

AGENDA  
GRAND MARAIS PLANNING COMMISSION  
October 6, 2021, 4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-None

F. NEW BUSINESS

-None

G. OLD BUSINESS

-Residential Use in C/I Zone—Discussion

-Commercial Setback From Residential—Discussion

ADJOURN

**Planning Commission Minutes  
August 4, 2021**

The meeting was called to order by Commissioner Garry at 4:00 p.m.

Members present: Stacey Hawkins, Ben Peters, and Michael Garry  
Absent:  
Staff Present: Patrick Knight  
Others Present:

**Motion by Hawkins, seconded by Peters to adopt the agenda.**

**Motion by Peters, seconded by Hawkins to approve the August 4th, 2021 minutes.  
Approved unanimously.**

George Wilkes is requesting a variance to construct an addition on the North side of his property in the DW Core Downtown Waterfront zone, the Angry Trout Café, within the required 40' setback from the vegetation line of Lake Superior  
No public comments were submitted.

The Commission adopted the following findings:

- 1. The variance is in harmony with the purpose and intent of the ordinance.**  
The proposed addition facilitates year-round operation of the restaurant, meeting the needs of tourists and residents.
- 2. The variance is consistent with the comprehensive plan.**  
The addition provides economic opportunity for residents and respects the needs and desires of residents.
- 3. The proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.**  
The proposed setback for the addition is reasonable based on the setback of the existing structure.
- 4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.**  
The location of the existing structure within the required setback affects the proposed addition location.
- 5. The variance, if granted, will not alter the essential character of the locality.** The impact on surrounding properties is negligible.

Motion by Hawkins, seconded by Peters to recommend approval to the City Council of the Wilkes' variance request. Approved unanimously.

Commissioner Garry expressed interest in researching how other communities handle the intersection of residential and commercial industrial districts.

Commissioner Peters suggested that the commission look into expanding utility services to platted properties on the west side of Grand Marais.

Commissioner Garry requested that the council receive the planning commission packets by the Friday before a meeting and that they receive advance notice of variance or conditional use hearings.

The meeting was adjourned at 4:17 p.m.

# City of Grand Marais

## MEMO

TO: Grand Marais Planning Commissioners  
FROM: Mike Roth  
DATE: October 1, 2021  
SUBJECT: Discussion of Recurring Issues

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Two related items have been brought up at multiple previous meetings that we will discuss at the meeting.

1. Residential Use in C/I Zone. There are a number of locations currently zoned commercial, particularly C/I Service Commercial Industrial, that are underdeveloped and have been targeted as potential locations for housing. At the meeting, we will review the [zoning map](#), review the allowed uses in the C/I Zone, and talk about what locations may be suitable for residential development.
2. Commercial Setback from Residential Property. The 50' setback for commercial uses from residentially zoned property has caused some frustration and/or confusion at multiple meetings this year. At the meeting we will discuss the purpose of the setback, review rules from other cities, and talk about potential alternate strategies or modification we may want to make.