

Devils Lake Planning Commission
6-25-09

Present: Ray Frohlich, Terry Thompson, Renard Bergstrom, Fred Bott, James Leever, Tim Greene, Mike Grafsgaard, Wayde Swenson, Ray Sletteland, Frank Mack.

Tim opened the public hearing to review a request for Mercy Hospital to continue using the temporary structure for the MRI unit.

Ray Frohlich from Mercy Hospital stated that they are requesting a conditional use permit to keep the temporary structure for the MRI unit for another two years. Money is tight now and they are unable to complete a permanent structure yet. He said that Jim Moe from the Fire Department commented on the lack of handrails and those have since been installed. Having the MRI unit on site is a benefit for patients.

Mike said he hasn't heard of any complaints about the temporary structure.

Ray Frohlich said Jim Moe has stated the fire trucks could access the area if needed.

Tim opened the public hearing to review a request for a change in zoning and a conditional use permit to place a storage garage on a parcel of land owned by Bob Weed and located in the SE ¼ SE ¼ of Section 19 (located SW of the grain terminal).

Scott Brown is making the request for the changes but was unable to be at the meeting. He is purchasing a part of the parcel from Bob Weed and requests the zoning be changed from agricultural to highway commercial. He intends to construct a storage garage that would be used for his harvesting business. The request for a conditional use permit is to allow a storage garage in a highway commercial zone. He also indicate he would like to have 3 RV hookups on the site to accommodate his seasonal employees.

Tim opened the public hearing to review a request to vacate 3rd Ave NE between 5th St and 6th St, and the alley in Block 21, Original Townsite.

James Leever said they plan on purchasing property from Bergstrom Motors to allow for additional parking for Leever County Market. Their intent is to tear down the existing Chevy body shop and use that for parking, and they would use the existing Chevy service building as storage. He stated that he has talked to a number of the adjacent property owners and no one objects to the vacation. He has yet to talk to Swenson's Plumbing or the Arc Thrift Store. They would plan on moving the entrance so it was offset from the existing 3rd Ave.

Terry asked if there were any studies done on the use of 3rd Ave as an access to the downtown. He thought 3rd Ave was used a lot for through traffic.

Mike said he doesn't have the traffic count handy but he can get it for the next meeting.

Renard Bergstrom has submitted a request to vacate the entire alley in Block 90, Original Townsite. Bergstrom Motors owns the whole block and plan to build a new building across the alley. He is meeting with utilities on Friday to see what is located in the alley way.

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

Ray made a motion to recommend approval of a two year conditional use permit to allow Mercy Hospital to continue using the temporary structure for the MRI Unit. Motion 2nd by Frank. Carried.

It was noted that Bob Weed is requesting the whole parcel be zoned as highway commercial.

Ray made a motion to recommend changing the zoning from agricultural to highway commercial for a parcel of land owned by Bob Weed in the SE ¼ SE ¼ of Section 19 (located SW of the grain terminal). Motion 2nd by Terry. Carried.

Terry made a motion to recommend approval of a conditional use permit for Scott Brown to construct a storage garage on a parcel of land he will purchase from Bob Weed in the SE ¼ SE ¼ of Section 19 (located SW of the grain terminal). Motion 2nd by Frank. Carried.

The planning commission didn't have any issues with allowing 3 RV hookups on the property as long as they would continue to be for personal use. We will check to see if a conditional use permit is required.

Mike asked if the vacation request from Leever's is an all or none situation.

James Leever's said they would like the avenue vacated for sure, and would like the alley vacated as well. Their letter requesting the vacation indicated the request was for the entire alley, but in fact they are only requesting the east 75' of the alley be vacated.

Ray said he would be reluctant to vacate a street and would like to see the traffic count for this area.

Terry agreed with Ray. He said it would be important to check with Swenson's Plumbing because he thought they would use that alley a lot.

Mike would like Leever's to submit a proposed layout of the lot and new entrance. The city is not in full control of accesses from 6th St because it is on the Urban Roads System. We would also have to take a look at garbage pickup if a portion of the alley is vacated. We could take another look at this at the next meeting and make a formal recommendation before the city commission acts on the vacation at their August 3rd meeting.

James Leever's said that they would not actually close off the avenue until Bergstrom's have moved into their new building and the body shop torn down.

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

Respectfully submitted,

Helen Carlson
Recording Secretary