

AGENDA
GRAND MARAIS PLANNING COMMISSION
August 5, 2020, 4:00 P.M.

REMOTE PARTICIPATION

A. CALL TO ORDER

B. ROLL CALL

C. ADOPT AGENDA

D. APPROVE MINUTES

E. PUBLIC HEARINGS

-None

F. NEW BUSINESS

-Cedar Grove Zoning Amendment Request

G. OLD BUSINESS

-Housing Zoning Amendments

ADJOURN

*Planning Commission
Minutes
July 1, 2020*

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

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

Absent:

Staff Present: Patrick Knight and Mike Roth

Others Present: Jeff Miller from HKGI and Virginia Palmer

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

Motion by Greenwood, seconded by Garry to approve the minutes of the June 3, 2020 meeting. Approved unanimously.

Deb Smith is requesting a variance from the minimum lot width requirement to divide an existing 173' x 184' lot located in the R-1 Permanent Residential zone into two lots, one of which will be 59.5' in width. Virginia Palmer, representing the applicant was present to answer any questions. No comments were submitted from the public.

Garry asked about the existing utility connections from the house to the cabin since they will be on separate parcels. The utilities are now disconnected to the cabin, and the purchaser understands they will need to install utility services. The Commission adopted the following findings:

- 1. The variance is in harmony with the purpose and intent of the ordinance.**
Additional residential lots are a desired use in the R-1 Permanent Residential zone.
- 2. The variance is consistent with the comprehensive plan.**
The plan identifies additional housing, particularly in-fill, as needed in the community.
- 3. The proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.**
The new lots accommodate an existing development pattern.
- 4. The plight of the landowner is due to circumstances unique to the property not created by the landowner.**
Existing structures on the property installed prior to the zoning ordinance would need to be removed to accommodate the minimum lot width requirement.
- 5. The variance, if granted, will not alter the essential character of the locality.**
The new lots will not alter the residential character of the neighborhood.

Motion by Garry, seconded by Greenwood to recommend the Smith variance for approval by the City Council. Approved unanimously.

Patrick Knight summarized the different ways in which the city has advertised to the public about the zoning ordinance update process. The Commission discussed the process over the last year.

Motion by Greenwood, seconded by Garry to approve the draft ordinance as presented. Jeff Miller presented a few final proposed changes to the draft ordinance. Commissioners Greenwood and Garry accept the proposed amendments to the above motion. Approved unanimously.

The Commission thanked Jeff Miller for his hard work on this process.

There being no further business, the meeting adjourned at 4:34 p.m.

DATE: July 28, 2020
TO: Grand Marais Planning and Zoning
FROM: Cook County/Grand Marais Economic Development Authority
RE: Request to Modify Zoning at Cedar Grove Business Park

The Cook County/Grand Marais Economic Development Authority (EDA) has accepted an offer from North Point, Inc. to purchase Lot 3, Block 4 at Cedar Grove Business Park.

Brad Shannon is the executive director of the non-profit organization. They plan to build a youth center on the property and operate a faith-based center for teens in 7-12 grades. Their focus is to support, mentor and connect with youth. They partner with treehousehope.org. They will provide informal support to youth, outside of the existing systems, as another alternative. This need has been identified by Brad in his work as a counselor for youth in ISD 166.

The EDA has determined that this is a permitted use, according to the Declaration of Covenants, Conditions, Easements and Restrictions for Cedar Grove Business Park. Section 3, Regulation of Uses, states:

“Permitted primary uses:

1. Permitted uses shall conform to those allowed in the Zoning Ordinance of the City of Grand Marais as it now exists, and may be hereafter amended with the following exceptions and limitations:
 - (a) Lots within the CGBP which are adjacent to the Gunflint Trail, Lot 1 & 2, Block 1; Lots 1 & 2, Block 3; Lots 2, 3, 4, Block 4; and Lot 1, Block 5 shall be reserved for the following permitted uses; Offices, Retail business, Professional Offices, Financial offices, Clinics, Research facilities, Art or photography studio, Personal care such as Barber, Hair salon, or Massage center, Printing shop, Child care facilities, Health care.”

