



CITY OF RANIER

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Gateway City to Voyageur's National Park

**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
JULY 22, 2021 @ 5:30 PM**

Present: Tom Kellner

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

Absent: Ladd Kocinski

RE: ZONING CONDITIONAL USE PERMIT REQUEST – PARCEL # 98-056-01120, Jameson 2nd Addition, Lots 8 to 15

Tom Kellner 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 in R-2.

McHarg inquired about his running the current commercial storage building on a separate parcel. Kellner explained that the current building is in the Commercial Zoning District. McHarg stated that he has a concern that the corridor would become cluttered and asked if there was any thought in the future to add fencing. Kellner stated that the line of trees will currently stay there which will buffer to the north and west and south. Kellner stated that the commercial storage building will be licensed and insured. Kellner stated that the building will be 104 feet long.

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 proposed structure would be south of the Loons' Nest property and southwest of the Roadhouse building of which both commercial structures are in a commercial zoning district. The proposed structure would abut the commercial zoning district. The parcels to the east and south are owned by the Kellner's. The commission did not find any reason to believe that environmental harm would be caused.

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

The electric utilities are at the property. Kellner will ensure that necessary drainage is provided.

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

The proposed structure shouldn't change any traffic patterns as there is only one user on the road which is the Kellner's.

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 buffer zone of trees to the west, north and south will remain. The property owner to the west will have a significant tree buffer. There are future plans to landscape the area upon completion of the project.

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 to recommend approval of the Conditional Use Permit by McHarg and seconded by Kasich. Wilcox voted in favor and Kellner abstained.