

CITY OF PARK RAPIDS
REGULAR MEETING
PLANNING COMMISSION
AUGUST 22, 2016, 6:00 p.m.
Park Rapids Library, 210 First Street West – Lower Level
Park Rapids, Minnesota

1. CALL TO ORDER: The August 22, 2016, Regular Meeting of the Park Rapids Planning Commission was called to order at 6:00 p.m. by Chair Bradow.

2. ROLL CALL: Present: Commissioners Dick Bradow, Joel Vorhes, Nels Peterson, Sam Spaeth and City Council Member Paul Utke. Absent: Dick Rutherford. Staff Present: City Planner Ryan Mathisrud and Planning Assistant Carmen L. Lockhart. Others Present: Robin Howard and Bradley Livingston.

3. APPROVAL OF AGENDA: A motion was made by Spaeth, seconded by Peterson, and unanimously carried to approve the agenda as presented.

4. APPROVAL OF REGULAR MEETING PLANNING COMMISSION MINUTES OF JULY 25, 2016: A motion was made by Vorhes, seconded by Bradow and unanimously carried to approve the July 25, 2016 Regular Meeting Minutes as presented.

5. PUBLIC HEARINGS:

5A. COMPREHENSIVE PLAN LAND USE AND FUTURE LAND USE MAP REVISION REQUEST FROM ROBIN HOWARD AND BRADLEY LIVINGSTON FOR TWO PARCELS LOCATED AT 321 1ST STREET WEST FROM B-1 HIGHWAY BUSINESS DISTRICT TO R-2 SINGLE, TWO FAMILY AND TOWNHOUSE RESIDENTIAL DISTRICT PID #32.39.01200 AND 32.39.01400:

Mathisrud explained the applicant is Robin Howard and Bradley Livingston who own the property. This request is actually to clarify that we would be going from commercial to residential and to revise the Comprehensive Plan and Future Land Use Map from B-1 to R-2. The total area to be revised is .37 acres which consists of two lots located at 321 First Street West. The existing land use is a single family home with office space in the front and formerly known as Dr. Kotowski's office. Looking at the existing Future Land Use Map the request is to change the red area which is commercial to yellow which is residential.

Mathisrud stated Goal #3 in the Comprehensive Plan states: "Enhance the community's character and identity. Policy 2 – Preserve and maintain existing stable, residential areas along the Highway 71 and Highway 34 corridors into the City." Two things in the Comprehensive Plan that we see are basically that our Future Land Use Map shows we want areas along the Highway 34 corridor to be commercial but we also want to maintain those areas that have existing single family homes.

The second part of the request is looking at the zoning as the applicant is requesting to change the zoning from B-1 Highway Business District to R-2 Single, Two

Family and Townhouse Residential District. Looking at the other zoning overlays that apply to this – it is not located in the shoreland areas and it is located in Safety Zone C of the Airport Overlay which limits the height of structures to 150 feet which does not affect this request. It is not in a known environmentally sensitive area and it is located within the Wellhead Protection Area but is hooked up to city utilities so it is not a concern with the proposed residential use and won't impact our wellhead.

The purpose of this request stems from the fact that under permitted uses in the current zoning, B-1 Highway Business District, it excludes single family housing so the structure is nonconforming with the current zoning. There is residential to the west and north there is single family housing. To the east is a vacant lot. Mathisrud stated this is a high traffic commercial corridor and over the past year and a half there have been a number of inquiries from developers looking to utilize this as a commercial property and most of them are looking at redevelopment but in order to develop this site as a tear down and rebuild you're looking at aggregating several parcels so it has had some challenges as far as commercial redevelopment because of the small lot size. Allowing this to be used as a single family home may not change the current character of the neighborhood but it would encourage new investment and revitalization of this structure so if this change of land use is approved it would also prevent future commercial development because it would increase the value of residential.

Mathisrud stated staff recommends approval of this request.

Joel Vorhes stated he is going to abstain as he is Trustee of the Kotowski Trust and sold the property to the applicants Howard and Livingston.

