducing the width of the building four feet, you lose the second lockout lodging unit which is so critical to the overall project. The only way to save the second lodging unit would be to put it

on another level making the structure three stories instead of two stories. This lodging unit would be on the northern half of the building leaving the rooftop deck on the southern part of the building above the second story roof. There would be a walkway along the outside of the third floor lodging unit leading to an outdoor deck in front of the unit so patrons on the second floor could have access to it as well as the tenant on the first floor for occasional private functions. If we have an opportunity to meet prior to the variance meeting I will be able to show you the actual impact of losing a second bedroom as originally planned on the second floor.

The height and variance request is not only due to economic and functional conditions, it is because of practical difficulties involving the width of the building and concern for my neighbors as mentioned above. The standard height for new retail space in today's marketplace is 14' to the bottom of the joist. I have reduced this down to 9' 6". The standard ceiling height for upscale residential lodging space is 9'. The proposed ceiling height design on the second floor is 9' but we reduced the ceiling height of the third floor unit from 9' to 8' 6" to minimize the variance request. The retail space ceiling height is significantly lower than what is desired in today's market place by most retail tenants, but I am hoping the exceptional location and view of the harbor will overcome the inferior height. Adding new retail space that could hopefully benefit the art community is my strongest desire if the demand is there. The new building design would require an 18 inch height variance. In an effort to study any potential visual impact from the requested variance to increase the height 18 inches, I drew a line of site from north to south from above Highway 61 and had pictures taken to see what the line of site looked like from above the highway as far north as Second Street (see enclosed pictures). There is a significant amount of vegetation obstruction throughout the entire line of site which shows no impact of views from the new building.

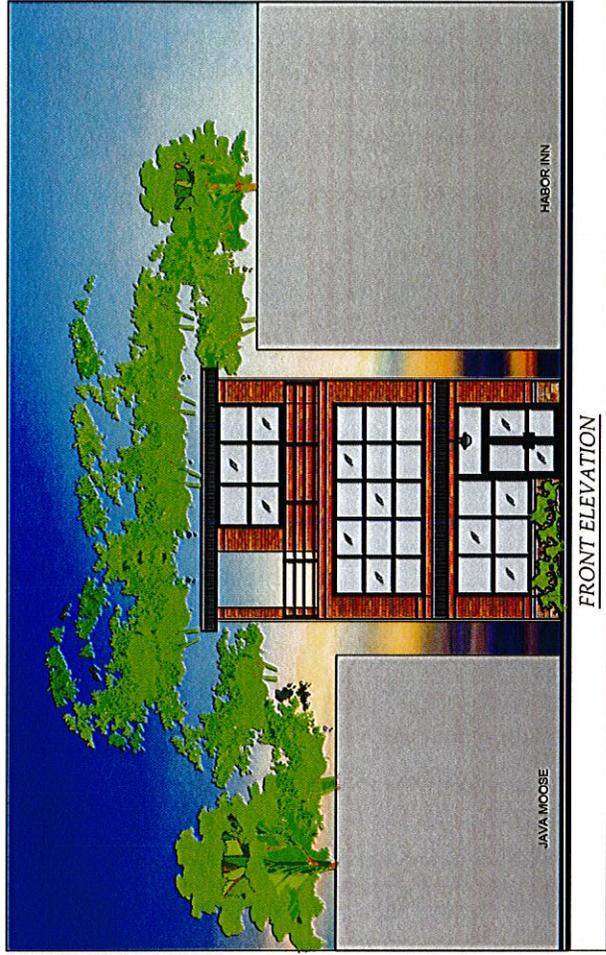
In closing I would like to thank you for taking the time to read through this information as you consider the variance that I have applied for. Additionally, I would like the community and city council to know that I truly have spent a significant amount of time and effort to design a building that I believe would be a great asset and addition to the downtown core while prioritizing my concern for Java Moose and Harbor Inn. I hope you will consider approval for this variance request to allow for the 18 inch height variance.

