

AGENDA  
GRAND MARAIS PLANNING COMMISSION  
November 10, 2020, 4:00 P.M.

REMOTE PARTICIPATION

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-Conlan Variance

-Ordinance 2020-03 BDA Zoning Purpose Statement

F. NEW BUSINESS

-None

G. OLD BUSINESS

-None

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.”

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## 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

## MEMO

TO: Grand Marais Planning Commissioners  
FROM: Mike Roth  
DATE: November 5, 2020  
SUBJECT: Conlan Variance Request

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**Request:** Maria and Matt Conlan are requesting a variance from the minimum front yard setback requirement to construct a roofed shelter over an existing deck 8' from the front lot line on a lot in the R-1 Permanent Residential zone. This Variance would allow the 8' setback rather than the required 25'. The shelter is a grant supported project to enhance an existing day care.

**Location of Property:** Lots 25-26, Block 42, Village Plat. 420 1<sup>st</sup> Ave W.

**Condition of Property:** This corner lot on 1<sup>st</sup> Ave W and County Road 7 is zoned R-1 Permanent Residential. There is an existing single family home with a day care. Neighboring properties include single-family homes, churches, schools, and the community center.

**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:**

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**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:**

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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.
9. Sensitive orientation, spacing, placement and appearance of all new structures will be encouraged to seek compatibility with natural topography and vegetation.
10. Low intensity residential and recreational uses are preferred.

Pd 200  
10/28



City of Grand Marais  
Application for Variance

Name of Applicant:	Maria Conlan
Mailing Address:	130 Fall River Road Grand Marais MN 55604
Property Address:	420 1st West Ave Grand Marais mn 55604
Legal Description:	

Applicant is:  Owner     Buyer     Agent     Other (explain)

Current use of property:	Home / Home Daycare
Intended use of property:	Home / Home Daycare
Use and Character of surrounding property:	Surrounding properties - residential / Commercial
Section of Ordinance from which variance is requested:	residential
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>	To Close to property lines ?

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 roof addition will be used for a in home daycare to help kids stay outside longer in colder / Rainy weather during the covid ~~lock~~ The roof will be going over the deck. It will also help kids stay out longer even after the covid is over. Hopefully soon. The daycare kids love being outside & this roof will really help this happen.

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

The roof line will be following the existing house roof line. It will be adding 18' south to the house. This is an open roof plan it is being built/asking to be added to help keep kids out longer in our colder climate.

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

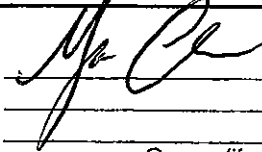
The roof is to be used for the well being of day care kids & families. ~~It will not be~~ unless guide lines from the Code changes it will not be enclosed. It is only being used as a shelter type area.

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

The house was built in the ~~the~~ late 1950's - early 1960's and was built close to the property line. I am assuming it was grandfathered in.

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

This will not change any sight lines or obstruct any neighbors view. It will stay within the existing lines of the house along the property line.

Dated:	Applicant(s) signature(s):
Oct 28 - 2020	 _____ Owner (if other than applicant) _____ Owner (if other than applicant)