Spaeth asked what is the intention of the other two lots? Mathisrud explained it is zoned R-2 and the rest of the applicant's property is currently zoned B-1 so in order to allow for the zoning change all of their property would be changed to R-2.

Mathisrud explained the first question we want to answer is whether we want to change the Comprehensive Plan to allow this type of use because the zoning would have to in conformance with the Comprehensive Plan.

The Public Hearing was opened at 6:10 p.m.

There were no comments.

The Public Hearing was closed at 6:10 p.m.

There are no Findings of Facts for Comprehensive Plan Revision.

A motion was made by Spaeth, seconded by Bradow to recommend to the City Council approval of a Comprehensive Plan Land Use and Future Land Use Map Revision Request from Robin Howard and Bradley Livingston for two parcels located at 321 1st St. W from B-1 Highway Business District to R-2 Single, Two Family and Townhouse Residential District, PID#32.39.01200 and #32.39.01400.

The vote was called.

The following Commission Members voted in favor: Bradow, Peterson, Spaeth and Utke.

**The following Commission Members voted nay: None.
The following Commission Member abstained: Vorhes.
The motion carried.**

5B. ZONING DISTRICT BOUNDARY AMENDMENT REQUEST FROM ROBIN HOWARD AND BRADLEY LIVINGSTON TO REZONE TWO PARCELS LOCATED AT 321 1ST ST. W FROM B-1 HIGHWAY BUSINESS DISTRICT TO R-2 SINGLE, TWO FAMILY AND TOWNHOUSE RESIDENTIAL DISTRICT, PID#32.39.01200 AND #32.39.01400:

Mathisrud explained this request obviously goes along with the previous request and all the facts are the same. Mathisrud went through his response to the Findings of Fact with the following answers: (see questions below)

1. Yes, the Planning Commission recommended to change the Future Land Use Map.
2. No.
3. No.

Mathisrud stated staff's recommendation is to approve the rezoning request from B-1 Highway Business District to R-2 Single, Two Family and Townhouse Residential District.

The Public Hearing was opened at 6:13 p.m.

Sam Spaeth asked what you plan on doing with the two lots to the east?

Bradley Livingston explained he owns an L shaped piece. The empty lot to the east is owned by someone else who has been trying to sell it. Livingston stated his property is full of trees and is a hazard and we have already been asked by the City to clean it up and make it less hazardous as there are a lot of trees that need to come down and ton of debris. Kids are walking back and forth through there on their way to school. What I would like to do is get rid of the majority of trees and later on our proposal would be to put a little townhouse in there as Park Rapids is so short of single family homes that it would make investment sense. A teacher or family could live closer to the school.

Livingston explained where the house is located on his property and explained he does not own the empty lot to the east. Livingston said he has been approached to purchase it but stated the selling market price is too high for him to purchase.

Bradow asked if Livingston will occupy the home as his primary residence. Livingston responded yes, until it is finished and after that he doesn't know what his plans are.

The Public Hearing was closed at 6:18 p.m.

The Findings of Facts were reviewed. The commissioners came to the following conclusions:

1. *Is the zoning amendment consistent with the Park Rapids Comprehensive Plan? YES, IF CHANGED.*

2. *Have there been changes in the character of development in this vicinity? NO.*

3. *Is the amendment request a result of an error made in the Zoning Ordinance/Zoning Map or Comprehensive Plan? NO.*

A motion was made by Spaeth, seconded by Bradow, to recommend to the City Council approval of a Zoning District Boundary Amendment request from Robin Howard and Bradley Livingston to rezone two parcels located at 321 1st St. W, from B-1 Highway Business District to R-2 Single, Two Family and Townhouse Residential District, PID#32.39.01200 and #32.39.01400.

The vote was called.

The following Commission Members voted in favor: Bradow, Peterson, Spaeth and Utke.

The following Commission Members voted nay: None.

The following Commission Member abstained: Vorhes.

The motion carried.

6. INFORMATIONAL/DISCUSSION: None.

7. ADJOURNMENT: A motion was made by Vorhes, seconded by Peterson, and unanimously carried to adjourn the meeting at 6:22 p.m.

Chair Dick Bradow

ATTEST:

Carmen L. Lockhart
Planning Assistant