

**Devils Lake Planning Commission**  
**10-25-07**

Present: Larry Liere, Kevin Davidson, Jim Strong, Tom Traynor, Ray Sletteland, Mike Grafsgaard, Marlene Bertsch, Frank Mack, Terry Thompson, Gary Martinson, Louise Oleson.

Larry called the meeting to order. Terry made a motion to approve the minutes of the last meeting. Motion 2<sup>nd</sup> by Frank. Carried.

Gary said the area north of the city where Strong's Excavating is located is zoned as rural suburban and the excavating business was grandfathered when the zoning was changed. It is a non-conforming use that can continue as long as that same use continues. If the use is discontinued for 12 consecutive months, the use is no longer grandfathered.

Jim Strong said he is planning on getting out of the business eventually and wants to sell. He has had people asking about the zoning for other commercial uses. Strong Excavating does currently function as a business with limitations.

Gary said change of ownership does not change the grandfathering of a non-conforming use, but change of use would.

Jim Strong said the business is located next to commercial right now.

Larry suggested coming back to the planning commission when he has an offer for the business.

If the business is up for sale it does not lose the grandfathering during that time.

Marlene said in her business they get request for storage garages all the time. There seems to be a need for those and they seem to fit OK in some residential areas. The only fit now is as a conditional use in highway commercial. Should they be added as conditional use to high density or commercial neighborhood zoning?

Gary said we could look at creating a zone for storage garages.

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

Respectfully submitted,

Helen Carlson  
Recording Secretary