

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

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-Hedstrom Variance Request

F. NEW BUSINESS

-Public Hearing Notice Process

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.”

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
June 2, 2021*

Meeting was called to order by Garry at 4:00 p.m.

Members present: Stacey Hawkins, Kelly Swearingen, Ben Peters, and Michael Garry

Absent:

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

Others Present:

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

Motion by Hawkins, seconded by Peters to approve the May 5, 2021 minutes. Approved unanimously.

Katherine McClure is requesting a conditional use permit to operate a home based chiropractic office at her property zoned R-1 Residential District. Two public comments in support and two comments opposing were submitted and read.

The Commission observed that this use was clearly different than a clinic. Peters noted that he lives a block away and didn't notice the use. The Commission discussed appropriate hours of operation and off-street parking for customers.

They adopted the following findings on a 4-0 vote:

1. **The use conforms to the land use or comprehensive plan of the City.**
This chiropractic office proposal as a home based business is an allowed conditional use in the R-1 zone.
2. **The use is compatible with the existing neighborhood.**
The business creates minimal impact on residential uses in the neighborhood with one customer at a time and available off street parking.
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.**
The existing structure complies with all R-1 regulations including required off-street parking.
4. **The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.**
The Community Vision and Comprehensive plan values supporting local businesses and economic opportunity for residents.

Motion by Swearingen, seconded by Peters to recommend the Council approve McClure's conditional use permit with the following conditions: (1) one off street parking space will be available for customers, (2) hours of operation will be 9 a.m. to 5 p.m. Approved unanimously.

Lawrence Marxen is requesting a conditional use permit to operate a home based small engine repair business at his property zoned R-1 Residential District. Six public comments in support and two comments opposing were submitted and read. One supporting comment suggested hours of operation end at 5 to avoid noise conflicts.

The Commission expressed a desire to support a business that has been in existence for some time and provides a valuable service. They discussed the potential of the business adding parking demand on the adjacent street, the types of conflict such as noise that can occur, and the location near established commercial uses. They also considered the definition of home based business and its exclusion of welding for hire. The Commission noted that much of the business is conducted at customers' locations rather than on site. They also noted that the property is well kept rather than allowing outdoor storage of supplies or projects to become an eyesore.

They adopted the following findings on a 4-0 vote:

1. **The use conforms to the land use or comprehensive plan of the City.**
This small engine repair as a home based business is an allowed conditional use in the R-1 zone so long as welding for hire is not conducted.
2. **The use is compatible with the existing neighborhood.**
The business creates minimal impact on residential uses in the neighborhood with available space on site for project work and parking if limited to reasonable hours of operation.
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.**
The business has been located at the site for some time without causing issues.
4. **The location and character of the proposed use is considered to be consistent with a desirable pattern of development for the area.**
The Community Vision and Comprehensive plan values supporting local businesses and economic opportunity for residents.

Motion by Swearingen, seconded by Peters to recommend the Council approve Marxen's conditional use permit with the following conditions: (1) no on-street parking will be used for project work, (2) hours of operation will be 9 a.m. to 5 p.m., (3) no welding for hire will be conducted on-site. Approved unanimously.

Randall Eastlund is requesting a variance to construct a covered carport 8.5' from the front lot line, less than the required 25' front yard setback. The lot is located in the R-1 Residential district. Two public comments is favor and one public comment in opposition were submitted and read.

The Commission noted that residential setbacks and their purpose were recently considered at length as a part of the recent zoning updates.

The Commission adopted the following findings:

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

The current setbacks and layout of the property do not constitute unique circumstances.

2. **The plight of the landowner is due to circumstances unique to the property not created by the landowner.**

The location of surrounding structures within the required setback affects the proposed deck location.

3. **The variance, if granted, will not alter the essential character of the locality.**

This area, developed after the adoption of the zoning ordinance, does not have significant deviations from established setback requirements.

Motion by Swearingen, seconded by Peters to recommend the Council deny Eastlund's variance request. Approved unanimously.

Mike Roth presented a quote from MN Rural Water Association to create accurate water/wastewater maps for the City; however they won't be able to start until next spring.

The Commission discussed the public hearing process. The Commission agreed to meet in person for their next meeting.

Motion by Hawkins, seconded by Swearingen to adjourn the meeting at 5:31 p.m.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: July 30, 2021
SUBJECT: Hedstrom Variance Request

Request: Alyssa and Jonathan Hedstrom are requesting a variance to construct an addition on the South side of their property zoned H61 Highway 61 Corridor within the required 50' setback from residential zoned properties.

