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**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
JUNE 2, 2021 @ 5:00 PM**

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

RE: CONDITIONAL USE PERMIT REQUEST – PARCEL #98-001-19020 AND 98-001-11130

The city of Ranier, represented by WSN engineers Joe Sutherland and Pete Sarberg, comes before the Land Use Planning Commission on a Conditional Use Permit request to construct a public boat launch at Lot 13 Block 11 of Ranier Plat and a public use parking lot at Lots 11, 14, 15, 18, 19, 22 of Block 19 of Ranier Plat.

Councilmember JoAnn Kellner set the agenda and protocol for the meeting and introduced Joe and Pete.

Sue Swendsen asked for Mary Ann Kasich to recuse herself because of a conflict of interest because she was on the safe harbor steering committee.

Joe Sutherland presented information about the boat launch which would have a concrete approach slab and precast concrete planks. The gangway for the floating dock would be 6 feet wide similar to DNR construction. The floating dock would be approximately 32 feet long and 6 feet wide and removed for winter. There will need to be shoreline stabilization such as rip rap. The subject of whether some overhead ambient lighting would be needed. Temporary erosion control during construction will be necessary. The plan is to leave the trees in place.

Secondly, Mr. Sutherland addressed the parking lot which will be west of Community Building and North of Pine Street in the former tennis court area. There are 2 entrances proposed – from the north alley and from Pine Street. Pull through parking is recommended for 2-way circulation. The stalls are 50 feet by 12 feet to accommodate trucks with trailers. One ADA space is required. Screening/buffering is proposed with emphasis on the north side. Signage would be included for trailblazing. Overhead lighting was contemplated and if included would be dark sky lighting. The AIS boat wash station would be waterless and its site is being contemplated. Bituminous paving is proposed for the trail in the alley running north/south from Duluth Street to the alley north of the Community Building. No overnight parking is proposed. No bathroom is proposed.

Thirdly, Mr. Sutherland addressed the proposal for Duluth Street which includes angle parking on the north side of the street. The angle parking is not intended for trucks and trailers. 2-way traffic would be maintained on Duluth Street and proposed one-way traffic on the alley south of the railroad tracks. He discussed the auto-turn geometrics for trucks with trailers.

Pete Sarberg spoke about storm water management of the impervious pavement stating that the project would be under the amount of area which would require MPCA storm water permitting. He spoke about erosion control on river side during construction and afterward for storm water management. Existing drainage patterns would be maintained.

JoAnn Kellner asked for each committee member to provide comments.

Jeff McHarg inquired where the floating dock would be which is on the north side. He inquired about lighting. Mr. Sutherland stated that lighting was still in the design phase. He inquired about the type of vegetation for the parking lot screening. Mr. Sutherland distributed a handout with species suggested by their landscape architect. Mr. McHarg stressed that signage was necessary for no overnight parking and directional instructions. He stated that Duluth Street should have a 15 mph speed limit.

Mary Ann Kasich stated that she has concerns about boat launch being unobtrusive. She stated that when she was young, there was a boat ramp at the same location. She stated that the existing sidewalk should be extended for safety reasons. She stated that she likes the angled parking but is used to having angled parking in front of bank building or at least having a loading zone. She stated that she wants to concentrate on the visual aesthetics of the parking lot. She stated that in previous drawings, the AIS station was in a different place but now is tucked in behind the jail. She stated that she is concerned about headlights from cars in the parking lot shining into local residences and would like to see a buffer of landscaping on Pine St. She stated that for future use of the Community Building, she would like to have the ability to have a gazebo.

JoAnn Kellner stated that she would like to see a handicapped parking spot on both the east and west ends of Duluth Street.

Berta Wilcox commented that the trail in the alley needs to be paved; 15 mph speed limit on Duluth St., and to ensure that there is parking by the back door of the community center for loading in and out of the kitchen. She wants to see lots of signage.

Ladd Kocinski stated that doesn't like the boat landing near the rapids for tourists. He stated that it is a huge safety factor for those unfamiliar with the rapid change of conditions in the rapids. He stated that there are no problems plaguing the present boat ramp are solved with the expenditure. Only 7 boats can be launched and the parking lot is full. You find out the lot is full after you launch and then where to park? Disrupt a residential area of Ranier when you can keep the turmoil in the commercial zone. Now boaters walk by all of the businesses when walking to the existing lot which is maintained by the DNR. They have a stake. Giving up the only property contiguous to the community building to park 7 trailers. If some improvement or addition is needed to the city center you've lost the only space available. Without enforcement none of the existing problems are solved. Does Ranier want to tax the residents to pay for a policeman to keep order around all of the signs?

OPEN FORUM

JoAnn Kellner went row by row and asked each person to raise their hand if they wanted to comment.

Sharon Ball stated there is enough already have enough lighting with RR. Complained about people in front of her house on July 1 of every year. She stated that she owns she owns joint property with Woods adjacent to RR property and wants to make sure that nothing is built on her property. She stated that she doesn't want people parking in front of her building. Doesn't want 30 mph in a cul de sac. City needs to think about why they need the project. She wants barriers around her area so that no one drives into her yard.

