

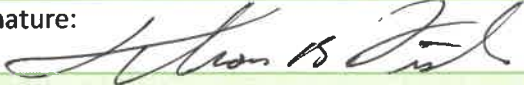


**PUBLIC HEARING
CITY OF RANIER
CONDITIONAL USE PERMIT REQUEST
PLANNING AND ZONING COMMISSION**


**JUNE 27, 2023 @ 5:00 PM
Ranier Community Building**

A public hearing will be held on a request for a Conditional Use Permit submitted by property owner Thomas Fisher to install and operate three seasonal RV lots at 2103 County Road 116, Lots 1-3 Block 4 of American Suburbs Company Third East Side Addition.

All interested parties are invited to attend. If more information is desired, please see the Ranier website at raniermn@govoffice2.com under "News" or contact the City of Ranier @ 2099 Spruce St., 218-286-3311, or cityofranier@frontiernet.net

1. Applicant Information
Name: THOMAS (TIM) FISHER
Address: 3653 TOWN ROAD 420, FNT 2. FALLS, MN. 56649
Telephone #: 218-360-1983
Email Address: Tomfisher1952@YAHOO.COM
Application #: To be assigned by City.
Signature: 
Date:
Owner, if different from above:
Address:
Telephone #:
Email Address:

2. Property Information	
Street Address: 2103 CTY 116	
Legal Description: AMERICAN SUBURBS COMPANY THIRD EAST SIDE ADD. LOTS 1-3 Block 4	
Parcel #: 98-054-04010	
Zoning District: R-1	Shoreland Overlay Zone: Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
Floodplain Overlay Zone: Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>	
Conditional Use Requested: YES	Interim Use Requested:
Property Size (Square Ft. or Acres): 120' x 129' 118.5' x 127'	

3. Project Description (attach additional sheets if necessary)
A. Describe the proposed project. Describe the type of business or activity, type and function of proposed or existing buildings, and other proposed uses of the property: INSTALL THREE SEASONAL RV LOTS.
B. Describe adjacent and surrounding land uses. How will your project impact these properties? BADIUK MARINE TO THE SOUTH.  North - ROAD East - ROAD. West - TREES SEPARATING IAN NEWSON LOT.
C. Describe proposed alterations to the existing landscape. Describe how storm water runoff will be collected and drained off the property or treated on-site. UPGRADE RV SLOTS AND DRIVEWAY - LAND IS ALREADY DITCHED AND LOT SLOPPED.

D. Describe the proposed landscaping of the site. Describe how existing vegetation will be preserved or removed: *TREES TO THE NORTH AND EAST PROPERTY LINE TO SECLUDE RV LOTS. FENCE TO THE WEST PROPERTY.*

E. Describe the quantity, type, and schedule of traffic that will be generated:
THREE VEHICLES

F. If applying for an interim use permit state the dates or events that will trigger the beginning and end of the interim use: *MEMORIAL WEEK-END; THROUGH LABOR DAY WEEKEND.*

4. Other Services and Approvals

A. Will the proposed project require new or expanded public utility connections including water, sewer, or storm water?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
B. Will the proposed project require new or expanded electrical service?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
C. Will the proposed project require a street extension or new drive-way access?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
D. Will the proposed project require a building permit?	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>
E. Will the proposed project include new signage?	Yes <input checked="" type="checkbox"/> or No <input type="checkbox"/>
F. Will the proposed project require another land use approval from the City of Ranier including, but not limited to rezoning, zoning text amendment, platting, or a variance? If so, indicate which approval is needed:	Yes <input type="checkbox"/> or No <input type="checkbox"/>
G. Does the proposed project require approval or review from another governmental agency? This includes, but is not limited to Minnesota Department of Transportation, Minnesota Department of Natural Resources, Koochiching County Highway Department, and the Koochiching County Soil and Water District. If yes, indicate which agencies and if permits have been applied for or received:	Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>

Attach a site plan and landscaping plan consistent with the requirements of Article 2 Section 2.03.3 and Article 4 must be reviewed and approved prior to zoning approval.

