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**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
JUNE 1, 2020 @ 5:30 PM**

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

**RE: CONDITIONAL USE PERMIT REQUEST – PARCEL # 98-054-03010, Lots 1-4 Block 3
American Suburbs Co. 3rd East Side Addition 2103 Co Rd 124**

The meeting was conducted via Webex. Each participant was asked to mute their computer or phone until called upon to eliminate feedback and background noise. A roll call of commission was made.

Mary Ann Kasich – present, JoAnn Kellner – present, Jeff McHarg – present, Ladd Kocinski – present, Berta Wilcox - present
Land Use Administrator Sherril Gautreaux - present
Aaron Nordrum – Applicant - present

Aaron Nordrum filed a Conditional Use permit application for the property at the above address. The intent is to store and rent out kayaks, paddleboards and canoes from the existing garage on the property. Customers would have the option to pick up rental equipment from the property. Customers would use off street parking only. Mr. Nordrum stated in his application that employees will drop off and pick up equipment. Equipment will also be available for pick up from the property approximately 3-5 days a week.

Mr. Nordrum stated that his property would be used for storing the equipment and that he will drop off the kayaks/paddleboards at the load-in spot for customers. When the customer is finishing using the equipment, he will pick it up and bring it back to his home. Nordrum stated that he wanted to use the Jameson dock, Ranier beach, city beach or Spruce Street Landing for customer load-in. Commission members expressed concerns over using Ranier beach and the Jameson dock and focused on the attributes of Spruce Street Landing, i.e., Spruce Street Landing has a public access for launching and the nearby DNR parking lot specifically for public access. The Commission expressed concerns over using the Ranier beach as a launch site as it is generally crowded with swimmers. In addition, the street parking can get congested and should be used for those swimming at the beach. Concerns over the use of the Jameson dock relate again to lack of ample parking area and that the Jameson dock is a fishing dock. After discussion, the consensus was that using the Spruce Street Landing as a launch area and the DNR lot for parking would be the best fit for operation.

Commission members also expressed concern about leaving the kayaks and paddleboards unattended and asked that there was assurance that the equipment would not be left unattended after the rental.

Mr. Nordrum stated that a six feet by one feet sign would be hung over his garage to advertise the business. Mr. Nordrum's property is located kiddy corner from Baduik's marine business which is zoned commercial.

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.

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.

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

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

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.

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

The property is located in zoning district R-1. The purpose of the R-1 Residential zoning district is established to provide for a variety of housing types including single-family detached dwellings, two-family dwellings, and multi-family dwellings. A limited number of ancillary and supportive non-residential uses may be allowed where appropriate.

MOTION

A motion to recommend approval of the Conditional Use Permit with the restriction that equipment drops cannot occur at the Jameson dock or Ranier Beach was made by Berta Wilcox; seconded by Jeff McHarg and carried unanimously.

ROLL CALL

Kasich voted aye, Kellner voted aye, Kocinski voted aye, McHarg voted aye, Wilcox voted aye.

The conditional use permit which will be forwarded to the council for review on 06/09/2019.