



CITY OF RANIER

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CITY OF RANIER LAND USE PLANNING COMMISSION

MEETING AUGUST 4, 2015 @ 5:30 PM

MINUTES

Present: Planning and Zoning Commissioners: Ladd Kocinski, Jeff McHarg, Jeff Oveson, Sue Swendsen, Ron Wilcox, Land Use Administrator Sherril Gautreaux and citizen Bud Lessard.

RE: CONDITIONAL USE PERMIT APPLICATION – SHARON BALL- 3495 Duluth St. Parcel #98-001-11070

The Commission discussed CUP application filed by Ms. Sharon Ball on 7/15/15 for commercial uses at 3495 Duluth St in the “Ranier Town Center” district which is zoned for residential uses.

Ms. Ball intends to have a business that caters to the tourism industry. The business will rent kayaks and/or paddle boats and/or golf carts out of a storefront in the building facing south towards Duluth St. The store will also sell sundries and gift items.

Ms. Ball graveled an area for 6 parking spots east of the buildings along the north side of Duluth Street.

The commission finds that the conditional use:

1. Is consistent with the Community Plan; ***enhances recreational opportunities and establishes a small business which lends charm and character to the area.***
2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district, or

substantially diminish property values, or cause environmental harm to the community; ***the business has a low impact on the environment. The newly constructed parking area is not within the floodplain.***

3. Has adequate utilities, drainage or other necessary facilities have been or will be provided; ***the proposed use of the concession stand has no effect on water drainage. Any utility hook-ups for the concession stand will occur as necessary.***
4. Adequate measures have been or will be taken to minimize traffic congestion in public streets; ***6 parking spaces have been added to accommodate off-street parking.***
5. Provides for aesthetic appeal equal to or greater than existing uses in the area and eliminates conflicts with adjacent land uses by providing, where necessary, buffer zones, dividing and screening, fencing, parking areas and limitations on the number of entrances and exits; ***the upgrades to the existing house and shop are aesthetically appealing. The parking area is sufficient for the proposed business. The entrance to the shop will be on the south side of the building facing Duluth Street with the parking area adjacent to the building.***
6. Conforms to the regulations for RTC district. ***The business is within the conditional uses contemplated by the ULU, i.e. general retail sales and service.***

MOTION

A motion was made by Oveson; seconded by Wilcox and carried unanimously to recommend approval of the CUP to the council.