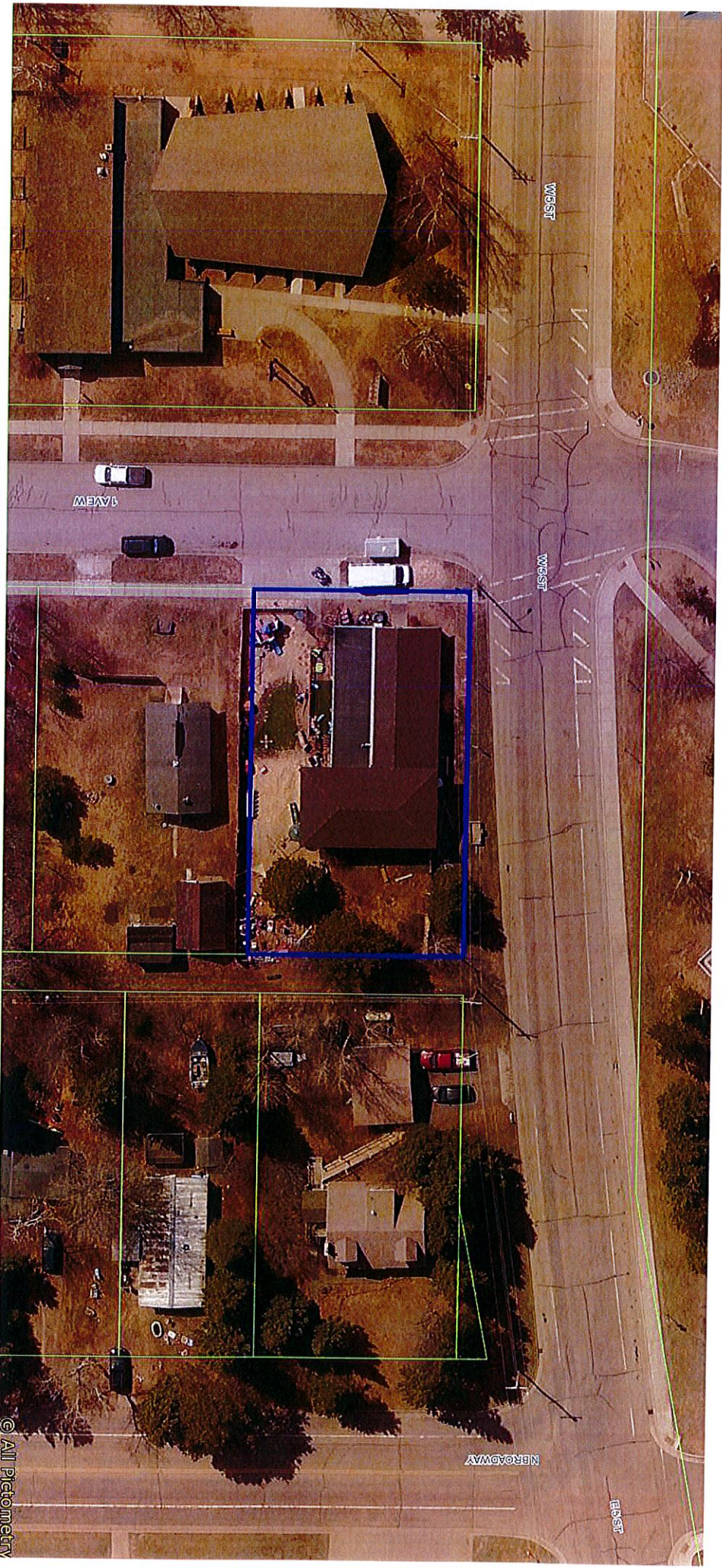
*This application will be processed only if it is fully completed and is accompanied by a site sketch and the proper fees.*

(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

# 420 1st Ave W



© All Pictometry





**CITY OF GRAND MARAIS  
LAND USE PERMIT APPLICATION**

# 125.00  
pd 10/19

Application Number:

**A. GENERAL INFORMATION**

Owner(s) Name(s): (Last, First, M.I.) <b>Conlan Matt D.</b>		Building Contractor's Name and License Number: <b>Steven L Ducas BC726799</b>	
Mailing Address: <b>420 1st Ave W, Grand Marais</b>		Street Address of Subject Property: <b>420 1st Ave W, Grand Marais</b>	
Daytime Telephone Number: <b>(218) 370 1779</b>	Evening Telephone Number: <b>(218) 248 9985</b>	Access to property: <b>1st Ave W</b>	

MN  
55604

**B. PROPERTY DESCRIPTION**

LEGAL DESCRIPTION: Lot(s) 25-26; Block 42; Plat Name: Village Plat

OR:

In Government Lot \_\_\_\_\_, or \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4; Section: 21; Township: 61; Range: 1E east(west) of the 4th P.M.

