



# CITY OF RANIER

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*Gateway City to Voyageur's National Park*

**CITY OF RANIER  
LAND USE PLANNING COMMISSION  
MEETING MINUTES  
DECEMBER 16, 2019 @ 4:30 PM**

**Present: Rob Badiuk**

**Planning and Zoning Commissioners: Berta Wilcox, Ladd Kocinski, Jeff McHarg, and JoAnn Kellner, Land Use Administrator Sherril Gautreaux.**

**Absent: Mary Ann Kasich**

**RE: ZONING VARIANCE REQUEST – PARCEL # -005-03041 Riverside Park Lots 4&5 less 165 feet Blk 3**

Rob Badiuk has filed a Conditional Use application for the property at the above address. The intent is to use the property for a commercial storage building and fenced area for storing boats for the Badiuk Equipment business.

Badiuk stated that he purchased the property on CR 113 because his current property on Highway 11 has too many boats in the summer and gets congested. His intent is to use the CR 113 property for winter storage of boats. He plans to build a 50Wx100L pole barn for boat storage.

Kellner asked about the height of building – he will need a 12-foot door and 14 foot walls.

McHarg asked if Badiuk foresees all the boats at the Hwy 11 property to be winterized at the CR 113 property? Badiuk will put as many as he can on the CR 113 property.

Wilcox asked how he plans on transporting the boats- through French or Jamison or on the highway. Badiuk thought that transporting on the highway would be easier.

Kellner asked what type of fence he envisions and stated that the fence can be 6 feet high or less. Badiuk stated that the fencing wouldn't happen right away but down the road in a few years. He would use arena type of fencing and the existing driveway.

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 such as boat trailers will generally be stored inside the pole barn or in the fenced area. The business will not cause any noise or smells. In the spring and fall boats will be moved off of or onto the property. There will be no real impact to neighboring properties. Boats will not be run on the property.**

2. Adequate utilities, drainage, or other necessary facilities have been or will be provided.

**The property has a drainage ditch running down the side and across the front. The general slope of the land is toward this ditch. This slope will be maintained to keep property dry.**

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

**In the Spring (April, May) and Fall (September, October), boats will be moved on and off the property; estimated 3-5 per day. The rest of the year should have minimum traffic.**

**Kellner stated that since it is a gravel road, to make sure not kicking up too much dust.**

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.

**Currently, there are boundary trees on the north side that would act as a buffer. The fencing will come in the future. All the set backs are met. The entrance would be the existing driveway entrance with no future entrances and exits to be added.**

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

**The intended commercial use is not high volume and will not affect neighboring residences.**

## **MOTION**

A motion was made by Kocinski; seconded by Wilcox and carried unanimously to recommend approval of the conditional use permit which will be forwarded to the council for final review on 12/17/2019.