

Devils Lake Planning Commission
4-2-15

Members present: Greg Semenko, Rodger Haugen, Tom Traynor, Dick Johnson, Mike Grafasgaard, Gary Martinson, Tim Greene, Terry Thompson, Ray Sletteland, Larry Liere (via phone).

Others present: Lonnie Lacina, Tom Haahr, Bob Peterson (Westmor Industries), Kevin McCormick (Westmor Industries), Al Friedig, Holly Beck.

Tim opened the public hearing to review the preliminary plat for Braunagel First Addition, located on Highway 2 E, with a request for highway commercial zoning.

Tom Haahr said Cenex is looking at developing this parcel of land. They purchased the land from Tony Braunagel and he wanted to sell the roadway known as Gouldings Rd along with the parcel Cenex is developing. He said they don't intend to do any improvements on the road.

Mike asked if they were happy with the new lot layout on the plat.

Tom Haahr said the layout is much better than originally proposed.

Mike stated that Lot 6 may not be usable because of the WAPA easement going across it. It may be worth it to modify Lots 3-5 so they have access to Gouldings Rd. He noted that the flood plain easement needs to be shown on the preliminary plat.

Gary said FEMA needs to update the flood plain.

Mike said that the right of way shown on the plat looks good. He told Tom Haahr that he understood that Cenex intended to pull their request for annexation into the City.

Tom Haahr said they are holding off on the annexation request until they know more about the costs involved in installing water and sewer services.

Greg asked if this plat addresses the area where all 5 roads come together on the west side.

Mike told him they are working with property owners to clean up that intersection.

Tim closed the hearing and opened the public hearing to review the vacation of a portion of public right of way located on the corner of 5th St SE and 9th Ave SE.

Gary said the City is trying to clean up the old county road and railroad right of way that crosses city property on the corner of 5th St SE and 9th Ave SE. They need to have clear title to the property so it can be developed.

The next step in the process for vacating the right of way is to have the city commission review the request and publish the request for 4 consecutive weeks.

Tim closed the hearing and opened the regular meeting. Ray made a motion to approve the minutes of the last meeting. Motion 2nd by Greg. Carried.

Mike recommended approving the preliminary plat for Braunagel First Addition with the potential of adjustments being made to Lot 6 and the flood plain being included on the plat.

Kevin McCormick said maybe they would add an access easement to Lot 6 instead of combining any other lots.

Ray asked about the WAPA easement restrictions.

Mike told him no one can put structures on the easement but parking lots would be allowed.

Greg made a motion to recommend approval of the preliminary plat for Braunagel First Addition, contingent on adding flood plain information and potential changes to interior lot lines. Motion 2nd by Rodger.

Mike said discussion needs to be held on a development agreement before the final plat is approved and zoning changes are made.

Motion carried.

Ray made a motion to recommend approval of the request to vacate a portion of the old public right of way on the corner of 5th St SE and 9th Ave SE. Motion 2nd by Terry. Carried.

Rodger made a motion to adjourn the meeting. Motion 2nd by Ray. Carried.

Respectfully submitted,

Helen Carlson
Recording Secretary