Location of Property: Lots 11-12, Block 10, Village Plat. 303 E 3rd St

Condition of Property: This 80' x 135' lot is zoned H61 Highway 61 Corridor. There is an existing dental clinic. Neighboring properties include single family residences and a variety of commercial uses.

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:

19.06.20 H61 HIGHWAY 61 CORRIDOR DISTRICT

Subdivision 1. Purpose

The Highway 61 Corridor District is intended to promote a mix of retail, restaurants and services that serve both the year round and seasonal or visitor populations. Automobile oriented services can be located in this district. Commercial, restaurant and lodging services are the district’s primary function. Residential uses can fit as a secondary function where it does not conflict with the primary use. The district is intended to be an aesthetically-pleasing entryway into the City and as pedestrian-friendly and safe as possible. It is intended that the barrier that Highway 61 forms to other parts of the City be minimized as much as possible.

Relevant Comprehensive Plan Section:

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.

COMMERCIAL AREAS

Goals

1. To provide commercial facilities which meet needs of residents and visitors.
2. To provide commercial growth opportunities.
4. To Provide for commercial development that reflects the quality “northwoods” environment.

Policies

5. Commercial development should be compatible with surrounding uses, natural topography, vegetation and shoreland environment.

Community Vision

1. Support and enhance local business
 2. Encourage expansion of sustainable energy uses
 3. Develop access to housing that all people can afford throughout their lives
 4. Expand education for the mind, body, and soul
 5. Invest in safe, people-friendly infrastructure that supports active living
 6. Enhance the community's deep connection to the outdoors, and active engagement of the environment
-

pd 200
7/20/21



City of Grand Marais

Application for Variance

Name of Applicant:	ALYSSA HEDSTROM / GRAND MARAIS FAMILY DENTISTRY
Mailing Address:	PO Box 1418 GRAND MARAIS MN 55604
Property Address:	303 E 3rd Street
Legal Description:	

Applicant is: Owner Buyer Agent Other (explain)

Current use of property:	DENTAL OFFICE / CLINIC
Intended use of property:	DENTAL OFFICE / CLINIC
Use and Character of surrounding property:	MIX of commercial to the south and east, long term rental to the west and residential / short term rental to the north
Section of Ordinance from which variance is requested:	
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 expand the office to enclose the existing porch area to the south to facilitate adding 3 additional dental chairs to meet needs of our area / patient population
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 current structure and porch have been approved as a structure outside of the variance prior to our remodel / new building. The new addition is on Hwy 61 and within the current footprint, mainly enclosing the porch.	
2. Facts showing the variance is consistent with the comprehensive plan: The porch will be within the footprint of the building. See plan. It won't effect any of the neighbors and how they interact with our building.	

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

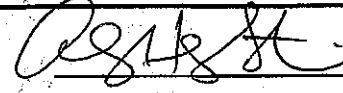
We aren't making any large changes and are making an attempt to stay within the idea of our building that already exists.

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

This property is in an odd location / next to houses yet also on Hwy 61 corridor. Our country is growing and we are trying to meet the needs of the community.

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

Please see the drawings. They show the changes are within the idea of the current building. Our attempt is to add dental chairs with the least change to our property.

