

**Devils Lake Planning Commission**  
**1-2-20**

Members present: Terry Thompson, Wyatt Hanson, Dick Johnson, Tom Traynor, Gary Martinson, Ray Sletteland, Mike Grafsgaard.

Others present: Deb Weber, Reg Herman.

Ray opened the public hearing to review a request for a conditional use permit to allow a laundromat at 317 4<sup>th</sup> St NE, which is zoned as central area commercial. Action on the conditional use permit would be contingent on no change in the 2<sup>nd</sup> reading of the Ordinance that changes the zoning language to add a laundromat as a conditional use permit in central area commercial zoning.

Dave Freidig submitted an application for a conditional use permit to remodel a vacant building at 317 4<sup>th</sup> St NE into a laundromat. The recent change to zoning regulations added a laundromat as a conditional use in central area commercial zoning.

25 letters were sent to property owners regarding the laundromat request and no objections were received.

Deb Weber stated she was present to gain more information on the project and had no objections.

Ray closed the hearing and opened the public hearing to review a request for a conditional use permit for an above ground fuel tank to be located on the west side of City Plaza on Hwy 2 W.

Reg Herman stated the tank would be a double walled 500 gallon fuel tank that would be used to fuel their equipment when they do snow removal. Currently they drive their equipment to a gas station to get fuel; the onsite location of a fuel tank would be safer and more convenient than driving big equipment on city streets.

It was noted that the fire chief had no objections to the fuel tank and that it met all the requirements for an above ground tank.

Ray closed the hearing and opened the public hearing to review proposed changes to the zoning regulations that would amend language relating to wall heights, maximum lot area and setback distances for accessory buildings.

Gary said staff members Mark Lange and Dustin Willey have been working on changes to zoning regulations based on recommendations from the Board of Adjustment. The changes mostly address garages. There have been a lot of requests to the Board of Adjustment for variances because of sidewall height, lot area and setbacks for garages. Most requests have been approved because they made sense and were more convenient for the applicant and the City.

The current regulations state garage sidewall heights cannot exceed 10 feet unless a variance is granted. With bigger vehicles, owners are wanting 12 foot garage doors and the proposed zoning

change would allow 12 foot sidewall height for garages. An amended table is included in the zoning to determine sidewall height, lot area and setbacks based on lot size. The changes would cut down on Board of Adjustment hearings for variances and keep garages to a reasonable size.

Gary said the Board of Adjustment completed a good study of the proposed changes with the help of Mark and Dustin.

Ray closed the hearing and opened the regular meeting. Wyatt made a motion to approve the minutes of the last meeting. Motion 2<sup>nd</sup> by Terry. Carried.

Terry made a motion to recommend City Commission approval of a conditional use permit to allow a laundromat in an area zoned as central area commercial, with the approval contingent on no changes to the final Ordinance adding a laundromat as a conditional use permit in central area commercial zoning. Motion 2<sup>nd</sup> by Dick. Carried.

Dick made a motion to recommend City Commission approval of a conditional use permit for a 500 gallon above ground fuel tank to be located at the City Plaza on Hwy 2 W. Motion 2<sup>nd</sup> by Terry. Carried.

Dick made a motion to recommend City Commission approval of an amendment to the Chapter 17 zoning regulations that would increase the allowable sidewall height for an accessory building from 10 feet to 12 feet, add a maximum lot area and minimum distance to property lines. Motion 2<sup>nd</sup> by Wyatt. Carried.

Dick recommended that all future applications for hearings be filled out online or the information typed on the application. There is often an issue with not being able to read the handwriting of the applicant.

It was noted that the planning commission still needs to find a member. Peter Jerome Jr was suggested as a possible member.

Terry made a motion to adjourn the meeting. Motion 2<sup>nd</sup> by Dick. Carried.

Respectfully submitted,

Helen Carlson  
Recording Secretary