

Devils Lake Planning Commission
6-27-19

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

Others present: Jim Moe, Daniel Reese, Rick Adams, Mariah Hodges, Jodi Pike, Jeff Wahl, Rhonda Allery.

Larry opened the public hearing to review a request for a conditional use permit to allow a machine shop and fabrication of metal products at 122 College Dr N. Lone Tree Designs is looking at purchasing the building and using it for their business which fabricates metal art work. There will be a retail store front and office, with fabrication of metal products in the rest of the building. Part of the project will include a 40' X 60' addition on the north side of the existing building.

Jeff Wahl was present to represent the applicant and said there would be some steel that would be stored outside on the hill and it could be stored within a fenced area.

Gary noted the application stated most of the metal product would be weathered outside at a different site.

Jim Moe stated there were no concerns from the Fire Department.

City Planning Consultant Steven Zimmer's recommendation stated material stored outside should be fenced from view from College Dr.

It was noted 20 letters were sent to adjoining property owners and no objections were received.

Larry closed the public hearing and opened the public hearing to review the preliminary plat for Three Acre Ranch located on County Rd 1. The property is owned by Dann Heid. Daniel Reese intends to purchase the property to build a single family home once the subdivision plat is final. The zoning request for the subdivision is suburban single family residential.

There were no issues with the preliminary plat.

Larry closed the public hearing and opened the public hearing to review the final plat for Three Acre Ranch. There were no issues with the final plat.

The plat was forwarded to the township and no comments were received.

Larry closed the public hearing and opened the public hearing to review a request for a conditional use permit for a cell phone tower located on the ND Telephone Company's property at 211 22nd St NW.

Rick Adams with Verizon explained the cell phone tower would be 70' with a lightning rod on top. The phone company has a 99 year lease with the college for their operation and the college has indicated they have no objections to installation of a cell phone tower in the northwest corner of the property. He stated they have received approval from the FAA for the tower and it will meet the setbacks for a fall zone. FAA said no light was needed on the tower. They need a fiber connection for the tower and it's available from NDTC. They will share the existing driveway.

Ray asked what the range of the tower will be.

Rick Adams said the range will be about 1 mile because the tower needs to be short due to the close proximity to the airport. The tower is intended to mainly serve the needs of the college area.

It was noted that two adjoining property owners were notified of the conditional use permit request and there were no objections.

Larry closed the public hearing and opened the public hearing to review a conditional use permit to allow a daycare facility with up to 30 children at 2019 Hwy 20 S, which is an area zoned as residential single family.

Mariah Hodges, representing Lake Region Corporation, was present to explain the intent of their request. The building they are proposing to use for the daycare is owned by Steve Weber and he has been making renovations of the existing building so that it will comply with all the regulations for a daycare. He will then lease the building to Lake Region Corporation. Jeff Jacobson with Lake Region Corporation will be the financial representative for the daycare and Mariah Hodges will be the director.

Jodi Pike works with licensing of all daycares in the area and stated there is a big demand for daycare in Devils Lake. She has met with the owner of the building and with Jeff Jacobson from Lake Region Corporation. She expressed appreciation of the tremendous support from the owner of the building and for Lake Region Corporation for providing this service.

Mariah Hodges said there is a large demand for infant care. They will accommodate infant through 5 years olds plus school age drop ins.

Ray asked if this building is the old Baptist Church on Hwy 20 S.

Mariah Hodges that it is and that owner Steve Weber has completed a lot of changes to accommodate the needs of a daycare.

It was noted 10 letters were sent to adjoining property owners and no objections were received.

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

Rodger made a motion to recommend approval of a conditional use permit to allow a machine shop and fabrication of metal products at 122 College Dr N.

Dick reminded the commission of all the previous negative comments about the stockpiles and materials stored outside when the building was occupied by an excavation company. He felt any bulk materials stored outside should be within a privacy fence.

Rodger amended his motion to recommend approval of a conditional use permit to allow a machine shop and fabrication of metal products at 122 College Dr N, with bulk materials stored inside the building or within a privacy fence approved by the building department. Motion 2nd by Ray. Carried.

Rodger made a motion to approve the preliminary subdivision plat for Three Acre Ranch, with suburban single family residential zoning. Motion 2nd by Ray. Carried.

Dick made a motion to recommend approval of the final subdivision plat for Three Acre Ranch, with suburban single family residential zoning. Motion 2nd by Kevin. Carried.

Kevin made a motion to recommend approval of a request for a conditional use permit for a 70' cell phone tower located on the ND Telephone Company's property at 211 22nd St NW. Motion 2nd by Rodger. Carried.

Dick made a motion to recommend approval of a conditional use permit to allow a daycare facility with up to 30 children at 2019 Hwy 20 S, which is an area zoned as residential single family. Motion 2nd by Kevin. Carried.

Mike gave the commission an update on the downtown project.

Rodger made a motion to adjourn the meeting. Motion 2nd by Dick. Carried.

Respectfully submitted,

Helen Carlson
Recording Secretary