

AGENDA  
GRAND MARAIS PLANNING COMMISSION  
February 6, 2019, 4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

Creechville Rezone RC to R-1

F. OLD BUSINESS

-Housing Project Scope of Work

G. NEW BUSINESS

ADJOURN

*Planning Commission  
Minutes  
December 5, 2018*

Meeting was called to order by Chair Tim Kennedy at 4:01 p.m.

Members present: Tim Kennedy, Stacey Hawkins, Todd Miller, Hal Greenwood, and Michael Garry

Absent:

Staff Present: Mike Roth, Patrick Knight, and Haden Hinchman

Others Present: Todd Smith and Bob Thompson

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

**Motion by Garry, seconded by Hawkins to approve the minutes of the November 7, 2018 meeting with a grammatical correction. Approved unanimously.**

Todd Smith and Bob Thompson presented the changes to assessment classification of vacation rental properties in the county. Selecting the appropriate tax classification is complex. The State has not provided guidance on which classification to use, and none of them are a perfect fit. The County will classify based on the number of days a property is used commercially. They also discussed the County possibility of creating a permit for vacation rentals.

The Commission discussed the city piggybacking on a vacation rental permit to keep better records of where they are and who is running them. After the County has their permit ordinance in place, the Commission will consider similar language.

There being no further business, the meeting adjourned at 5:22 p.m.

# City of Grand Marais

## MEMO

TO: Grand Marais Planning Commissioners  
FROM: Mike Roth  
DATE: February 1, 2019  
SUBJECT: Creechville Rezoning Proposal

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**Request:** The Planning Commission is considering rezoning property from RC Recreation Commercial to R-1 Permanent Residential in Creechville lying East of 5<sup>th</sup> Avenue W.

**Location of Property:** All that property in Section 17 lying North of the Gunflint Trail and East of 5<sup>th</sup> Avenue west.

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

1. **The proposed zoning shall be consistent with the comprehensive land use plan adopted by the city.**
2. **A mistake has been made in the original zoning which was inconsistent with the comprehensive or land use plan which should now be corrected along with the zoning; or substantial changes have occurred in the community since the adoption of the comprehensive or land use plan, which should result in the plan(s) and the zoning being amended.**
3. **There shall exist a clear public need for a benefit from additional zoning of the type proposed which shall be above and beyond any benefit or convenience to the land owners.**
4. **Beyond a public need being evident, there shall be a showing that the public interest would be best served by rezoning the property in question rather than other property in the community.**
5. **In the case of down zoning, which is the changing of a zone district from a higher or more intensive use to a lower or less intensive use, the proposed zoning shall allow the property owner a reasonable use of his property under the terms of this ordinance, as well as serve the public interest.**



January 14, 2019

**Attention Landowner:**

The City recently found that those properties adjacent to 5<sup>th</sup> Avenue above the Gunflint Trail are zoned RC Recreation Commercial. This zoning classification is used on the Old Ski Hill property, and does not allow residential uses. The City believes this zoning was made in error, and will be conducting a hearing to consider changing the zoning to R-1 Permanent Residential at their meeting on February 6, 2019, at 4:00 p.m. in the City Council Chambers.



If you have any questions or concerns, please contact City Hall at 387-1848 prior to the hearing. You are invited to attend the hearing and make statements in support or opposition to the plan.

Mike Roth  
City Administrator

NOTICE OF PUBLIC HEARING  
GRAND MARAIS PLANNING COMMISSION  
GRAND MARAIS CITY HALL

The Grand Marais Planning Commission will hold a public hearing on **Wednesday, February 6, 2018**, at 4:00 p.m. in the City Council Chambers of City Hall to consider the following:

1. A proposal to rezone That Part of Section 17 Lying East of 5<sup>th</sup> Ave W and currently zoned RC Recreation Commercial to R-1 permanent residential.

All persons interested in appearing at this hearing in support or opposition to these proposals may appear and will be heard. Written statements may be submitted in lieu of attending this meeting. A quorum of the City Council may be present, but no official city business will be conducted.

Michael J. Roth  
Zoning Administrator

# City of Grand Marais

## MEMO

TO: Grand Marais Planning Commissioners  
FROM: Mike Roth  
DATE: February 1, 2019  
SUBJECT: Housing Regulation Project

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One of the priorities identified in the comprehensive plan process is housing. The Planning Commission and City Council have discussed studying the issue and coming up with appropriate responses. Attached is a draft scope of work that describes a project to give us direction in making regulation changes to help address our housing issues. The commission can discuss the draft, identify a schedule and resources to implement the project.

# **Grand Marais Housing Project**

## **Scope of Work**

February 2019

### Initial Data Collection

1. Housing Inventory and Maps

-Number, type, lot size, residential/non, vacation rental, seasonal, vacant building, vacant land, utilities, parking

2. Ordinance Review

-identify regulations related to housing construction, improvement

3. Housing Solution Search

-gather innovative housing projects or regulations in other communities

### Workshop

1. Identify participants

2. Brainstorm possible housing solutions

3. Identify favored ideas and barriers to success

4. Select barriers to address