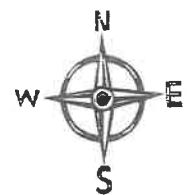
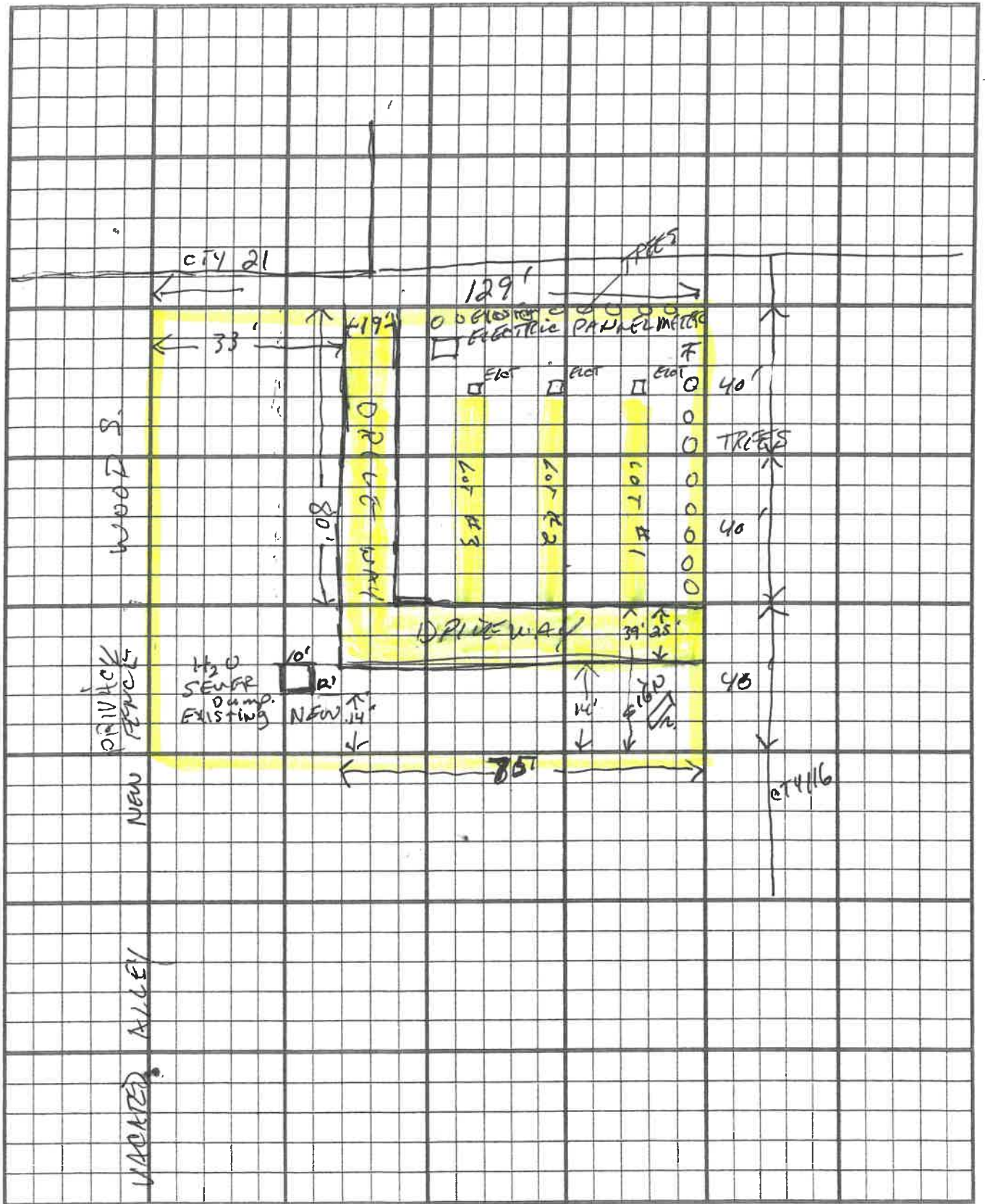
Preparation of the Site Plan- Make the drawing to scale. The scale that is used must be sufficient to show the project's necessary details. Please show:

A. Dimensions of the property: Length, Width, Depth	<input checked="" type="checkbox"/>
B. Location and size of existing and proposed structures (Please show the distance from the property lot lines to existing and proposed structures.)	<input checked="" type="checkbox"/>
C. Size and location of parking areas- include how many vehicles can be accommodated	<input checked="" type="checkbox"/>
D. Loading and unloading areas	<input checked="" type="checkbox"/>

14'
3
80' x 75'