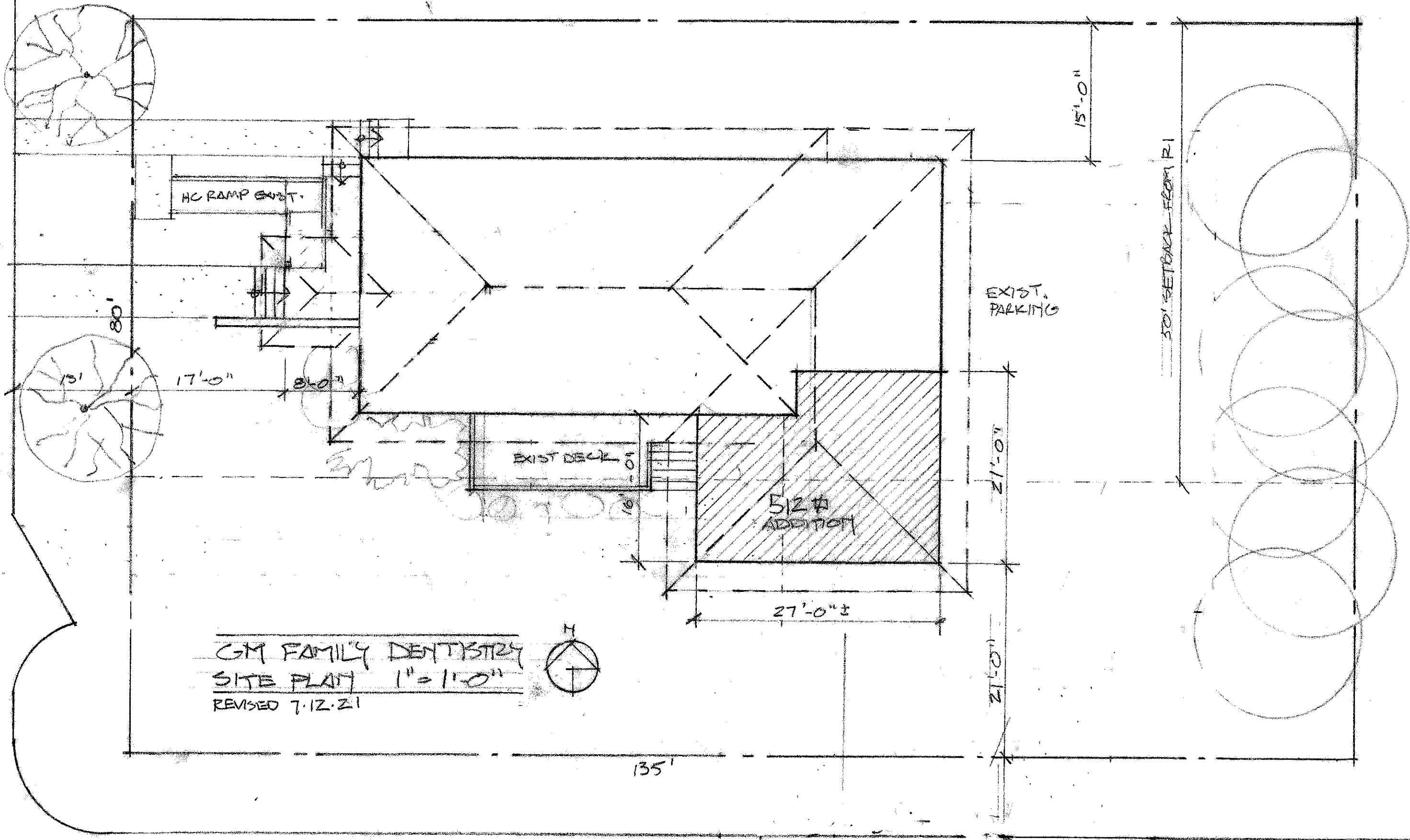
Dated: July 20 2021	Applicant(s) signature(s): 
	Owner (if other than applicant)
	Owner (if other than applicant)

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



HC RAMP EXIST.

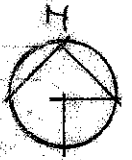
EXIST. DECK

512 sq
ADDITION

EXIST.
PARKING

30' SETBACK FROM R1

GM FAMILY DENTISTRY
 SITE PLAN 1" = 11'-0"
 REVISED 7.12.21



135'

15'-0"

80'

15'

17'-0"

