

**Devils Lake Planning Commission**  
**9-25-08**

Present: Fred Bott, Larry Liere, Terry Thompson, Marlene Bertsch, Tom Traynor, Mike Grafsgaard, Ray Sletteland, Tom Lamotte, Tee Kurtz, TJ Kurtz, Rick LaFleur, Rolland Herman.

Larry opened the public hearing for review of the final plat for Green View Heights Subdivision with residential low density zoning. It was noted that the lot numbers were missing.

Rick LaFleur stated that a temporary turn around would be provided until the time when the road goes through the subdivision.

Larry closed the public hearing and opened the public hearing for review of the final plat for Eagle Bend Estates 11<sup>th</sup> Subdivision with single family residential zoning.

Rick LaFleur stated that a temporary turn around would be provided at the dead end street in the subdivision.

Larry closed the public hearing and opened the public hearing to review a request to change the zoning from single family to low density for Outlot C of Smith's Subdivision.

Tom Lamotte said his intention is to build 3 bedroom duplexes, but depending on demand, it may be single family homes. He would like to have the option of either single family or duplexes.

Marlene asked if a new plat showing individual lots should be done before or after changing the zoning.

Larry commented on this being spot zoning and noted that the area to the north is owned by the City.

Mike said it would make sense to have the City lots included in a replat of the area. He said that he does not want to hold up any construction Tom Lamotte is planning and if the Planning Commission wishes, they would go ahead with the change in zoning and then approve a replat at a later date.

Tom Lamotte said lot sizes would depend on whether single family homes or duplexes were constructed. He would like to start construction in the spring.

Larry expressed concern about contacting neighbors about the change in zoning.

Marlene said it is a good fit for the neighborhood. Can the Planning Commission approve the zoning change contingent upon a replat being done?

Tom stated that it doesn't matter which is done first - the zoning change or the replat.

Larry closed the public hearing and opened the regular meeting. It was noted that the public hearing scheduled for a request to change the zoning from light industrial to heavy industrial for the Porter Brother property was cancelled due to the fact the persons making the request did not submit the paper work necessary for the request.

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

Ray made a motion to approve the final plat of Greenview Heights Subdivision with residential low density zoning. Motion 2<sup>nd</sup> by Terry. Carried.

Terry made a motion to approve the final plat of Eagle Bend Estates 11<sup>th</sup> Subdivision with residential single family zoning. Motion 2<sup>nd</sup> by Marlene. Carried.

Mike said the City should discuss platting with Tom Lamotte and include the City property in the same plat.

Mike noted that the Corps of Engineers will be here October 22<sup>nd</sup> to discuss the next levee raise.

The Planning Commission will need to make a recommendation to the City Commission for the Urban Roads Program at the next meeting.

Rolland Herman stated that he owns the parcel of land on the corner by the Porter Brothers property. He has spent \$75,000 for designing a state of the art dental office and would have to look elsewhere for a dental office if a salvage yard was allowed to operate again out of the Porter Brothers property. That location is the wrong place for a salvage yard.

Tee Kurtz and TJ Kurtz stated they own the Quonset to the north of Porter Brothers and were interested in what was being proposed for that property. They stated there is a need for a salvage yard, but not in the middle of town.

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

Respectfully submitted,

Helen Carlson  
Recording Secretary