Sincerely,

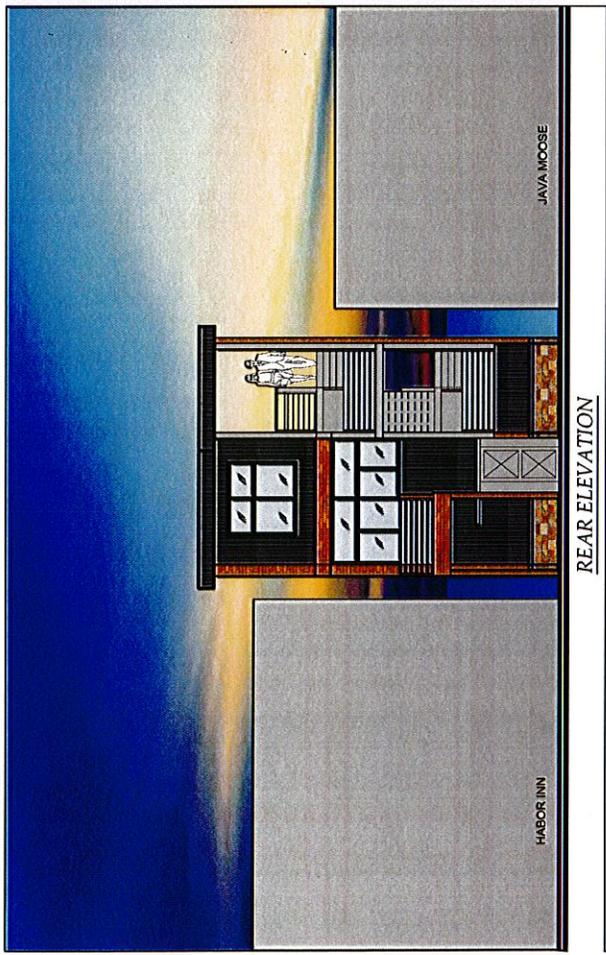
David Berner

Enclosures

Cc: Jonathan Steckelberg
Tim Kennedy
Anton Moody
Kelly Swearingen
Todd Miller
Stacey Hawkin



FRONT ELEVATION



REAR ELEVATION

ELEVATIONS OMEGA OFFICE
 GRAND MARAIS, MN.



MIMAR
 ARCHITECTURE DESIGN, INC.