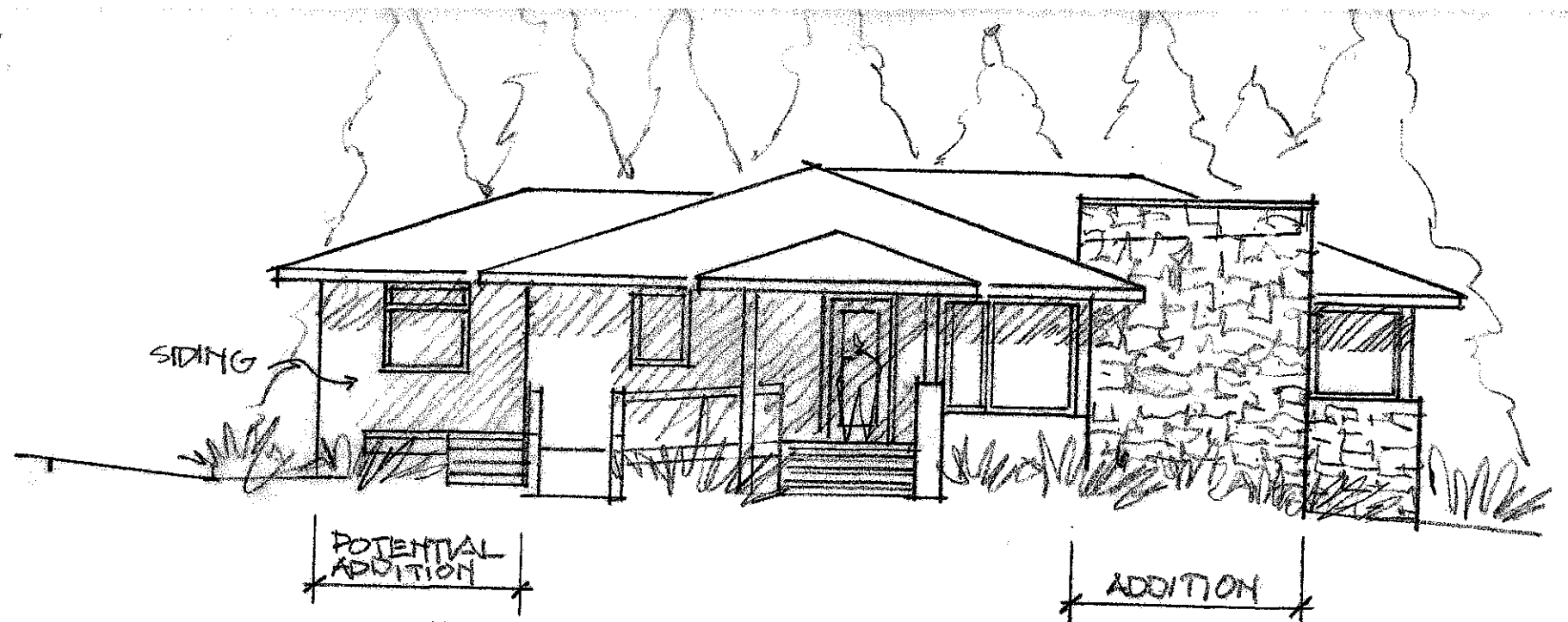
3'-0"

16'-0"

27'-0" ±

21'-0"

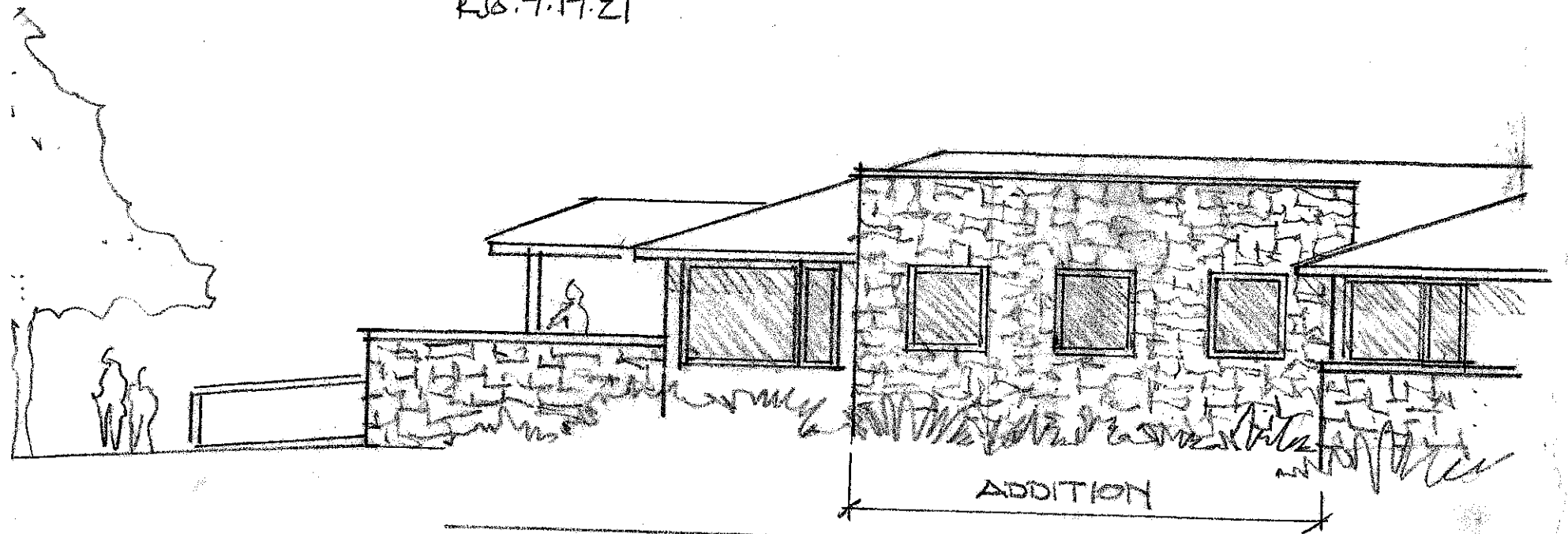
21'-0"