Zone District: \_\_\_\_\_ Highway / Road / Street: 1st Ave W

Parcel Identification Number: 80-142-0250

**C. PROJECT INFORMATION**

<b>1. Type of Project</b> A. <input type="checkbox"/> New Building B. <input type="checkbox"/> Addition C. <input type="checkbox"/> Relocation D. <input type="checkbox"/> Foundation Only E. <input type="checkbox"/> Fence F. <input checked="" type="checkbox"/> Other (specify) <u>Covered / Open Porch</u>	<b>2. Proposed Use:</b> A. <input type="checkbox"/> Single Family B. <input type="checkbox"/> Multiple Family C. <input type="checkbox"/> Public D. <input type="checkbox"/> Commercial E. <input type="checkbox"/> Industrial F. <input type="checkbox"/> Other (specify)	<b>3. Lot Dimension Data</b> A. Area in squared feet or acres: <u>0.24</u> B. Lot width at building line: _____ ft C. Lot depth: _____ ft D. Lake/Stream setback: _____ ft E. Vegetation setback: _____ ft F. Road setback: _____ ft G. Right of way setback: _____ ft H. Side lot setback: _____ ft I. Rear lot line setback: _____ ft
		<b>4. Lake/Stream Name:</b> _____ <b>5. Lake/Stream I.D. Number:</b> _____ <b>6. If the building site is substandard under the current zoning ordinance, do you claim that the lot is "grandfathered" in?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____
		<b>8. Sewage Disposal:</b> A. <input checked="" type="checkbox"/> Public C. <input type="checkbox"/> Holding Tank B. <input type="checkbox"/> Drainfield D. <input type="checkbox"/> Alternative System
		<b>9. Water Supply:</b> A. <input checked="" type="checkbox"/> Public B. <input type="checkbox"/> Private Well

**D. STRUCTURE DATA**

<p><b>1. Structure Dimensions:</b></p> <p>A. Length: _____ ft</p> <p>B. Width: _____ ft</p> <p>C. Area:</p> <p>Basement: _____ ft</p> <p>First Floor: _____ ft</p> <p>Second Floor: _____ ft</p> <p>Total Area: <u>972</u> ft</p>	<p><b>2. Type of Construction:</b></p> <p><input checked="" type="checkbox"/> Wood Frame      <input type="checkbox"/> Pole Building</p> <p><input type="checkbox"/> Masonry            <input type="checkbox"/> On-site Prefab</p> <p><input type="checkbox"/> Metal                <input type="checkbox"/> Off-site Prefab</p> <p><input type="checkbox"/> Log                    <input type="checkbox"/> Other (specify) _____</p>
<p><b>3. Documents Attached</b></p> <p><input checked="" type="checkbox"/> Sketch Plan      <input type="checkbox"/> Lot Survey</p> <p><input type="checkbox"/> Elevation View    <input type="checkbox"/> Other (specify) _____</p> <p><input type="checkbox"/> Plan View</p>	<p><b>4. Maximum Building Height:</b> _____</p> <p><b>5. Cost of Improvements:</b> _____</p>

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

*[Handwritten Signature]*

10-10-2020

Signature of applicant(s)

Date

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

**General Checklist**

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

**Water Resource Checklist**

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

DO NOT WRITE BELOW THIS LINE

<p>I hereby certify that the applicant herein has applied and paid for all permits required by the Grand Marais Public Utilities Commission in connection with the project described herein.</p>	<p>Fee of \$ _____ Paid</p>
<p>BY: _____ Signature of Director of Public Works, City of Grand Marais</p>	<p>Date _____</p>
<p>Remarks:</p>	

