

**Devils Lake Planning Commission**  
**6-1-17**

Members present: Kevin Davidson, Rodger Haugen, Larry Liere, Terry Thompson, Vonda Markestad, Wyatt Hanson, Mike Grafsgaard, Gary Martinson.

Others present: Jason Sailor, Mike Yoder.

Larry opened the public hearing to review a request to change the zoning from Residential Manufactured Home to Highway Commercial for Lot 4, Block 2, Stromquist Addition, and for a conditional use permit to construct storage garages on the lot.

Mike Yoder said their intent is to build 60' X 120' storage building and rent out the individual garages. 60' X 60' of the building would be 12' ceilings and overhead doors. The other half of the building will have 10' ceilings and have walk in access doors and will be heated/cooled with 24 hour access. Access will be on the south side of the building and through the Decorated Wearables parking lot. He said he spoke with a number of the adjacent property owners and no one had any objections to storage garages.

Mike asked if the building site had been laid out taking into consideration the WAPA easement across the property.

Mike Yoder said they have taken the easement into consideration and if the building needs to be scaled down to fit that area, that can be done.

Mike said the WAPA easement is very intrusive to the lot and can't be built on.

It was noted 15 letters were sent to adjacent property owners regarding the request and no comments were received.

Gary stated conditional use permits can't be within 200' of a residential area unless the planning commission feels it is not injurious to the surrounding area.

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

Kevin made a motion to recommend approval of a change in zoning from Residential Manufactured Home to Highway Commercial for Lot 4, Block 2, Stromquist Addition, and for a conditional use permit to construct storage garages on the lot. Motion 2<sup>nd</sup> by Vonda.

Mike asked if there were any special conditions for the storage garages.

Gary stated that outside storage would not be allowed.

Mike Yoder said all the storage would be indoors.

Gary said he didn't see the need for special conditions and the owners would work with the building department on setback and building requirements.

Larry asked how many overhead garage doors there would be.

Mike Yoder replied that the plan was for 5 on the east side and north side of the building, with the possibility of 1 door on the west side.

Motion carried.

Rodger made a motion to recommend re-appointment of Kevin Davidson, Larry Liere and Vonda Markestad to 5 year terms as members of the Planning Commission, and the appointment of Wyatt Hanson to complete the term of Greg Semenko. Motion 2<sup>nd</sup> by Terry. Carried.

Larry asked about a covered carport over by 4<sup>th</sup> St NE and 10<sup>th</sup> Ave and if the city was going to regulate that.

Gary said the city does not regulate residential temporary storage.

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

Respectfully submitted,

Helen Carlson  
Recording Secretary