

**Devils Lake Planning Commission**  
**5-28-15**

Members present: Rodger Haugen, Mike Grafsgaard, Greg Semenko, Kevin Davidson, Larry Liere, Gary Martinson, Tim Greene, Ray Sletteland, Dick Johnson, Terry Thompson.

Others present: Nels Nelson, Meg Nelson, Dennis Mellon, Jeff Paement, Charlie Breckheimer, Dave Hovendick.

Larry opened a public hearing to review a request for a conditional use permit to allow the North Country Car Wash, 1106 Hwy 20 S, to be renovated into storage garages, which is an area zoned as highway commercial.

Owner Dennis Mellon stated that he is looking at options for converting the car wash to storage garages. He is waiting for cost estimates to make sure the project would be feasible.

Gary informed him that the conditional use permit would be valid for one year and if construction was not started within 1 year, he would need to apply for another conditional use permit.

It was noted there were no written comments received from the neighbors.

Larry closed the hearing and opened a public hearing to review a request for a conditional use permit for Progressive Enterprises to have multifamily housing in an area zoned as central area commercial. A conditional use permit was already approved for 2 apartments and an 8 bed transitional housing.

Jeff Paement said they have reconfigured the layout of the building at 124 6<sup>th</sup> Ave NE and are requesting a conditional use permit to allow 3 apartments and an 8 bed transitional housing. The apartments would be open for rent to the public.

It was noted there were no written comments received.

Charlie Breckheimer stated he lives in a house on the north side of the property and is concerned about the type of people that would be in the transitional living part of the building. He's concerned about sex offenders or ex-prisoners living next to him when his grandchildren come over.

Jeff Paement told him there will be no felons; some clients may be from the State Hospital; there will be no sex offenders; the facility will be staffed 24/7. Clients are referred by the Human Service Center and they screen all the clients. There will be structure and teaching skills to allow the clients to be productive citizens. Progressive Enterprises has a contract with the Human Service Center and also operates two other similar facilities in Devils Lake.

Larry closed the hearing and opened a public hearing to review a preliminary plat for Pine Meadows Subdivision.

Dave Hovendick explained that when Pine Subdivision was created years ago, the roadway was not constructed so a provision for a 60' X 60' right of way to access the farmstead on the south side of Cedar Ave was added to the plat. Pine Subdivision is located adjacent to the north side of Pine Meadows Subdivision. There is no need for that right of way now that the road is completed. Cedar Ave ends in a cul de sac on the west side of Pine Subdivision and the cul de sac will remain as is. The 60' X 60' right of way could be vacated with the platting process.

Mike said the cul de sac should have gone all the way through to the west side of the subdivision to allow for future development. It's important to provide a right of way for future subdivisions adjacent to the existing subdivisions. There is an individual parcel located between Pine Subdivision and Pine Meadows but you can't project a road across private property. An outlot plat on the east side of Pine Meadows has been included in the subdivision, as has the individual parcel between the two subdivisions and Lot 5 of Pine Subdivision. The individual parcel and Lot 5 will be combined into one parcel. The outlot plat provided for an easement on the east side to allow ingress/egress to the south part of the subdivision. That easement has now been made a part of Aspen Lane. Tamarac Lane does provide access to the south end for future development. Mike said he has some reservations about not having access through the subdivision to the property adjacent to the west side of the subdivision.

Nels Nelson stated the property owner on the west side of the subdivision does not want access to his property.

Mike asked Nels if he planned to ever ask for Pine Meadows to be annexed into the City.

Nels Nelson said he would not.

Greg asked how the township felt about the proposed roadways.

Nels Nelson stated he has spoken to the County and Township about the roads and maintenance.

Larry closed the hearing and opened the regular meeting. Rodger made a motion to approve the minutes of the last meeting. Motion 2<sup>nd</sup> by Tim. Carried.

Kevin made a motion to recommend approval of a conditional use permit to allow the renovation of North Country Car Wash at 1106 Hwy 20 S into storage garages. Motion 2<sup>nd</sup> by Ray. Carried.

Terry made a motion to recommend approval of a conditional use permit to allow an 8 bed transitional housing and 3 individual apartments at 124 6<sup>th</sup> Ave NE. Motion 2<sup>nd</sup> by Greg. Carried.

Rodger made a motion to approve the preliminary plat for Pine Meadows Subdivision which will include the vacation process for the 60' X 60' right of way on the south side of Cedar Ave. Motion 2<sup>nd</sup> by Dick. Carried.

Tim made a motion to adjourn the meeting. Motion 2<sup>nd</sup> by Ray. Carried.

Respectfully submitted,

Helen Carlson  
Recording Secretary