

AGENDA  
GRAND MARAIS PLANNING COMMISSION  
April 22, 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

# 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.

*Planning Commission  
Minutes  
March 4, 2020*

Meeting was called to order by Tim Kennedy at 4:00 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 McHugh to approve the proposed agenda. Approved unanimously.**

**Motion by Hawkins, seconded by Greenwood to approve the minutes of the February 5, 2020 meeting. Approved unanimously.**

Administrator Roth presented the draft framing statement for the housing study.

Commissioner McHugh mentioned that the Planning and Zoning Commission may want to recommend a change to PUC fees, especially in the case of multi unit developments.

Jeff Miller from HKGI presented the progress his organization has made on the guiding principles for zoning recommendations. The Commission discussed existing lot sizes, street setbacks, side setbacks, rear setbacks, lot width, lot depth, lot area, coverage percentage, and building width.

The Commission decided to resume their discussion at their next meeting.

There being no further business, the meeting adjourned at 6:03 p.m.



## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Jeff Miller, Project Manager, HKGi  
**DATE:** April 15, 2020  
**SUBJECT:** Residential Building Standards Discussion for April 22 PC Meeting

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### Overview of Meeting Agenda

The April 22<sup>nd</sup> PC meeting will include a discussion focused on potential standards for the remaining housing types for the Zoning Ordinance Update, including courtyard houses, tiny houses, mobile/manufactured houses, and accessory dwelling units.

All of these housing types involve multiple residential housing structures on a lot/site. While mobile/manufactured houses are an identified housing type in the current Zoning Ordinance, the other three housing types will be new housing types permitted and regulated by the Zoning Ordinance. However, it should be noted that the following regulation in the current Zoning Ordinance already supports these new housing types:

- “In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this chapter shall be met for each structure as though it were on an individual lot.” (19.14, Subdivision 2)

Courtyard house and mobile/manufactured home are principal residential uses, a tiny house can be a principal or an accessory use, and an accessory dwelling unit is an accessory use.

The purpose of the April 22<sup>nd</sup> meeting is to present potential standards for these four housing types, engage in a discussion with the PC, and identify the PC’s questions and preferences.

Following our discussion of the four new housing types, we will recap all of the housing types and the PC’s preferences.

### Courtyard Houses

Courtyard Houses are defined as a group of smaller detached houses providing multiple housing units arranged around a shared courtyard that is typically perpendicular to the street. The shared courtyard takes the place of a private rear yard and becomes an important community-enhancing element of this type.

Courtyard houses could be located on individual lots or multiple units on a single lot. Discussion is needed regarding this topic, as well as utility connections.

Potential standards are shown in the attached table.

### **Tiny Houses**

Tiny Houses are generally defined as detached single-family houses each with a total floor area of 400 sq. ft. or less, typically not including lofts, porches, and/or crawlspaces. A fixed-in-place tiny house most strongly resembles a detached single-family house: it is immobile, built on a permanent foundation with standard utility connections, and not designed to change locations. A tiny house can be built on-site or as an off-site modular house. A group of Tiny Houses can be developed as a Tiny House Village.

A Tiny House Village could be developed as individual lots or multiple units on a single lot. Discussion is needed regarding this topic, as well as utility connections.

Potential standards are shown in the attached table.

### **Mobile/Manufactured Homes**

Mobile/manufactured homes are addressed as two types of uses within the current Zoning Ordinance – an individual mobile/manufactured home and a mobile/manufactured home park.

Individual mobile/manufactured home:

- Permitted on any lot in the R-1, R-2, and RCN districts; unclear but probably also permitted in MU district and a conditional use in H61 and SC districts.
- Specific standards for manufactured homes are in 19.14, Subdivision 16, which primarily include a foundation, minimum building width (17 ft.), roof pitch and materials, and siding materials. These standards should be evaluated to determine whether they are effective for allowing individual manufactured homes in Grand Marais and need updates.
- Essentially, an individual mobile/manufactured home is a permitted use similar to a single-family detached house with the additional standards in 19.14, Subdivision 16.

