



CITY OF RANIER

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Gateway City to Voyageur's National Park

CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
OCTOBER 17, 2016 @ 5:30 PM

Present: Jared Baldwin

Planning and Zoning Commissioners: Sue Swendsen, Ladd Koczinski and Ron Wilcox, Land Use Administrator Sherril Gautreaux.

RE: ZONING VARIANCE REQUEST – PARCEL # 98—036-00450 Auditors Plat 2. 3688 County Road 92

Jared and Ashley Baldwin have filed a Conditional Use application for the property at the above address. The intent is to use the existing large pole building as commercial business for renting spaces for boat, camper and recreational vehicle storage.

The commission finds that after review and evaluation of potential impacts on surrounding properties:

1. The Conditional Use 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. ***All vehicles will be stored inside the pole barn.***
2. Adequate utilities, drainage, or other necessary facilities have been or will be provided. ***The driveway is adequate for moving vehicles in and out of the pole barn without having to disturb the neighboring properties.***
3. Adequate measures have been or will be taken to minimize traffic congestion in public streets. ***The storage is seasonal. Therefore, the vehicles coming in and out of the driveway will be sporadic.***
4. The conditional use shall provide for aesthetic appeal greater than existing uses in the area. The Conditional Use shall eliminate 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.
5. The Conditional Use shall, in all other respects, conform to the applicable regulations of the district in which it is located. ***The existing building which is in compliance with the R-12 zoning will be used for the business.***

MOTION

A motion was made by Wilcox; seconded by Swendsen and carried unanimously to recommend approval of the variance request to the council.

Land Use Commissioner Jeff Oveson was unable to attend but voted in favor of the project by e-mail.