

Devils Lake Planning Commission
5-31-07

Present: Larry Liere, Allan Thompson, Bill Schwartzberger, Terry Thompson, Fred Bott, Marlene Bertsch, Louise Olson, Ray Sletteland, Tom Traynor, Dave Hovendick, Marvin Bye, Gary Martinson, Tim Greene, Mike Grafsgaard.

Larry opened the public hearing for review of a preliminary plat for Eagle Bend 9th Subdivision, with single family zoning, and Eagle Bend 10th Subdivision, with single family zoning.

Mike noted that there are two homes in the subdivision area that are not included in the subdivision.

Marvin Bye asked if the new homes in the subdivisions would be required to have flood insurance or would they be exempt because of the levee.

Mike said that the area is outside of the flood plain and the elevations are high enough.

Gary replied that the financial institutions hire people to determine if flood insurance is needed. FEMA is re-mapping some areas, but this isn't included.

Marlene asked if the subdivisions are protected by the levee.

Gary said they are; elevations are shown below 1460 MSL, but they are protected by the dike.

It was noted that a few items are missing from the preliminary plat: contour lines, building setbacks, adjacent properties and owner's names, zoning, and type of surfacing.

Larry closed the hearing and opened the public hearing for review of a preliminary plat for Stromquist 4th Subdivision, with manufactured home zoning.

Mike said the City provided sewer service for Lots 1, 2 and 4, Block 2. The subdivision will include a re-plat of lots owned by Al Fletschock, Glenn Salisbury, Tom Lamotte, and Al Knutt. There will be a property exchange to square up the lot lines: equal exchange with Fletschock, equal exchange with LaMotte, equal exchange with Knutt, and Salisbury will purchase additional property. There is no sewer service developed yet for Lot 1 of Block 3. The WAPA power line easement takes up much of Lot 4, Block 2. Water service for the lots will come from 11th St or 8th Ave.

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

Ray made a motion to approve the preliminary plats for Eagle Bend 9th and 10th Subdivisions contingent upon the missing items being placed on the plat: contour lines, building setbacks, adjacent properties and owner's names, zoning, and type of surfacing. Motion 2nd by Terry. Carried.

Terry made a motion to approve the preliminary plat for Stromquist 4th Subdivision contingent upon adding Fletschock, Salisbury, Knutt and LaMotte as property owners in the subdivision and squaring up the lot lines. Motion 2nd by Tim. Carried.

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

Respectfully submitted,

Helen Carlson
Recording Secretary