

Devils Lake Planning Commission
3-3-16

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

Other present: Dean Bittner, Marco Tollefson.

Greg opened the public hearing to review the preliminary plat for Thundar Acres, located within Outlot 05-0069 in Section 1, east of Elk's Dr.

Mike said he met with the owners of the proposed subdivision and reviewed the plat concerning future access. He expressed concern about platting of the right of way to connect the adjoining properties if development occurs. The new Cenex development has water and sewer services that could eventually be pushed out to serve this area. Right now there is a 2" rural water line available to the proposed subdivision but that would be too small if more development takes place. There are still some unknowns in the south part of the subdivision and there may be some swapping of property in the future.

Greg closed the hearing and opened the public hearing for a request for a conditional use permit to construct a storage garage in an area zoned as highway commercial. The garage would be constructed on proposed Lots 1 and 2 of proposed Thundar Acres. The owner is requesting to build one garage now and maybe come back in the future with a request for construction of another one.

Mike said at this time it may be better to table the subdivision and create an outlot plat for the parcel where he wants to build the garage. But if more lots are sold, a subdivision plat has to be recorded.

Gary said that the outlot plat for the garage would be included in a subdivision at a later date if more property is sold.

Mike said it would be better to take some time to make sure a subdivision is laid out properly and he couldn't really recommend approval of Thundar Acres subdivision at this time.

Dean Bittner said they would have rural water and a septic system for the storage garage. He felt it is best not to invest a lot of money in utilities until you know for sure the best way to lay things out. He thought Mike's recommendation was a good first step.

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

Terry made a motion to recommend tabling the preliminary plat for Thundar Acres. Motion 2nd by Dick. Carried.

The conditional use permit for a storage garage would be on proposed Lots 1 and 2 of the proposed Thundar Acres. Those lots could be combined into an outlot plat with the condition that if there are further sales of property, a subdivision plat would be required to be filed.

Kevin made a motion to recommend approval of a conditional use permit for a storage garage on proposed Lots 1 and 2 of proposed Thundar Acres, contingent on recording of an outlot plat which includes Lots 1 and 2. Motion 2nd by Rodger. Carried.

Mike said he reviewed the language for the setback for the outdoor storage yards and wasn't comfortable with the setbacks because it was 250' from public right of way, which could mean an alley. He thinks the setback intent was to stay back from highway frontage. He thinks we need to discuss the setbacks more, including side yard setbacks and setbacks for stored items.

Gary said the building setback is already established. It's more important to not see the storage yards than how close it is to the property lines. It may be that we need to look more at screening than at setbacks.

Greg stated the owners should provide a fence that meets the requirements to screen the yard.

Gary said each request for an outdoor storage yard has to be looked at separately based on location. It's not likely there will be many requests.

Larry said in Texas they put fences around outdoor storage yards right on the property lines.

Gary said fences would have to be able to withstand wind loads.

Dick asked how to handle it when a fence starts to fall apart.

Gary told him that there would be provisions for maintenance in the conditional use permit.

Mike thought the 250' setback should be taken out and instead put in a requirement for fencing and a visual buffer.

Larry made a motion to recommend approval of changes in the wording for the setbacks for an outdoor storage yard and the requirement for fencing of the yard. Motion 2nd by Rodger. Carried.

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

Respectfully submitted,

Helen Carlson
Recording Secretary