

Devils Lake Planning Commission
3-27-08

Present: Terry Thompson, Dave Hovendick, Tom Peterson, Marlene Bertsch, Mike Grafsgaard, Gary Martinson, Fred Bott, Ray Sletteland.

Ray opened the public hearing to review the preliminary plat for Peterson Woods 5th Subdivision, with a request for residential zoning.

Dave Hovendick stated the area in the proposed 5th Subdivision is surrounded by existing platted land. The main reason the owner is platting the land is to pass on individual lots to family members.

Tom Peterson said he didn't expect to see any development in the subdivision for years.

Gary said an elevation of 1460 or higher is required to build, with some exceptions for adding fill. The majority of the three large lots in the proposed subdivision are not buildable lots unless they were filled to a 1460 elevation. He has a concern about the lots being used for campers.

Mike said there is a wide right of way dedicated (66') for the roadway, plus a 10' utility easement adjacent to the roadway. He said with residential zoning, campers would not be allowed.

Gary stated that they address campers on residential lots by complaint basis only. Essentially there is no other use for some of those lots under water. Some of the townships are working on shoreline zoning now and we could check with them so there is uniformity.

Mike suggested decreasing the size of the right of way, which would increase the size of the lots. The county would have to be contacted to see if they would accept less than a 66' road right of way.

Tom Peterson said that would be fine with him.

Gary stated that the planning commission agrees with the concept of the plat but has to wait until the next meeting to take official action approving the plat.

Dave Hovendick stated that the township is only concerned about a 24' road surface.

Tom Peterson said that the township accepted a 40' right of way in the areas adjacent to this subdivision.

Gary reviewed suggested changes in the language of the zoning regulations. Most of the changes would have a minimal effect on the overall zoning regulations.

Meeting adjourned.

Respectfully submitted,

Helen Carlson