



CITY OF RANIER
P.O. Box 186, Ranier, MN 56668
218.286.3311
cityofranier@frontiernet.net
www.raniermn.govoffice2.com



**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
JUNE 27, 2023 @ 5:00 PM**

Present: Tim Fisher

Planning and Zoning Commissioners: Berta Wilcox, Ladd Kocinski, Mary Ann Kasich, Matt Maxa, JoAnn Kellner

Others Present: Land Use Administrator Sherril Gautreaux, Deputy Clerk Edith Jenkinson Tim and Kris Lessard, Mary LePage, Karen Lillis, Ron Wilcox, Mr. and Mrs. Kantos, Jamie Fisher, Larry Oveson, Buzz Mannausau, Steph Hagen

RE: CONDITIONAL USE PERMIT APPLICATION

Tim Fisher filed a Conditional Use application for the property at 2103 County Road 116. The intent is to use the property for three seasonal RV campsites.

COUNCILMEMBER KELLNER: We have received three letters of concern regarding this potentially being in a residential area. The concerns are with children located in the area, increased traffic in a residential zoned area with children and dogs, increased garbage, worried about security and who will monitor the area. Other areas of concern are rules regarding fire pits, noise, dogs, generators, and tent camping.

TIM FISHER: Stated that the intent is not to rent out long term, but for a week at the most. The entry point would be on the east side. Traffic would use the southeast gate by Badiuk's driveway. Only one house to the west. Friend's Garbage Service would pick up the garbage weekly. Badiuk runs boat trailers back and forth between 115 and 116, which causes traffic.

KELLNER: Would fire pits be allowed? Would there be quiet time?

FISHER: 10:00 pm

KELLNER: What about pets?

FISHER: Dogs would have to be kenneled unless they are small dogs. He is not looking for this to be a pet friendly area

KELLNER: What about generators?

FISHER: No. There would be electrical hook-ups.

KELLNER: Water/sewer?

FISHER – there will be a dump station with metered sewer and city water on-site.

KELLNER: What size RV's?

FISHER: It does not matter, have a large lot. They will be hidden by fence.

KELLNER: What about extra vehicles?

FISHER: Would only allow one vehicle

FISHER: Have applied for KEDA loan for fencing. Have put water, sewer and electric in already.

KELLNER: Fencing completion would be a concern; it would need to be completed before opening up.

KELLNER: What about security?

FISHER: Would have cameras. There is a tree line to the west and would fence north and east side first.

KELLNER: Would have someone checking to make sure everyone behaving?

MRS. KANTOS: When are thinking about opening? The application says 6-foot trees.

MARY ANN KASICH: Read all information about concerns for neighbors, want to make sure that visually would be attractive, privacy is important. In the current state, it is very unattractive. Badiuk's are on two sides, feels like it is commercial. Other neighbors are quite a ways away. If there are concerns about traffic, Badiuk's already has traffic. If complied with quiet times, garbage pick-up. What about entryways? FISHER: The big opening would be by Badiuk's, on southeast side. KASICH: Drainage seemed to work. Overall could be made to look more attractive.

KAREN LILLIS: Concerned about more people on Jameson dock, could be a bench or a port-a-pottie.

LARRY OVESON: Was a member of large group that wrote the Land Use Ordinance. Thinks that everyone is missing the big picture. A conscious effort was made for Jameson Addition to remain as a residential area. The highest and best use of the area is for residential housing. Concerned about commercial creep. Everyone is ignoring a main concern, which is the commercial creep into the residential area from Badiuk's and if this project were allowed to go forward.

BERTA WILCOX: Badiuk is a commercial property. Have called him a couple of times regarding moving boats along the neighborhood roads. Commercial creep is a concern.

HAGEN: Can we do background checks on people that come in? How are they going to be vetted?

FISHER: If they look shady, they can't stay there.

MRS. KANTOS: How available would you be if issues came up? Would you be on-site?

KRIS LESSARD: Would you be advertising the availability to a public dock? Your only security is if there is problem then you would take care of it?