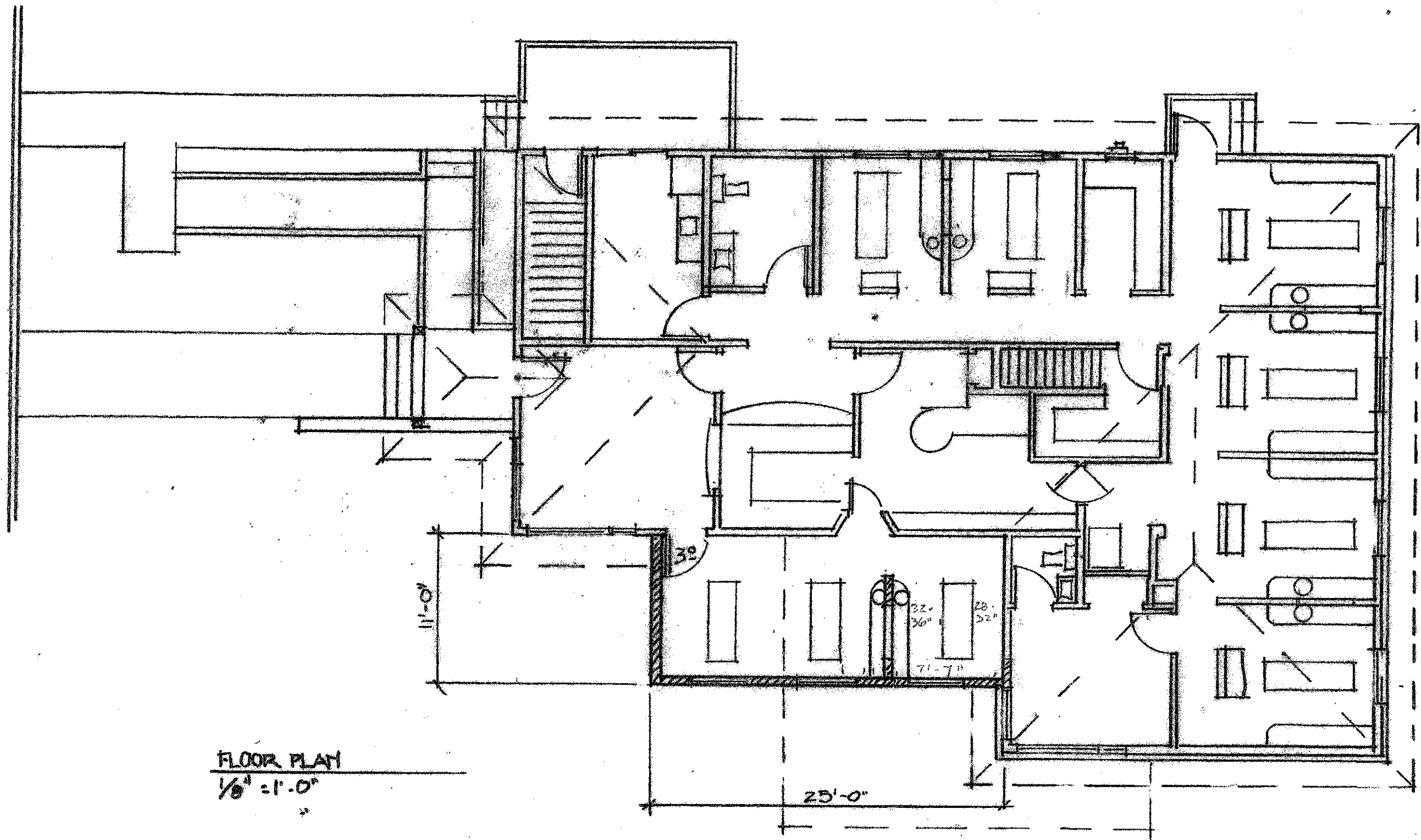
WEST ELEVATION

1/8" = 1'-0"

RJG.7.17.21



SOUTH ELEVATION



FLOOR PLAN
1/8" = 1'-0"

11'-0"

25'-0"

32"

32"

36"

28"

32"

71'-7"