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**CITY OF RANIER  
LAND USE PLANNING COMMISSION  
MEETING MINUTES  
MARCH 14, 2024 @ 5:00 PM**

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

**RE: CONDITIONAL USE PERMIT REQUEST – RANIER PIER PROJECT – S30, T71N, R23W.**

Dock size – 10,272 square feet.

S.E.H. Engineer, Jason Chopp presented on behalf of the City. The City of Ranier is proposing to renovate and expand the existing City Dock at Spruce Street to provide for 26 tie-up facilities for boaters. Continuing use of the location would be the same. The existing dock is open to the public and will continue to be open to the public.

Chopp presented a Power Point with information regarding the design of the project. See attached.

A Power Point slide addressed the “impacts to adjacent and surrounding land use”. Abutting property owners have stated support for the project. The Project does not impede adjacent owner’s access to Rainy Lake. The proposed project is on City property in the location of an existing dock. The proposed dock will be open to the public.

A Power Point slide addressed “alterations to existing landscape and stormwater runoff”. The existing dock will be removed. A new dock will be installed with a larger footprint. New dock will be supported on sheet pile cells. Landside landscaping will be restored to the current condition. Stormwater will not be collected or treated on the dock. Landside stormwater runoff patterns will not be altered.

A Power Point slide addressed “traffic generated”. Landside traffic changes are not expected. Transient and recreational boat traffic is expected to increase.

A Power Point slide addressed “other services and approvals”. Potable water and sanitary sewer services will be expanded on the dock. Electrical services will be expanded onto the dock. Street extension and new drive-way access will not be needed. A building permit will not be needed. New signage will be installed. (Kiosk for payment for docking will be added). Additional city approvals related to zoning or platting are not expected.

A Power Point slide addressed “Agency Approvals”. US Army Corps of Engineers and Minnesota DNR permits are pending.

Questions were taken from the Ranier Land Use Committee.

Berta Wilcox inquired about potential tax increases for maintenance of the dock and whether fees for services for cover the costs of maintenance.

Mary Ann Kasich asked about the sanitary sewer system and whether it can be extracted from the grants. Councilmember Jenn Lahmayer explained that any changes to the grants would have to be approved by LCCMR. Kasich asked about putting a business plan in place.

Matt Maxa asked if an EAW was done. Chopp explained that an EAW is not required for this project because the maneuvering envelope is under 20,000 square feet. Chopp explained that City council voted to not to do an EAW as it is not required. Maxa stated that there is an expectation of increased traffic on land.

Comments from audience were about not having an operational plan and idea of maintenance costs and opposition to the sanitary sewer clean-out.

Comment from the audience about placement of construction lay-down area.

Comment to Commission that the Commission needs to act within the purview of its mission which is to evaluate the criteria of the CUP application.

The commission finds that after review and evaluation of potential impacts on surrounding properties:

1. The conditional use is consistent with the Community plan.
2. 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.
3. Adequate utilities, drainage, or other necessary facilities have been or will be provided.
4. Adequate measures have been or will be taken to minimize traffic congestion in public streets.
5. 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.
6. The Conditional Use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

**Land Use Commissioner Berta Wilcox stated that the project meets all of the criteria required for a Conditional Use Permit.**

**A motion was made by Berta Wilcox and seconded by Mary Ann Kasich to recommend the approval of the Conditional Use Permit with the following conditions: that another public meeting is held to address an operational plan and the sanitary sewer issue is examined. Ladd Kocinski, Matt Maxa and JoAnn Kellner opposed the motion.**