



CITY OF RANIER
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**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 12, 2020 @ 5:00 PM**

Present: Sharon Ball, John Bruggeman, Sue Swendsen, June Fulton
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 AND CONDITIONAL USE PERMIT REQUEST – PARCEL #98-001-11070
Ranier Plat Lots 7-12 Block 11**

Property Owner, Sharon Ball, has filed a Variance and Conditional Use application for the property at the above address. The intent is to use the property in a commercial purpose to build two condo residences or vacation rentals. The setback requirement for the Ranier Town Center District would be 35 feet from the adjacent property owner. The commercial purpose would allow a zero setback from the rear (or East) property line. The property owner is asking for a 20 feet setback from the East property line.

The parcel contains 6 lots which are 25 feet wide by 120 feet long. It could be considered to be a conforming lot in that the current residence is situated on the far west and south sides of the property on a corner lot. There was much discussion in regards to which side of the property is the front and which side is the rear.

The future condo residences would be situated on the east end of the property on Lots 7 and 8.

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.

The commercial rentals would have no impact on surrounding land uses.

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

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

Parking will be available on the parcel or on the public right of way.

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.

The use will provide for aesthetic appeal and will eliminate conflicts with the adjacent property owner.

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 Wilcox; seconded by Kellner and carried unanimously to recommend approval of a variance from the 35 feet setback on the East side of the property and the conditional use permit for the construction of two rental units, which will be forwarded to the council for final review on 11/17/2020.