

Devils Lake Planning Commission
7-30-09

Present: Larry Liere, Wayde Swenson, Ray Sletteland, Mike Grafsgaard, Fred Bott, Tom Traynor, James Leever, Gary Martinson, Dick Johnson.

Larry opened the public hearing to review a request for a conditional use permit to place a minimum security group home in an area zoned as residential-high density.

Dick Johnson said the Law Enforcement Center has a project adjacent to the LEC administrative offices on Walnut St W to construct a minimum security group home. LEC currently has a 18 bed work release area that would be similar to this group home. They are working to have all inmates re-enter society through a residential re-entry center. If there is a concern about re-offenders, they have the right to refuse an inmate for the program. There would be 28 rooms and the facility would employ 5 staff 24/7 plus a manager from 8-5. Dick checked with some of the neighbors but not with Ramsey County Housing or Minnie H School. A couple years ago he visited with Steve Swiontek about this project and he didn't have any concerns then. Both Judges Foughty and Christofferson are very supportive of the project. Bids for the construction will be opened today.

Gary stated this use fits the area as a conditional use permit.

Mike expressed concern about the housing units in the area.

Dick said they are already doing this type of program in the LEC and have had no problem with the neighbors. There is a big incentive for those in the program to behave because this is the end of a 5 or 10 year sentence.

Larry opened the public hearing to review a request to construct a water treatment plant in an area zoned as agricultural.

Mike said the treatment plant for the city would be adjacent to the existing reservoir on 7th Ave SE and would be a 3 story structure that will house offices, mechanical room and the treatment process. It will be a big building and will be a good fit for the area.

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

Ray made a motion to recommend approval of a minimum security group home adjacent to the LEC administrative office on Walnut St W in an area zoned as residential-high density. Motion 2nd by Tom. Carried.

Wayde made a motion to recommend approval of a conditional use permit to place a water treatment plant in an area zoned as agricultural on 7th Ave SE adjacent to the reservoir. Motion 2nd by Ray. Carried.

Jamie Leever was present to further discuss the request to vacate 3rd Ave NE between 5th St and 6th St. He said nothing would change until Renard Bergstrom moves the operation in the body shop and service building, probably next year.

Mike stated that the city only received one verbal comment protesting the vacation.

Jamie Leever said he had visited with all the adjacent property owners and there were no objections to the vacation. He said the purchase of the property was contingent upon the avenue being vacated when needed.

Tom stated that the vacation could be approved with a two year completion stipulation.

Corey Erickson said the sanitation department would not have any problem with the vacation of the east 75' of the alley adjacent to 3rd Ave.

Discussion was held regarding how many cars are on the avenue in a day, and it was questioned how many of those cars are actually going into Leever or Lake Chevrolet.

We will need to check the cost participation agreement to see if the ND Department of Transportation participated financially in this area when the downtown project was completed. There may be some issues with paying back federal funds if that is the case.

Fred made a motion to recommend approval of the vacation of 3rd Ave NE between 5th St and 6th St and the east 75' of the alley in Block 21, Original Townsite, effective upon a 30 day notice from adjacent property owners and within a 2 year time frame. Motion 2nd by Mike.

Larry thought the closing of this section of 3rd Avenue is not as much of an issue as it was when 3rd Avenue was vacated for the construction of the Ramsey Bank building.

Ray said he would like to see another traffic count done.

Motion carried.

The annexation of several parcels of land is on the City Commission agenda for the August 3rd meeting. The area is south of Highway 2 and adjacent to 7th Ave SE. The zoning would be agricultural for the property owned by the city and Gary Krantz, public for the parcel owned by the Park Board and residential-high density for the parcel owned by Leonard Gasparre.

Gary said Leonard Gasparre plans to build apartment buildings on his parcel. Medium density allows up to 8 units in a building and high density has no limit to the number of apartments in a building and is limited only by the land area. He thought this would not be a bad fit for the area.

Wayde made a motion to recommend approval of the annexation and designated zoning. Motion 2nd by Ray.

Mike said this annexation is moving quickly and has been requested by all the property owners included in the annexation.

Ray commented that high density zoning would need good access and 8th Avenue SE would provide that.

Motion carried.

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

Respectfully submitted,

Helen Carlson
Recording Secretary