

Devils Lake Planning Commission
6-16-16

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

Others present: Steven Zimmer, Joel Elvrum, Nels Nelson.

Larry opened the public hearing to review the preliminary plat for Eddy's Acres, a part of Government Lot 6 and replat of a part of Outlot 05-060, Section 3, located on Hwy 20 S, with zoning remaining highway commercial.

No comments.

Larry closed the hearing and opened a public hearing to review a request for a conditional use permit to allow an outdoor storage yard in an area zoned as highway commercial. The conditional use permit would be contingent on approval of the final plat of Eddy's Acres.

Nels Nelson stated that Jim Davidson, adjacent property owner on the north side of the subdivision, said Nels could use the existing fence on the property line as his fence on the north side of the subdivision. Nels said he has planted trees on the northeast side of the subdivision to help with screening of the storage yard. He has hauled in clay and gravel on the east side and would look at putting up that section of fence next year. He said he intends to use some type of composite fence for the rest of the yard.

Gary said the fence installation is part of the conditional use permit.

Steven said the type of fence material should be submitted for planning commission approval.

Mike stated he's a little nervous about doing this right since an outdoor storage yard has not been done before. We need to make sure that the owner understands what is expected of him.

Nels Nelson said that Bruce and Trudi Dick will be partners in the storage yard and will do the paper work involved. They will put together a contract for renters.

Steven said he didn't think the fence should wait until spring, but should be completed before storage begins.

Nels Nelson said he would like to get some money coming in from rental spots because the cost of the fence will likely be \$80,000-100,000.

Steven said if the entire fence is not installed all at once, the schedule for installation would have to be part of the conditional use permit.

Larry closed the hearing and opened the public hearing requesting a change in zoning from agricultural to residential rural suburban for a parcel of land described as Outlot Plat 05-0095, which is a part of Outlot Plat 05-0061 in the E 1/2 of the SW ¼ Section 9.

Joel Elvrum has purchased the property described above and wants to build a new single family home. The use would be used as a home the same as it has been for the last 100 years. The original house was in bad repair and has recently been torn down. He said he would prefer to just keep the property agricultural and just build a house.

Gary stated the agricultural zoning came from being part of a larger parcel at one time. Agricultural zoning requires 35 acres to build a home.

Joel Elvrum said he may want to do some ag related activities in the future so he wants to make sure the zoning doesn't limit the use of his land.

Steven said when a legal non-conforming use ends, the new ordinance applies for zoning.

Larry closed the hearing and opened the regular meeting. Ray made a motion to approve the minutes of the last meeting with the following change: paragraph 4, page 3, change "applicants could *some* back" to "applicants could *come* back." Motion 2nd by Rodger. Carried.

Terry made a motion to approve the preliminary plat of Eddy's Acres, a part of Government Lot 6 and replat of a part of Outlot 05-060, Section 3, located on Hwy 20 S, with zoning remaining highway commercial. Motion 2nd by Vonda. Carried.

Rodger made a motion to table the request for a conditional use permit for an outdoor storage yard until the final plat for Eddy's Acres subdivision is approved. Motion 2nd by Ray. Carried.

Nels Nelson was asked to provide information on the type of fence he intends to use for the outdoor storage yard and a copy of the proposed contract he will use for renters.

Dick made a motion to recommend approval of a change in zoning from agricultural to residential rural suburban for a parcel of land described as Outlot Plat 05-0095, which is a part of Outlot Plat 05-0061 in the E 1/2 of the SW ¼ Section 9. Motion 2nd by Kevin. Carried.

Greg made a motion to adjourn. Motion 2nd by Kevin. Carried.

Respectfully submitted,

Helen Carlson
Recording Secretary