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**STAFF SUPPLEMENTAL REPORT TO CONDITIONAL USE PERMIT APPLICATION
FOR PUBLIC PIER PROJECT**

SUBMITTED BY: SHERRIL GAUTREAUX, CITY ADMINISTRATOR
DATE: 03/20/2024

Following is a supplement to the Conditional Use Permit Application for the Public Pier Project.

Criteria for approving conditional use permits. The Council shall approve the application or approve with conditions if it determines that the conditional use meets the following criteria:

1. The conditional use is consistent with the Community Plan.

UNDER THE RANIER COUNCIL APPROVED 2009 RANIER COMMUNITY PLAN SECTION 2: RECREATION, RECOMMENDATION #2 STATES THAT THE CITY SHOULD SEEK FUNDING OR MATERIALS FOR MAINTAINING THE CURRENT DOCK SYSTEM AND IDENTIFY THE NEED FOR EXPANSION.

“FUNDING FOR PIERS AND OTHER WATER RECREATIONAL FACILITIES IS AVAILABLE THROUGH DIFFERENT GRANT PROGRAMS OFFERED BY THE MN DEPARTMENT OF NATURAL RESOURCES. THE CITY SHOULD LOOK INTO THESE GRANTS AND DEVELOP A PLAN OF ACTION FOR ACQUIRING FUNDING AND EXPANDING CURRENT WATER DOCK USE. HAVING INCREASED DOCK SPACE WOULD HELP ATTRACT BUSINESS FROM OTHER AREAS OF THE LAKE. THE CITY SHOULD EVALUATE THE NEED FOR LONG-TERM OR OVERNIGHT BOAT DOCKING SPACE ONCE THE DAY-USE SPACE IS DEVELOPED. “

UNDER THE RANIER COUNCIL APPROVED 2022 RANIER COMMUNITY PLAN SECTION 2: RECREATION.

“CONTINUE TO WORK ON FUNDING FOR THE ENTIRE SAFE HARBOR PIER PROJECT AT SPRUCE STREET LANDING.”

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.

ABUTTING PROPERTY OWNERS HAVE STATED SUPPORT FOR THE PROJECT. THE PROPOSED PROJECT DOES NOT IMPEDE ADJACENT OWNER'S ACCESS TO RAINY LAKE. PROPOSED PPROJECT IN IN THE LOCATION OF THE EXISTING DOCK. THE PROPOSED DOCK WILL BE OPEN TO THE PUBLIC.

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

STORMWATER WILL NOT BE COLLECTED OR TREATED ON THE DOCK. THE LANDSIDE STORMWATER RUNOFF PATTERNS WILL NOT BE ALTERED.

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

LANDSIDE TRAFFIC CHANGES ARE NOT EXPECTED.

5. The conditional use shall provide for aesthetic appeal equal to or 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;

NEW DOCK FACILITY WILL PROVIDE FOR GREATER AESTHETIC APPEAL THAN THE EXISTING DOCK FACILITY. BUFFER ZONES WERE TAKEN INTO CONSIDERATION WITH ABUTTING LANDOWNERS ABILITY TO ACCESS TO THEIR DOCKS. DIVIDING AND SCREENING, FENCING, PARKING AREAS AND LIMITATIONS ON THE NUMBER OF ENTRANCES AND EXITS ARE UNNECESSARY IN THAT THE LANDSIDE CONSTRUCTION WILL NOT ALTER THE EXISTING ROAD TRAFFIC PATTERNS. NO FENCING OR BUFFER ZONES ARE REQUIRED ON THE LANDSIDE IN THAT THE EXISTING LANDSIDE USE WILL NOT BE ALTERED.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located;

CONDITIONAL USES ALLOWED FOR THE RANIER TOWN CENTER ZONING DISTRICT INCLUDE PUBLIC BUILDINGS, SERVICES AND FACILITIES.