The attached Application for Permit is hereby:       Approved       Denied

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

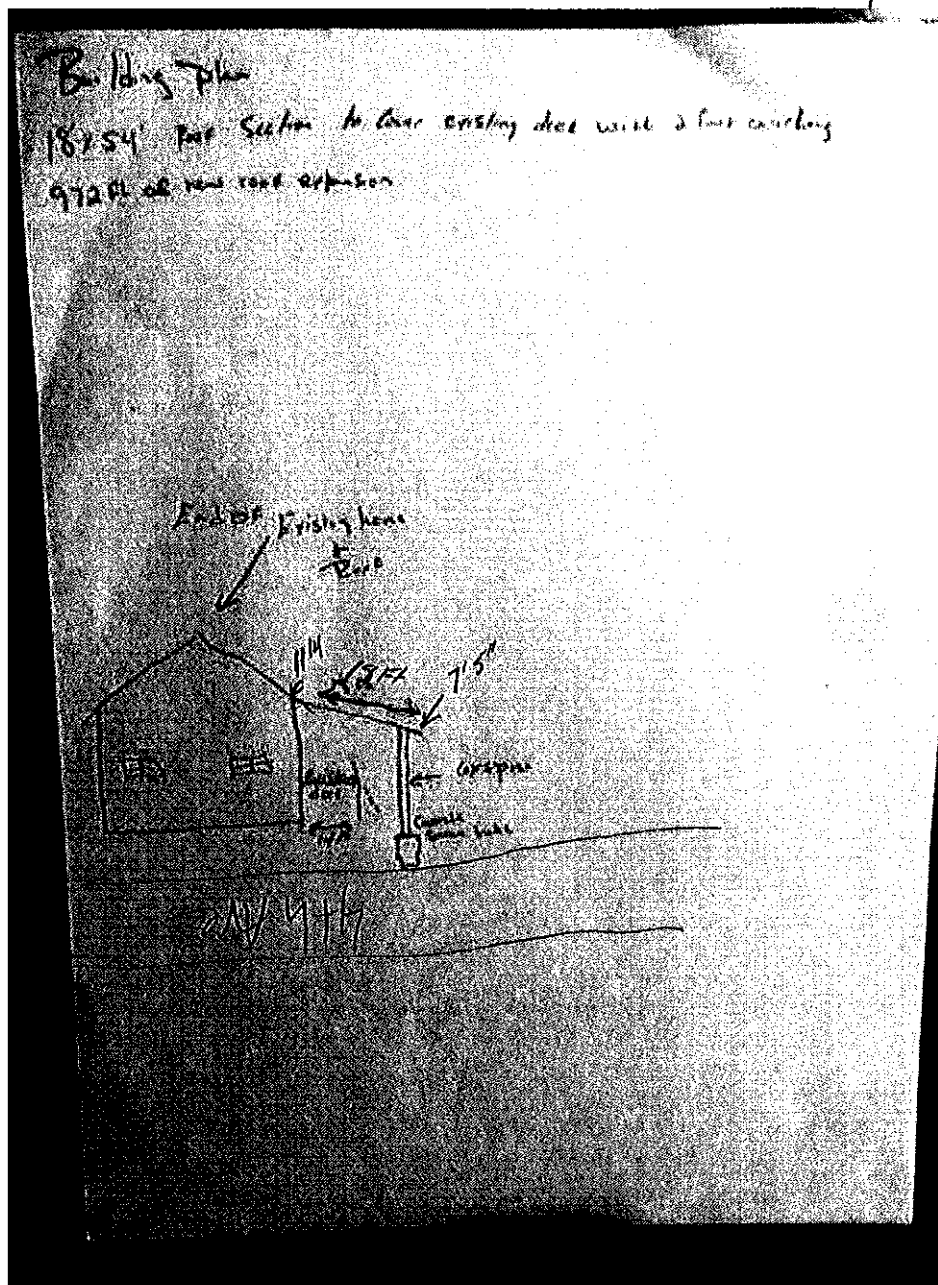
BY: \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Zoning Administrator, City of Grand Marais