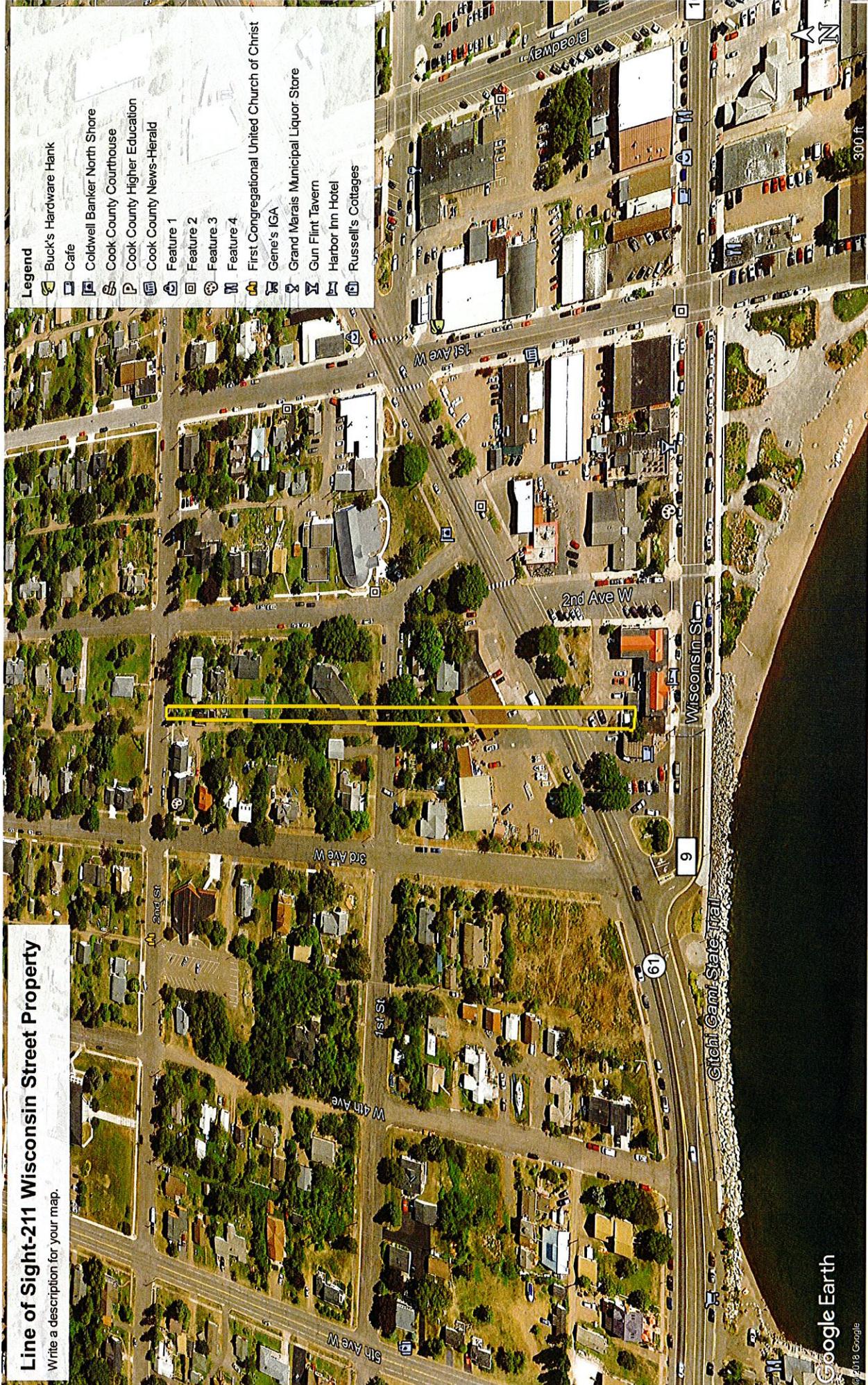
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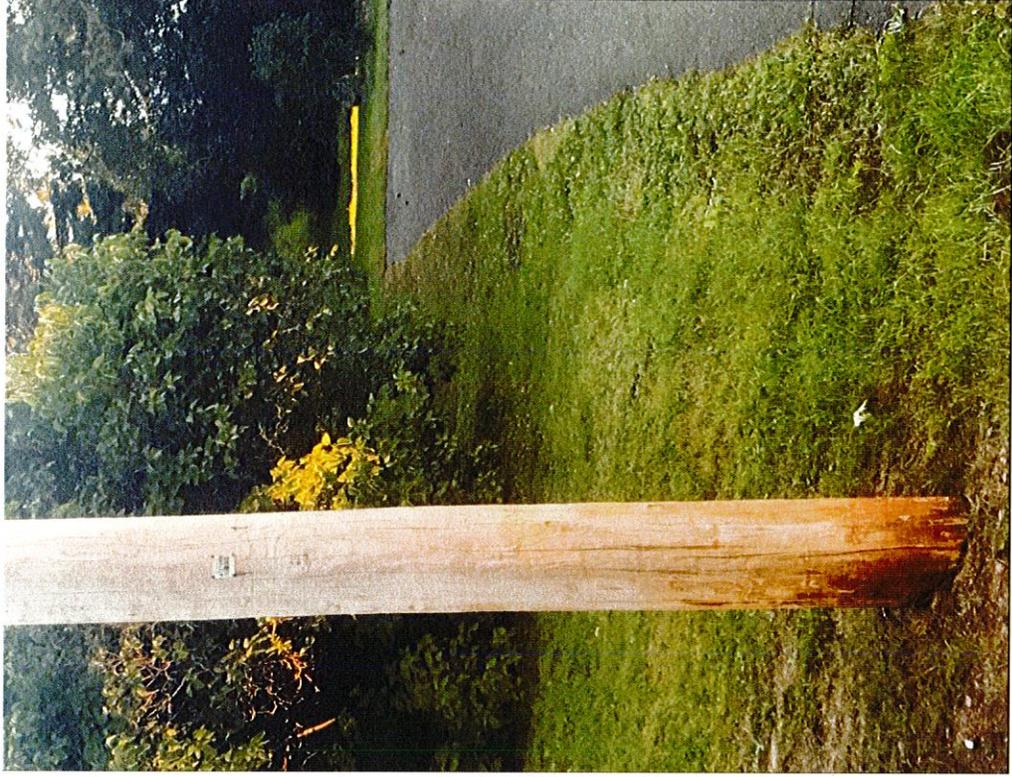
Line of Sight-211 Wisconsin Street Property

Write a description for your map.