E. Landscaped areas, blacktopped or paved driving areas, snow storage areas	<i>CRUSH ROCK DRIVEWAY</i>	<input checked="" type="checkbox"/>
F. Access driveways		<input checked="" type="checkbox"/>
G. Location of signs advertising the business		<input checked="" type="checkbox"/>
H. Show how runoff from the site will be collected and drained	<i>EXISTING DITCHES</i>	<input type="checkbox"/>
I. Location and type of plantings and buffer areas		<input checked="" type="checkbox"/>
Properties within the Shoreland Overlay District are subject to the requirements of Section 6. Shoreland Overlay Ordinance. If applicable, submit the following information. <i>N/A</i>		
A. Stormwater management plan, if applicable.		<input type="checkbox"/>
B. Vegetation management plan, if applicable.		<input type="checkbox"/>
C. Erosion and sediment control plan, if applicable.		<input type="checkbox"/>
D. Wetland mitigation plan, if applicable		<input type="checkbox"/>

City Use Only	
The CUP application is complete:	<input type="checkbox"/>
The CUP application requires the modifications listed below: <i>see highlighted areas to be completed</i>	<input checked="" type="checkbox"/>
Further information is required:	<input type="checkbox"/>
The project is not a use permitted with a conditional use permit:	<input type="checkbox"/>
Signature of Land Use Administrator/Date:	



Koochiching County GIS Parcels

Zoom in on the County to view the parcel layer

2103 county road 116 Interr X
Show search results for 2103 c...

