

**Devils Lake Planning Commission**  
**2-23-17**

Members present: Tom Traynor, Kevin Davidson, Ray Sletteland, Dick Johnson, Rodger Haugen, Mike Grafsgaard.

Others present: Jeffrey Stotts, Steven Zimmer.

Ray opening the public hearing to review a request for a conditional use permit to allow an accessory dwelling unit at 2000 Quiet Acres. The zoning ordinance was recently revised to allow an additional dwelling unit on a parcel of land with a home already on it.

Jeff Stotts said his original plan was to have a rec room in his new garage but his mother-in-law moved in with them. After all the plans were done, the rec room changed to living quarters.

It was noted that letters were sent to the surrounding property owners and no one had any issues with the accessory dwelling unit.

Ray closed the public hearing and opening the regular meeting. Dick made a motion to approve the minutes of the last meeting. Motion 2<sup>nd</sup> by Kevin. Carried.

Dick made a motion to recommend approval of a conditional use permit allowing an accessory dwelling unit at 2000 Quiet Acres. Motion 2<sup>nd</sup> by Rodger.

Mike asked if there were any specific conditions on the dwelling unit.

Gary said there is plenty of setback room, parking and all other requirements of an accessory dwelling unit were met.

Motion carried.

Steven Zimmer made contact with a number of other cities regarding temporary structures such as greenhouses. Most other cities are very similar to the ordinance Devils Lake has in place. They rely on the building code for enforcement – if the structure doesn't meet code, foundation requirements, etc, it is considered a temporary structure and must come down at the end of the permitted period. It would not be to the advantage of the city to have temporary structures up all year round when the rest of the businesses put up permanent structures and pay taxes on them.

Rodger stated that it has to be fair to others and be consistent. He asked about regulations for car ports.

Steven said other cities have an ordinance that states if the car port is not permanently fixed to the ground, it would have to come down every year.

Gary stated the temporary use language in our ordinance is pretty straight forward when it comes to greenhouses. If there are temporary storage units in the residential areas, chances are we won't know about most of them and it would be impossible to enforce.

There are not building codes that deal with storage containers such as Connex boxes, other than the temporary storage container ordinance.

Ray asked if Mark Olson's greenhouses are not temporary or permanent, should there be another type of building that is taxed at a different rate? He said he believes Mark uses his greenhouses year round for storage.

Gary said if someone needs storage year round long term, they need to build a permanent building.

Mike asked Steven if we should be looking at changing our ordinance for temporary structures and Steven said no; we are pretty much using the same regulations as other cities.

It was the consensus that no action needs to be taken regarding temporary structures unless there is a change to the ordinance.

It was stated that Mark Olson was out of town and would be coming to the next meeting (At a previous meeting Mark had questioned the planning commission about the temporary structure ordinance).

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

Respectfully submitted,

Helen Carlson  
Recording Secretary