

Devils Lake Planning Commission
4-16-20

Meeting was held via GoToMeeting online.

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

Others present: Rose Johnson, Mark Halvorson, Terry Riggin, Phil Johnson, Steven Zimmer, Peter Jerome, Travis Bachmeier.

The public hearing was opened to review a request for a change in zoning from agricultural to residential rural suburban for a parcel of land located adjacent to the easterly side of Wilcox Subdivisions on County Rd 1. The property is owned by Terry Riggin and Travis Bachmeier is making the request for a zoning change contingent on his purchase of the property.

Travis Bachmeier stated he grew up in the area of the property and likes the area. His intention is to build a home and enjoy a yard in a quiet place.

Mark Halvorson said he lives about 1 block from the parcel and has no objection to a single family home being built on the land. There is a road in a subdivision south of this area that runs north/south. He would like to see the access road to the property come in from County Rd 1.

Travis Bachmeier said his plan is to have a road come in on the dedicated right of way from County Rd 1. He would construct a gravel road using the shortest distance to get to the house. He stated he's easy to get along with and he's just looking for a place to building a forever home for his family that's close to the lake and town.

Mark Halvorson mentioned the tree rows at the back of the homes in the Wilcox Subdivisions are home to a lot of wildlife.

Travis Bachmeier said his intention is to only clean up the trees enough to eliminate mice. He wouldn't take out the trees.

Rose Johnson asked about the potential of special consideration for having a campground.

Travis Bachmeier stated this would be for residential use and there would be no campground or public storage garages.

Terry asked if Travis had any plans to subdivide the parcel into other residential lots in the future.

Travis Bachmeier replied that may be an option years and years down the road. In 5-6 years he may look at subdividing 2-3 acre residential lots.

Steven Zimmer, City Planning Consultant, said the requested use is compatible with the surrounding area and is actually the same residential use. Travis's intent is to build a residential structure by other residential structures. The parcel is approximately 16 acres and to build a home on a parcel zoned as agricultural, you must have a minimum of 35 acres; that's why the applicant has to request a change in zoning to residential. We can't stop someone from selling their land because of concerns about disrupting wildlife.

Larry asked if residential zoning was better.

Steven Zimmer stated the City can't stop people from making economic gain by selling property. Nearly all land starts as agricultural zoning and changes as areas develop. This is the best use of the land since the surrounding neighborhood is exactly the same.

Larry asked Tom Traynor, City Attorney, if this was a valid meeting and Tom stated that it was.

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 Dick. Carried.

When asked, Tom said there were no problems with making a recommendation to approve contingent on the sale of the property.

Ray made a motion to recommend approval of a zoning change from agricultural to residential rural suburban contingent on sale of the property. Motion 2nd by Vonda. Carried.

Peter Jerome, Jr has graciously agreed to serve as a member of the Planning Commission. Dick made a motion to recommend City Commission approval of Peter as a Planning Commission member. Motion 2nd by Vonda. Carried.

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

Respectfully submitted,

Helen Carlson
Recording Secretary