KELLNER: Would you be docking boats at your residence?

FISHER: No, day use only, not overnight

OVESON: Assurances and proposals for fixes are worn away by time

KELLNER: Concern about having to park boats at fisher residence.

FISHER: Don't want that liability

KELLNER: If do approve, want everything completed on the property, for security want, want physical presence

MRS. KANTOS: Would the permit be forever? What if doesn't work out over the years. Would like to see that put into place, if approved.

KELLNER: Could set up a review every 2 years.

KOCINSKI: Concerned about a conditional use permit. Would be all for it if everyone around were in favor of it. We are supposed to go by the rules that are in place, which is residential. Cannot in good conscience vote for it, if people are opposed. Have to look out for the citizens that live in the residential area. My advice would be to ask council to rezone the parcel into a commercial parcel.

HAGEN: If he gets this through, can everyone with an empty lot do this?

KOCINSKI: With a lot of investment, why would you even ask for a conditional use permit? Allowing someone to break the rules. It is contested, then need to go by the rules that apply. There is opposition. I see a lot of people here in the audience and I don't hear that they are supporting your project, so they must be in opposition.

KRIS LESSARD: Want to go on the record as being opposed.

MANNAUSAU: How big is the piece of property? FISHER: 129 X 120.

KASICH: When was last time that home was on that property?

FISHER: Garage burned down 4 years. There was a trailer on property. Would there be anyone that would want to build a house next to Badiuk's?

OVESON: Or next to a trailer park?

FISHER: Started out being for his son, but then son said others might want to stay there

KASICH: Property is so unattractive, wouldn't want to build there.

JAMIE FISHER: Can put the shitty trailer back up on the property

MRS. KANTOS – Do we need more traffic? Opposed. An RV park does not belong in a residential area.

MARY LEPAGE – Opposed to it. Lives by herself, and feels safe now, but would still feel safe if this was built?

JAMIE FISHER: What about the Air BnB's that are in Ranier?

MRS. KANTOS: Don't want more people in the area; do want to have to be complaining all of the time?

MARY LEPAGE: Would not have any problem with family parking there but not others.

KELLNER: Would not recommend this to the council because of the first standard that must be met...that is would be injurious to use and enjoyment of other residents in the vicinity.

MAXA: Would not recommend this to the Council because it diminishes property values and affects residents, which really needs to be taken into account.

KOCINSKI: There is opposition. We have a zoning ordinance and have to protect the people. I would not recommend this because of the opposition. Should go to Council to ask for re-zoning.

KASICH: Disagrees and would vote for it. It would look more attractive if it were fixed up. Population has declined and need more activity in the area.

JAMIE FISHER: What about Chezick's land on 116 with the pole barn that has RV's. Do you just let him get away with it?

KELLNER: Do not appreciate your sarcasm talking about putting a shitty trailer on the property. That talk is not necessary.

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 COMMISSION FOUND THAT THE CONDITIONAL USE WOULD BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE VICINITY AND WOULD IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT.

2. Adequate utilities, drainage, or other necessary facilities have been or will be provided.
NOT ADDRESSED ADEQUATELY AND WAS NOT TAKEN INTO ACCOUNT SINCE #1 WAS NOT MET.

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

NOT ADDRESSED ADEQUATELY AND WAS NOT TAKEN INTO ACCOUNT SINCE #1 WAS NOT MET.

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.

NOT ADDRESSED ADEQUATELY AND WAS NOT TAKEN INTO ACCOUNT SINCE #1 WAS NOT MET.

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

NOT ADDRESSED ADEQUATELY AND WAS NOT TAKEN INTO ACCOUNT SINCE #1 WAS NOT MET.

MOTION

A motion was made by KELLNER; seconded by MAXA **to not recommend** approval of the Conditional Use request to the Council. KOCINSKI voted **to not recommend** approval and KASICH voted **to recommend** the approval. WILCOX **abstained** stating that she has family members on both sides of the issue.