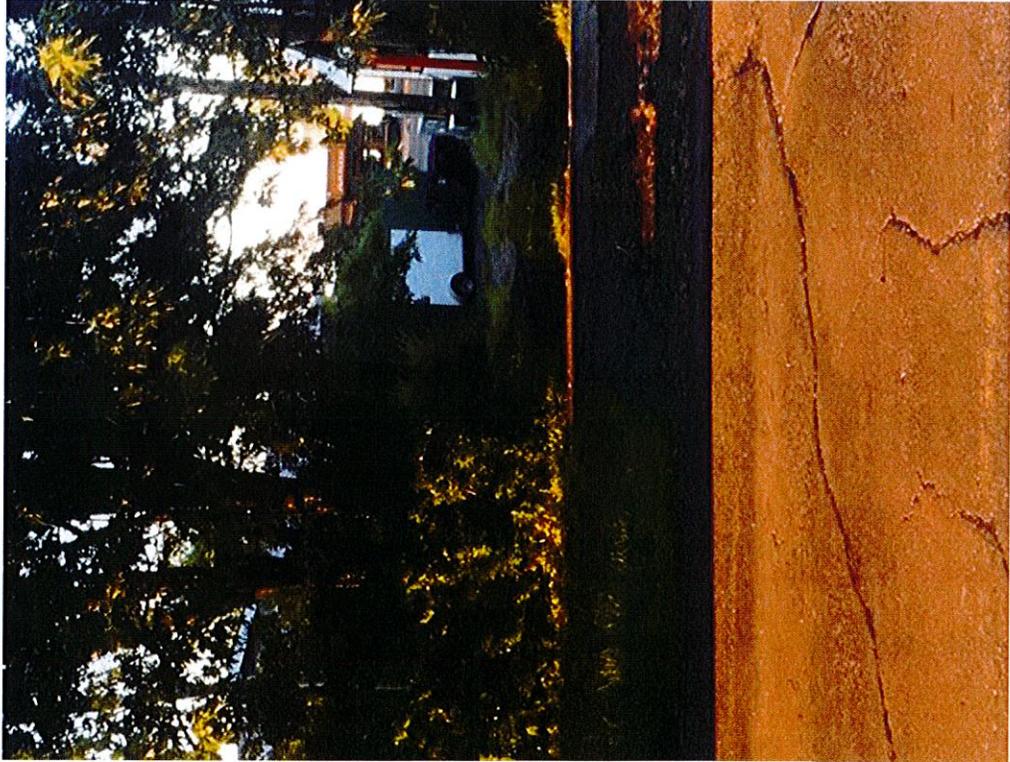
Legend

- Buck's Hardware -Hank
- Cafe
- Coldwell Banker North Shore
- Cook County Courthouse
- Cook County Higher Education
- Cook County News-Herald
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- First Congregational United Church of Christ
- Gene's IGA
- Grand Marais Municipal Liquor Store
- Gun Flint Tavern
- Harbor Inn Hotel
- Russell's Cottages