John Bruggeman asked about buffer zones and if they were compliant with our zoning ordinance? Joe Sutherland responded affirmatively and that they could work together to find the right spots, the plan would include the types and number of shrubs.

Sue Swendsen stated that she appreciated most what Ladd said, it is a residential area and believes that excessive traffic will be unsafe. Also have community bldg., muni, post office and businesses in the area. She stated that she thinks it is a poor place to have project. She stated that DNR told her that the boat launch is unnecessary. Will the liability insurance be raised for Ranier? Boat wash station? Are there any other on this side of town? Could anyone use at any time? Never has been any enforcement. Boat docking. What about events at Community Bldg? No enforcement at this time. LCCMR indicates access to Rainy Lake not Rainy River. Plan indicates one floater dock and now council has 2 more floaters. Thinks that neighbor should be able to use alley for his parking. Needs to consistent with the Community Plan. Can someone show her the Community Plan?

Rocky Kucera inquired about the budget and stated that the city doesn't need to spend on this project. He stated that the Community Building needs parking not for boat parking but for events. Boat cleaning? Will people be able to pull up and clean their car? Law enforcement. Doesn't affect a lot of people but the ones affected will be affected a lot.

Mike Heibel stated that he has said many times that we need a better boat ramp in Ranier; the current one is hard to use and launch. He stated that he doesn't think that there is any liability - you use at your own risk. He stated that regarding the AIS wash station, it will be only one in area and it is part of protecting our lake – what is wrong with that? He stated that the parking lot needs to have good screening for residents.

Mark Lessard stated that he is going to be impacted by the project but thinks that it is a good project. He stated that a waterside community needs water access. He stated that he likes the access for parking for he and his neighbor on Duluth Street. He stated that in regards to the AIS station, he thinks people should use it because it's good for the lake. He stated that in regards to the rapids, he has used the river in all kinds of conditions and that people need to use common sense.

Mike Tureen stated that residents that are near the project have an interest. He stated that he is concerned about lighting and doesn't want more light – the trains and depot have enough lights. What about when there are events, is parking lot open for anybody? JoAnn Kellner stated that could put a sign up at dock that there is no parking during special events? Tureen

asked if this the wisest and best use of this property? Who pays for the ongoing costs? Wants council to verify that funding is secured.

Mayor Dennis Wagner stated that he is glad that meeting has been held and that he has also talked to DNR. He stated that the Council will address the issues.

Karina Joyce stated that it is her understanding that DNR lot is going up for sale and that there would be a land swap. Mike Heibel stated that what was proposed that DNR lot would service the paddle only ramp when and if the Spruce Street ramp is turned to paddle only ramp.

Sue Swendsen asked Sutherland if this 3 different projects. He stated that it not necessarily 3 different projects more like 3 components of same project. Swendsen stated that city has paid \$30,000 for engineering from LCCMR grant and leaves \$170,000 for the project. (This is incorrect). Sutherland stated that we may have to prioritize components of project.

Joe Sutherland stated that he may have confused folks in using the terms of DNR designed parking lot – because its designed like a DNR facility, however it is a city project.

Jim Peterson asked if there could be signage to keep people from turning right out of the parking lot onto Pine Street. Will there be any signage in water?

Phil Paulbeck stated that he appreciated the council and committee in tackling the issues and that he can empathize with Sharon. He stated that the City changed alley behind his property to become a street for CN RR and snowmobile trail. He wants Ranier to progress and don't think that anything could happen that would be unequal to those affected – someone will always be affected

Robert Ham stated that if the DNR lot is sold that it will affect their business. Don't take away from the little guys.

Ed Woods asked that if commission decides not to approve then what happens? A commission member stated that the Commission can recommend and council approves. He stated that he is concerned about people swimming in the bay. He stated that the tennis court was in the Community Plan. He stated that the grant money comes with conditions.

Jeff McHarg stated this isn't something that just happened because of Cantilever. This has been discussed for over 20 years. He stated that he is unaware of a Community Plan. He stated that he wants dark sky approved lighting or less lighting.

JoAnn Kellner stated that she doesn't believe that the boat wash station will be noisy. Rocky Kucera made a comment about coming over to her house and seeing if she liked the noise. Kellner stated that she didn't appreciate him threatening her.

Maryann Kasich stated that since this isn't a DNR facility, then city could close it and open it as they want.

JoAnn Kellner wants to make sure that lighting isn't obtrusive.

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.

2. Adequate utilities, drainage, or other necessary facilities have been or will be provided.
3. Adequate measures have been or will be taken to minimize traffic congestion in public streets.
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.

MOTION

A motion was made by Wilcox and seconded by McHarg to recommend the Conditional Use Permit with the following conditions. Kocinski voted no. All others voted yes.

The Conditions are:

The lighting must be dark sky compliant

In regards to signage: the one way has to be marked on the alley, no overnight parking in the parking lot and boat dock, no motorized vehicles on alleyway, trailblazing signs for walking and driving directions.

Handicapped parking spots will be provided at the east and west end of Duluth street

If the budget allows, the sidewalk will continue all the way down to the water.

There will be an adequate buffer zone around parking lot.

The AIS wash station needs to be in the least intrusive spot.