The EDA requests that the City of Grand Marais modify the zoning for Cedar Grove Business Park to allow for this type of service.

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.

Subdivision 2. Permitted Principal Uses

Within a BDA District, unless otherwise provided by this chapter, no uses are permitted except for the following:

1. Light manufacturing including, but not limited to wood products, electric and electronic devices, clothing, hardware, metal stamping, printing, tools, instruments and controls.
2. Repair, service or storage of heavy vehicles or equipment.
3. Sawmills, debarking, chipping, wood products storage and other timber processing operations.
4. Warehousing and wholesale business.
5. Offices.
6. Retail sales.
7. Public utilities.
8. Research or Testing facilities.
9. Accessory uses.

Subdivision 3. Uses by Conditional Use Permit

Buildings or land may be used for the following if granted a Conditional Use Permit as provided in Section 19.17:

1. Bulk oil or chemical storage tanks.

Subdivision 4. Requirements

1. Minimum lot area: No minimum if on public sewer/water. One acre if on individual sewage treatment system.
2. Minimum lot width: None.
3. Lot line setbacks: Business Development Area perimeter boundaries.

Rear Yard 20 feet if bordering a non-residential district.
50 feet if bordering a residential district.

Side Yard 20 feet if bordering a non-residential district.
50 feet if bordering a residential district.

Rear and side yard setbacks are to be maintained in a natural vegetative state or approved landscaping.
4. Road setbacks (from centerline) All public and private roads 65 feet
5. Maximum building height 35 feet

Subdivision 5. Performance Standards

1. All required setback areas shall be left in natural vegetation to provide for visual screening from adjacent properties and roadways. Additional planting may be required at the discretion of the Planning Commission to achieve visual screening. No parking areas, service yards, storage areas, lighting or structures are permitted within the required setback areas.
2. Lighting shall not be placed in the required setback areas. Any lighting must be directed inward and not toward any property line. No upward directed lighting shall be permitted.
3. Noise, measured at the property line, shall not be objectionable in frequency or intensity. The general noise level of the surrounding properties shall serve as a guide in judging this standard.
4. Odor from any industrial process must not be discernible at its property line. Processes that are prone to produce objectionable odors must present specific plans for odor control at the time of permit application.
5. Vibration shall not be discernible to human sense of feeling at its property line.
6. Smoke shall be measured at the point of emission and not exceed 20 percent visual opacity.
7. Fumes or gases shall not be emitted at any point in concentrations that are noxious, toxic or corrosive.
8. Every operation shall be carried on with reasonable precautions against fire and explosive hazards.

Subdivision 6. Accessory Residential Use

For Lots 3-8, Block 5, owner occupied residences are permitted as accessory uses subject to the following standards:

1. An owner occupied residence can be located on a second story or attached to the side of building containing a permitted principal commercial or light industrial use.
2. Separate ingress/egress shall be provided for the residence and other emergency entrances shall be provided as required by applicable codes.
3. One parking space shall be provided for the residence in addition to any other spaces as required in this chapter.
4. Land use permit applications including residences shall explicitly state the proposed light industrial and commercial uses in the building. Land use permit approval shall be limited to the disclosed and approved uses, unless and until the City approves a change of use.

City of Grand Marais

MEMO

TO: Grand Marais Planning Commissioners
FROM: Mike Roth
DATE: July 30, 2020
SUBJECT: Housing Zoning Amendments—Update

At your last meeting July 1, you completed a yearlong project to prepare draft zoning amendments and send them to the City Council for consideration. The Council discussed the amendments at their meeting of July 8. The Council briefly discussed some of the policy regarding setbacks. There was also concern expressed about the lack of response from the public. The Council decided to take another month both to study the ordinance language and to give more time for public comments. They scheduled consideration of the ordinance for August 12.

Since their meeting, we have provided the draft language to all of the people who have been involved in the project and requested their feedback. Some comments have also been generated by the publicity around this discussion. At your meeting, we will consider ways that the Planning Commission can help the Council with their deliberation.

Here is a [link](#) to all relevant documents for your review if needed.