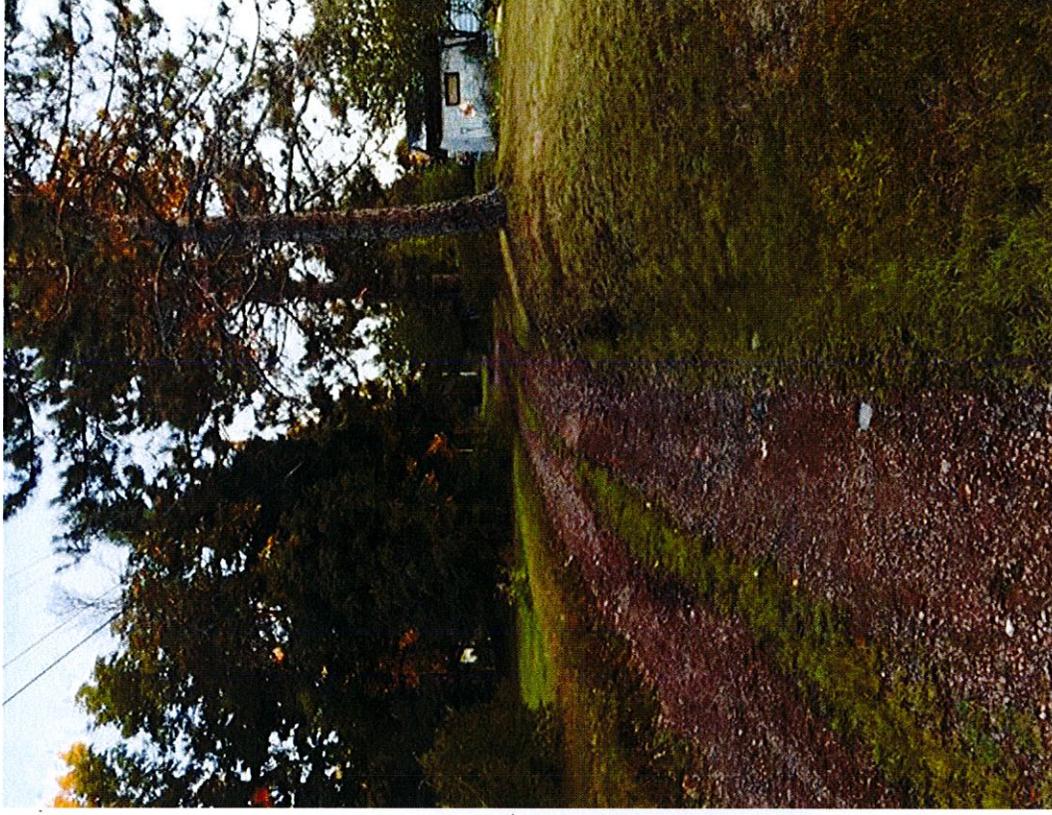
1ST STREET LINE OF SIGHT LOOKING NORTH



1ST STREET LINE OF SIGHT LOOKING SOUTH



2ND STREET LINE OF SIGHT LOOKING SOUTH



2ND STREET LINE OF SIGHT LOOKING NORTH

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: September 27, 2018
SUBJECT: Lodging in DW Zone, Continued

The City Council passed Ordinance 2018-02, which changed first floor lodging uses in the DW zone from permitted to conditional uses. During their consideration, they expressed concern that the changes may not fully address the issue that was being considered. This position falls in line with the Planning Commission discussion that there are other issues to be addressed in the DW zone related to the conversation about lodging.

Time is set aside on this meeting agenda to revisit the conversation about DW zoning and determine how the commission would like to proceed.

	Telling	Asking	Discussing	Deciding
	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To partner with the public in the development of alternatives and the identification of the preferred solution, to ensure that public concerns and aspirations are consistently understood and considered.	To place final decision making in the hands of the public.
Historical Sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zoning Change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Consent (Mndot Highway 61 Project) March 28Th	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ordinance Change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Projects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Appointments To Boards And Commisions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Budget	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditional Use Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Designate Depositories Of City Funds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Plans (Plans) Eg Stormwater Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property For Sale	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Re-Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Vacation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Permit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disruption Of Utilities For Repair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Agenda Items	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Board Oppening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Capitol Improvement Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Council Packets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Council Updates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Election	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Opening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Event Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Formation Of New Commitee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting Agendas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minutes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Board Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notice Of Filing For Election	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning/Zoning Packets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning/Zoning Specific Issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Meetings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zone Info	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work Session	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property For Lease	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Hearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Puc Packets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Request	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resignation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rfp Rfq	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schedule Of Commision Meetings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Closure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Outage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Rate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Board Applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Closed Meeting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Correspondence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Funding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peddler Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sale Of Goods (Liquor, Wood, Etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sale Of Services (Docks, Rv Sites, Etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Request For Memorial Bench/Plaque	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Guest Services At The Rec Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social Media Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>