

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

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-None

F. OLD BUSINESS

-Housing Implementation Plan

G. NEW BUSINESS

-None

ADJOURN

Planning Commission
Minutes
February 5, 2020

Meeting was called to order by Tim Kennedy at 4:04 p.m.

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

Absent:

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

Others Present: Jeff Miller from HKGI

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

Motion by Hawkins, seconded by Greenwood to approve the minutes of the November 6, 2019 meeting. Approved unanimously.

Mickey and Dee Brazell are requesting a conditional use permit to operate a single unit lodging facility located in an existing single family structure on a property zoned MU Commercial Residential Mixed Use located at 20 3rd Avenue W.

The Commission discussed the proposal. They acknowledged the letter received from a neighbor expressing concern about parking in the area and considered off-street parking availability on the property.

Motion by Greenwood, seconded by Garry to recommend the Council approve the Brazell Conditional Use Permit with the condition of 2 off-street parking spaces.

Ayes: Kennedy, Greenwood, Garry, and McHugh; Abstain: Hawkins

Hawkins abstained due to her relationship with the Brazells.

The Planning Commission found that:

- 1) **The use conforms to the land use or comprehensive plan of the City.**
Lodging is an allowed conditional use in the MU zone.
- 2) **The use is compatible with the existing neighborhood.**
Similar lodging already exists in the zone with short-term lodging existing to the east and west of the property.
- 3) **The use will not impeded the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district.**
This is a well-developed area of the city with residential, lodging, commercial and government uses. The structure and adequate off-street parking already exist.

- 4) **The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.**

The lodging is anticipated in the zoning purpose statement for the MU district

Jeff Miller from HKGI presented the progress his organization has made on the Grand Marais Housing study and zoning recommendations. The Commission discussed possible residential building type and form standards. The next steps are for Jeff to utilize the Planning Commission feedback to come up with representations of what recommended zoning changes would look like.

There being no further business, the meeting adjourned at 6:15 p.m.



MEMORANDUM

TO: Planning Commission
FROM: Jeff Miller, Project Manager, HKGi
DATE: February 27, 2020
SUBJECT: Residential Building Standards Agenda for March 4 PC Meeting

Overview of Meeting Agenda

Proposed Framing Statement & Guiding Principles for Housing Growth

The following “framing statement” and guiding principles are proposed for the City’s housing growth 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 housing growth framing statement, the following guiding principles are proposed:

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*

Please be prepared to share your input about the proposed framing statement and guiding principles. In particular, we would like to focus the Planning Commission’s discussion and input on guiding principle #6 which relates to identifying changes to the City’s zoning regulations.

Identifying the Size Range of Existing Residential Lots in Grand Marais

We are mapping and analyzing the following information related to existing lots and detached houses in the city. We will bring these maps and data to the meeting. The intent is to use this information related to existing residential lots to help identify new standards.

- Lot widths of existing smaller lots
- Square footage of existing houses
- Lot coverage of existing residential lots

Prioritize Zoning Standards that Will Enable Infill Housing on Existing Blocks & Lots

In order to focus on enabling additional housing development on properties where there is access to existing utilities and infrastructure, we will discuss priorities for changing zoning standards that will impact existing blocks and lots. This discussion will include a presentation and discussion of the purposes/needs for each of the priority zoning standards and the potential for reducing, eliminating, or replacing with an alternative standard. The preliminary priority standards are:

- Minimum yard setbacks – how much to reduce
 - Side
 - Street
 - Rear
- Minimum lot width – how much to reduce
- Minimum lot depth – how much to reduce
- Minimum building width - consider eliminating
- Minimum lot area – consider reducing or eliminating
- Maximum lot coverage – consider increasing or eliminating

Potential Building Design Standards

We will also discuss the purposes/needs for some potential new standards related to building form, particularly for the new housing types:

- Building entrances oriented to streets
- Articulation of building walls
- Exterior building materials

Potential Site Design Standards

We will also discuss the purposes/needs for some potential new standards related to site design, for all housing types:

- Screening of outdoor parking, trash storage, other storage areas, utility structures
- Landscaping buffers between different scale building types
- Trees in front/street yards

Looking forward to our discussion on Wednesday!