

Devils Lake Planning Commission
7-25-19

Members present: Vonda Markestad, Gary Martinson, Larry Liere, Wyatt Hanson, Kevin Davidson, Dick Johnson, Terry Thompson, Tom Traynor, Ray Sletteland, Rodger Haugen.

Others present: see attached list.

Larry opened the public hearing to review a request for a change in zoning from agricultural to highway commercial for a parcel of land lying adjacent to Wilcox Subdivision on County Rd 1. Contingent on approval of the zoning change, the applicant is requesting a conditional use permit for a campground and a conditional use permit for storage garages. Highway commercial is the only zoning that would allow both a campground and storage garages as a conditional use permit.

Larry reviewed the process that will take place at the public hearing. The planning commission will accept comments from people for and against the request. Once the public hearing is closed, no one from the audience will be allowed to comment unless directly asked to speak by a planning commission member.

Rob Dahl explained his request to have a campground in the northerly area of the parcel and storage garages in the southeasterly area, with a future single family home for himself adjacent to the back of the lots in Wilcox Sub. Terry Riggis is the owner of the parcel and has signed off on the request. If the changes would be approved, Rob's intent is to purchase the land.

Phil Johnson said he moved to his home on County Rd 1 back in 1985 because of the quiet country setting. It's a nice neighborhood and a campground right behind the houses would decrease the value of those homes. Camping in State parks is regulated as far as noise, campfires, and cleanliness. With a private campground there would likely not be those types of regulations. He does not want a campground in his back yard.

Dennis Eckes stated the water that drains in that area would end up sitting there because there is no pump station. Part of the shelterbelt at the back of Wilcox Sub is on the parcel and could end up being taken out if the new owner wanted to. All the property values in the area would go down with a campground on that parcel.

Rob Dahl stated he would never take the shelterbelt out. He plans to build his own home on the same parcel and he's not afraid to live next door to a campground. He doesn't intend to have any other kind of business there. He feels this is a perfect location with the golf course and boat docks so close.

Jeff Miller asked about where the intended access would be. He doesn't want an access road right by his house. Plus all the wildlife in the area would be disturbed.

Mark Halvorson said he spends a lot of time camping and he doesn't want a campground that close to his house. Campgrounds generate a lot of noise, trash, smoke from campfires, dogs running loose.

Gary Lee lives south of the parcel being discussed but has the same concerns as those who are adjacent to the parcel. He said he has worked in law enforcement for many years and finds that when an area is zoned as commercial, it lowers the value of the residential homes. His primary concern is with fire and campfires.

Rob Dahl said several years ago one of the neighbors was burning and the fire got away from him and burned a huge area, so smoke is not an issue.

Al Tabor said property values will go down if a campground were located there. He worries about the increase in traffic. The County would have to look at putting in a turn lane on County Rd 1.

Mark Halvorson asked how many times do they have to go through requests for zoning changes for this parcel. Commercial zoning would allow almost anything to be located there.

Randy Schell stated he has a small child and would worry even more about his safety with increased traffic from a campground. They already have to deal with ATV traffic and fast traffic on County Rd 1.

Phil Johnson agreed that the additional traffic would be a danger for all the kids in the area.

Lyle Skadsem said his property has been in the family for 60 years and the increase in traffic and campers in his back yard would ruin their property.

Linda Fee stated it's a nice area and people take care of their properties. Property values would be de-valued and people would end up having to move because of all the ruckus of a campground that close.

Kathy Lee said the campground at Henegar Landing is expanding and there is already adequate camp sites and storage garages.

It was noted Steven Zimmer, planning consultant for the City, submitted a recommendation for the planning commission to deny the request to change the zoning from agricultural to highway commercial for the parcel of land adjacent to Wilcox Sub.

Seventeen letters were sent to adjacent property owners notifying them of the request and the date of the planning commission meeting. Seventeen letters of protest were received and are on file.

Larry closed the public hearing and opened the regular meeting. Ray made a motion to approve the minutes of the last meeting. Motion 2nd by Kevin. Carried.

Vonda said as a realtor, she understands the comments regarding depreciation of homes. She made a motion to recommend denial of the request to change the zoning from agricultural to highway commercial for a parcel of land adjacent to Wilcox Sub on County Rd 1 based on homeowner comments. Motion 2nd by Terry. Carried.

The requests for a conditional use permit for a campground and a conditional use permit for storage garages no longer apply since the zoning change was recommended to be denied.

Rodger made a motion to adjourn the meeting. Motion 2nd by Wyatt. Carried.

Respectfully submitted,

Helen Carlson
Recording Secretary