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

\$20,000 cost of project

Silvina@timberwolffrealty.com

Steve (218) 370 1779 for questions



CITY OF GRAND MARAIS, MINNESOTA  
CITY COUNCIL RESOLUTION 2020-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND MARAIS,  
MINNESOTA APPROVING THE REQUEST FOR A VARIANCE FOR MATT CONLAN  
FROM THE MINIMUM FRONT YARD SETBACK REQUIREMENT

WHEREAS, the applicants, Maria and Matt Conlan, seek a variance from the minimum front yard setback requirement to construct a roofed shelter over an existing deck 8' from the front lot line on a lot in the R-1 Permanent Residential zone; and,

WHEREAS, the Planning Commission conducted a public hearing on November 10, 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 November 10, 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     **The variance is in harmony with the purpose and intent of the ordinance.**

Finding #1     The roof shelter is an allowed use in the R-1 Permanent Residential zone.

Criteria #2     **The variance is consistent with the comprehensive plan.**

Finding #2     The roof shelter will contribute to a healthy, safe, and attractive residential zone.

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

Finding #3     The new roof will not be closer to the property line than the existing single family home.

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

Finding #4     The existing single family home on the property was installed within the required setback prior to the adoption of the zoning ordinance.

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

Finding #5     The new roof will not significantly affect the views of any neighboring residential property.

BE IT FURTHER RESOLVED that the Variance from the minimum front yard setback requirement to construct a roofed shelter over an existing deck 8' from the front lot line is hereby approved.

Passed by the City Council of the City of Grand Marais, Minnesota this 10<sup>th</sup> day of November, 2020.

(SEAL)

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

ATTEST:

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

Exhibit A

LEGAL DESCRIPTION:

Lots 25-26, Block 42, Village Plat

# City of Grand Marais

## MEMO

TO: Grand Marais Planning Commissioners  
FROM: Mike Roth  
DATE: November 5, 2020  
SUBJECT: Council Request to Amend BDA Zoning Purpose Statement

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At their meeting in October to consider amending the zoning ordinance to allow services as a permitted use in the BDA, the City Council recognized that the current purpose statement of the BDA zone does not reflect the current philosophy of the EDA in managing the business park. The Council requested the Planning Commission consider a proposed amended purpose statement before the end of the year. Attached is a draft ordinance for consideration that would amend the purpose statement for the BDA zone. This change would be based in part on a discussion of the EDA board at their last meeting and in part on City and EDA staff knowledge of the existing use of the Park.

Notice of the proposed amendment has been published in the newspaper and mailed to affected property owners. At your meeting, we will hold a public hearing to consider any public comments, and for the Commission to consider the ordinance.

**ORDINANCE NO. 2020-04**

**AN ORDINANCE OF THE CITY OF GRAND MARAIS, MINNESOTA, AMENDING GRAND MARAIS ZONING BUSINESS DEVELOPMENT AREA ZONE PURPOSE STATEMENT**

**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):**

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:

**19.12 BDA BUSINESS DEVELOPMENT AREA**

**Subdivision 1. Purpose**

~~It is the purpose of the Business Development Area District to create areas suitable for development of manufacturing, warehousing, and other similar industrial uses which are either: a) uses whose operations are relatively free from objectionable influences; or b) uses whose objectionable features will be minimized or eliminated by design and/or appropriate devices. These uses should be compatible with each other and surrounding land uses.~~

The purpose of the Business Development Area District (BDA) is to enable the creation or expansion of a variety of businesses that enhance the community through job creation and retention, economic activity, property tax and utility support, and the provision of services valued by the community. The BDA is characterized by a variety of types of small businesses, including live-work space where appropriate, that benefit from the setting separated from established residential and commercial areas.

Passed by the City Council of the City of Grand Marais this \_\_\_<sup>th</sup> day of November, 2020.

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

Attest: \_\_\_\_\_  
Michael Roth  
City Administrator