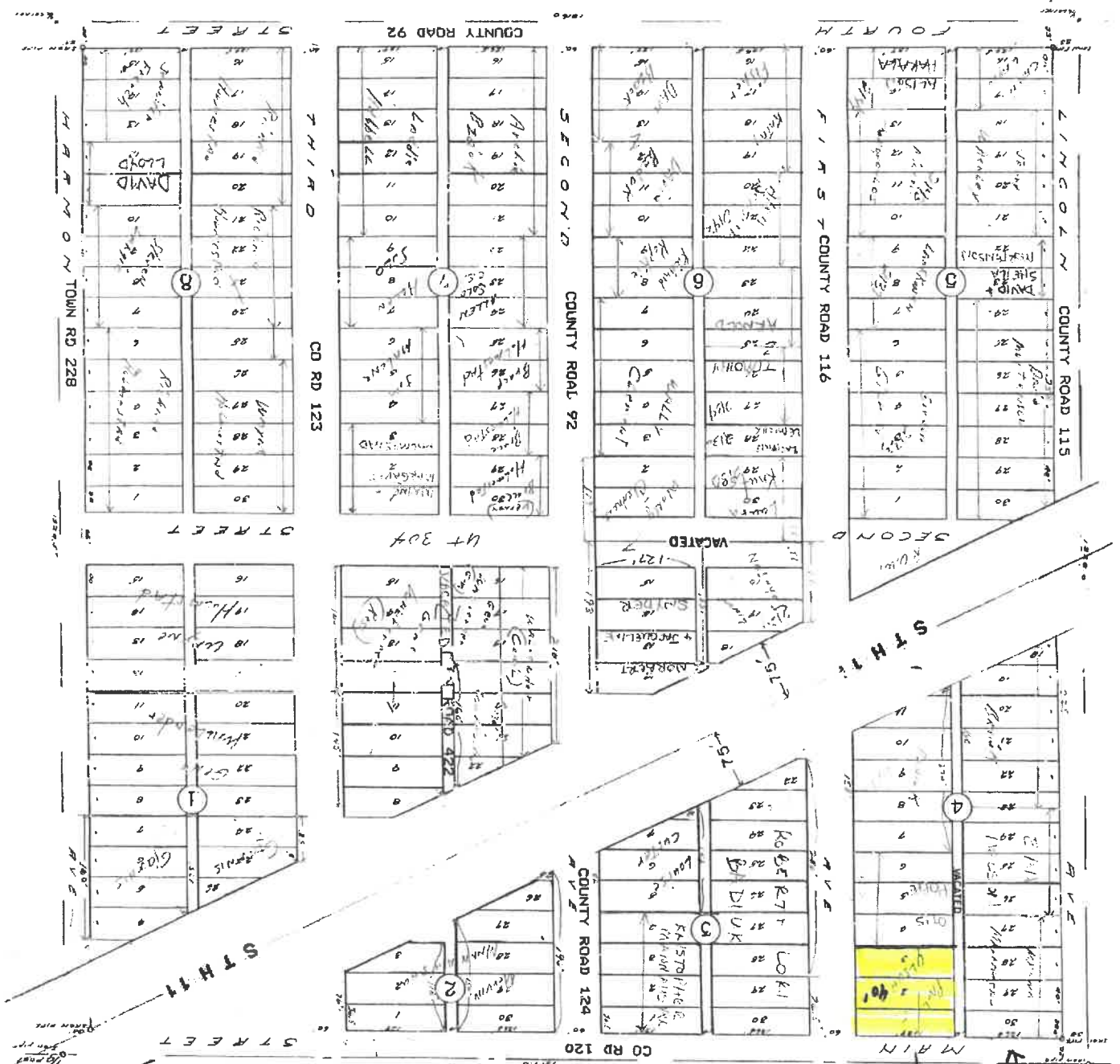


AMERICAN SUBURBS COMPANY'S THIRD EAST SIDE ADDITION TO INTERNATIONAL FALLS

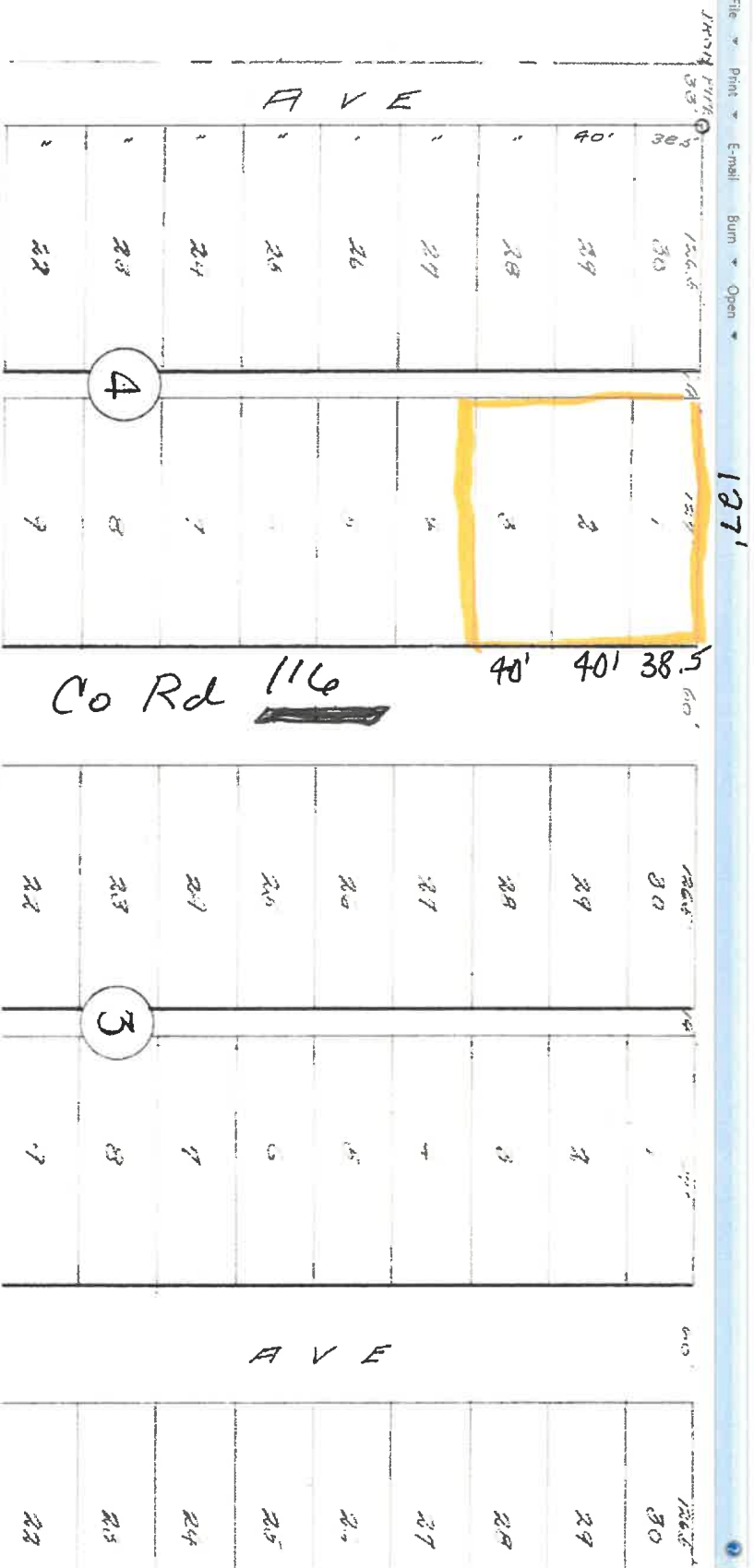
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ROOSEVELT COUNTY, MINNESOTA.

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2103 Co Rd 116



118.5' 127'