



CITY OF RANIER

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Gateway City to Voyageur's National Park

**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
APRIL 4, 2019 @ 4:00 PM**

Present: Eric Johnson, Megan Bond, Bud Lessard
Planning and Zoning Commissioners: Sue Swendsen, Jeff McHarg and Ron Wilcox, Land Use Administrator Sherril Gautreaux.

RE: ZONING VARIANCE REQUEST – PARCEL # 98-001-20020, Lots 2,3,6,7 Block 20 Ranier Plat 3485 River Street

Eric Johnson and Megan Bond have filed a Conditional Use permit application for the property at the above address. The intent is to use the existing garage as a place to store canoes, kayaks, camping gear and other related items for Voyageurs Outfitters which is a full service guide service that supplies guided tours, boating and camping equipment for Voyageurs National Park. The large garage will be used to store the equipment. Future use may include customer pick-up on site and a store front. Any customers will be using off street parking only.

ERIC JOHNSON: No major activities this summer for the business this summer. The garage will be re-sided with vertical metal siding and re-roofed with a metal roof similar to the property in the lot to the west of their property. All the canoes are stored on a tiered canoe trailer outside; the other camping gear will be stored inside. In the future, signage for the business will go on the outside of the garage. Currently, all the gear for the customers is delivered to where the customers take off which is usually the VNP Rainy Lake visitor's center.

In regards to parking, there would usually be one customer at a time; customers would park in the driveway. 90% of the business is delivery.

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

1. The Conditional Use is consistent with the Community Plan.

The Community Plan states that local and small business owners in Ranier are what give the area its character and charm. The businesses provide services to the residents and surrounding areas and help attract visitors into the city. Ranier should continue to accommodate business expansion and growth that reflects Ranier's current character, and work with KEDA in assisting business start-up.

The Commission members stated that accommodating this small business is consistent with the Community Plan and could help attract visitors into the city.

- 2. 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.**

The existing garage and house provide for adequate areas to use the property for the outfitting business. The property owner must comply with noise ordinances and properly maintain the buildings.

Garage will be sided and roofed. Any canoes outside will be trailered on a tiered canoe trailer. Rehabilitating the garage should be more attractive than the existing garage that needs painted and roofed.

There won't be any activities that would cause environmental harm or substantially diminish property values

- 3. Adequate utilities, drainage, or other necessary facilities have been or will be provided.**

No change to the utilities or drainage is necessary.

- 4. Adequate measures have been or will be taken to minimize traffic congestion in public streets.**

Property owner and customers must be cognizant of not blocking neighbor's driveway or alleyway. Customers will be directed to park in the driveway or on the street.

- 5. 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.**

The intended commercial use is not high volume and will not affect neighboring residences. Property owner must be cognizant of any neighbors' concerns.

- 6. The Conditional Use shall, in all other respects, conform to the applicable regulations of the district in which it is located.**

*Ranier Town Center zoning district is established to provide a mixture of residential and non-residential uses on a neighborhood scale supporting the village center and waterfront.
Conditional uses allowed are: retail and service businesses and business/professional offices.*

MOTION

A motion was made by Wilcox; seconded by McHarg and carried unanimously to recommend approval of the conditional use permit which will be forwarded to the council for review on 04/04/2019.