Mobile/manufactured home park:

- Conditional use in the R-1 district.
- Specific standards/conditions for mobile home parks are in 19.14, Subdivision 13. These standards should be evaluated to determine whether they are effective for allowing manufactured home parks appropriate for Grand Marais and need updates.

Potential standards are shown in the attached table.

### **Accessory Dwelling Units (ADUs)**

An Accessory Dwelling Unit is defined as a self-contained dwelling unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is located within, attached to, or detached from a principal residential dwelling.

In general, ADUs are often considered by cities for the following reasons:

- Provide a housing option for family members, students, the elderly, in-home health care providers, the disabled, and others
- Provide options for smaller households (one or two person households), many of whom may want to stay within their neighborhood

- Homeowners who create ADUs benefit from added income and the presence of others on their property
- Offer a lower cost housing option within existing neighborhoods, while respecting architectural character
- Provide additional options for renters, who are live within neighborhoods rather than larger complexes

Three types of ADUs to consider allowing in Grand Marais are:

- Internal – within the principal structure, such as a converted basement or attic.
- Attached – share one or more walls with the principal structure. These are generally constructed as additions or conversions of attached garages
- Detached – these may be the conversion of an existing, detached garage, additions to a detached garage, or freestanding structures, including Tiny Houses

The current Zoning Ordinance permits accessory structures. The current standards for accessory structures should be evaluated for applicability to accessory dwelling units, e.g. 2.5 ft. side and rear yard setbacks.

Potential standards are shown in the attached table.

Looking forward to another productive discussion on this topic at Wednesday's meeting!

**Potential Standards for Housing Types**  
**Courtyard House, Tiny House, Manufactured House, Accessory Dwelling Unit**

	<b>Courtyard House Village Potential Standards</b>	<b>Tiny House Village Potential Standards</b>	<b>Mobile/Manufactured Homes Park Current Standards</b>	<b>Mobile/Manufactured Homes Park Potential Standards</b>	<b>Accessory Dwelling Unit (ADU) Potential Standards</b>
<b>Minimum Lot Width (ft.)</b>	100	75	150		N/A
<b>Minimum Lot Depth (ft.)</b>	100	100	None		N/A
<b>Minimum Lot Area (sq. ft.)</b>	10,000	7,500	5 acres overall; 5,000 sq. ft. per unit		N/A
<b>Maximum Lot Coverage (%)</b>	?	?	25% plus a minimum of 500 sq. ft. of open space per unit (can be shared)		?
<b>Street Yard Setback (ft.)</b>	25	25	15 (from internal street)		25 (current accessory structure standard)
<b>Side Yard Setback (ft.)</b>	5	2.5	10 or half the sum of the heights of the two units, whichever is greater?		2.5 (current accessory structure standard)
<b>Rear Yard Setback (ft.)</b>	25	2.5	10 or half the sum of the heights of the two units, whichever is greater?		2.5 (current accessory structure standard)
<b>Boundary Setback (ft.)</b>	None	None	50		N/A
<b>Minimum Distance Between Buildings (ft.)</b>	10	10	20 or the sum of the heights of the two units, whichever is greater		5 (current accessory structure standard)
<b>Maximum Building Height (ft.)</b>	20	1 story	None		20

**Potential Standards for Housing Types**  
**Courtyard House, Tiny House, Manufactured House, Accessory Dwelling Unit**

<b>Maximum Building Width (ft.)</b>	None	None	17 (19.14, Subd. 16)		None
<b>Minimum Building Area (sq. ft.)</b>	400?	100	None		100, since a Tiny House could be an ADU?
<b>Maximum Building Area (sq. ft.)</b>	1,000?	400	None		Internal/attached: % of principal home, e.g. 50% or lower Detached: 1,000?
<b>Number of Units on Lot</b>	Min: 3 Max: 9	Min: 2 Max: None	Min: 43 (based on minimum of 5 acres and 5,000 sq. ft. per unit) Max: None		Multiple?
<b>On-site Parking Spaces Required</b>	1 per unit	1 per unit	1.25 per unit (current standard)		1 per unit
<b>Driveway Access</b>	Shared	Shared	Minimize number of ingress and egress points		Shared