



CITY OF RANIER

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Gateway City to Voyageur's National Park

**CITY OF RANIER
LAND USE PLANNING COMMISSION
MEETING MINUTES
JULY 11, 2024 @ 5:00 PM**

Present: Rob Badiuk, Tim Fisher

Planning and Zoning Commissioners: Ladd Kocinski, Matt Maxa, and JoAnn Kellner, Land Use Administrator Sherril Gautreaux.

Absent: Berta Wilcox, Mary Ann Kasich

RE: CONDITIONAL USE REQUEST – PARCEL #98 -054-04040 American Suburbs Plat Lots 4-6 & ½ vacated alley Block 4, 2107 Town Road 116

Rob Badiuk has filed a Conditional Use application for the property at the above address located in zoning area R-1. The intent is to use the property for a commercial purpose for storing shrink wrapped boats for Badiuk Equipment commercial business and for employee parking.

Kellner asked about the buildings that Badiuk owns on Town Road 113 for which a Conditional Use Permit was granted in order to store boats. Badiuk stated that its too wet and swampy at the property on 113 to store boats in the spring. He stated that boats have gotten much bigger over the years and that he needs more room to store boats.

Kellner stated her concerns about lot on 116 being a residential area. Kellner cited traffic concerns with boats being hauled down the Town Roads. She asked how he would deal with boats blocking the road?

Badiuk stated that he needs to haul boats on that road.

Kellner asked whether he had future plans of putting a building on the 2107 Town Road 116 parcel. Badiuk couldn't say whether he would or not.

Maxa stated that aesthetic appeal is part of the conditional use requirement and that his proposed use creeps further into residential area. Residents don't want to look at the wrapped boats.

Kellner stated that she understands about needing more room for his business. Could he put up a fence?

Badiuk stated that it would be much better to have a building. He stated that the busy time moving boats is short – occurs during spring and fall.

Kocinski stated that the parcel is zoned residential and that the zoning is to protect the residential property owners. There is a dilemma as long as there is resistance from neighbors that feel adversely affected. There is an opposition from adjacent owner. He stated that the way to overcome it would be to talk to those that are adversely affected. If affected neighbors could come to agreement, then the Commission could hear the proposal again. Kocinski stated that he wants to support a local business owner and that he wouldn't be opposed if the neighbors agreed.

Tim Fisher stated that he is all for expansion and that if it's good for him – it should be good for me (his previous application for RV rental spots at the adjacent property on TR 116).

Badiuk stated that his goal would be to build a building and he could possibly build a fence.

Kocinski stated that if Badiuk could bring something that says neighbors agree, then the Commission could re-address the issue. He stated that we have to go with the laws that exist now.

Badiuk stated that he will talk to neighbors and look for support.

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.

There is neighbor opposition stating that it would be injurious to enjoyment of their property.

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

Not thoroughly vetted because #1 could not be satisfied.

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

Not thoroughly vetted because #1 could not be satisfied.

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 thoroughly vetted because #1 could not be satisfied.

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

Not thoroughly vetted because #1 could not be satisfied.

MOTION

A motion was made by Maxa; seconded by Kellner and carried unanimously to deny conditional use permit as this time.

Meeting adjourned 5:30