

**Devils Lake Planning Commission**  
**5-27-21**

Members present: Dick Johnson, Tom Traynor, Mark Lange, Ray Sletteland, Peter Jerome, Mike Grafsgaard, Rodger Haugen.

Others present: See attached list.

Ray opened the public hearing to review a preliminary plat for Emerald Acres, located southwest of Frison Addition.

Lucas Wakefield (Wakefield) said W & W Holdings is looking at purchasing a 50 acre parcel to develop into 39 single family lots of 1 acre  $\pm$ . Their plan is to complete the development in 2 phases, with the north half being completed first to save on roadway costs. The existing roadway that will lead from east side of the property will be improved and dedicated as public right of way, with future roadway(s) on the south and west of the parcel.

Ray asked what utilities are available for the subdivision.

Wakefield said rural water and sewer has to come from the township road about 1 mile away. Nodak Electric and MDU are available. Each lot will have its own septic system.

Mike said they have to make sure the public right of way is in place to ensure there is even access to the lots. He said he met with the township and it is up to the owners to work with the township to have the roadway meet their specifications.

Clint DeVier (DeVier) with Creel Township said the owners also have to work with the township to make sure there is adequate drainage for the entire subdivision and the road is constructed right. The township would like to see a 66' right of way.

Wakefield stated he would talk to Kevin Fieldsend at the County and Gowan Construction to make sure the roads are constructed correctly.

Finley McLean (McLean) with Creel Township said the roads have to have a 24' slope and the township would want to see culverts in all approaches.

Mike said Land Surveying Services is working on a drainage plan that will be included with the plat.

Ray said North Creel has no respectable road system and the townships won't accept maintenance of the roads. People want road improvements and it's much easier to do that prior to development.

Mike stated the road right of way going from the subdivision to Hwy 20 needs to be a part of the plat itself, even though it might not be to scale.

Jeff Wahl (Wahl) who is a part of the developers, said they plan to meet with the township once the plat was closer to completion.

Ray closed the hearing and opened the public hearing to review a conditional use permit to replace an existing above ground fuel tank at 803 College Dr N. There are 9 conditions attached to the

contractor estimate that must also be completed to satisfy State requirements. The Fire Chief submitted a memo stating he has no issues with the tank replacement as long as the State requirements are met.

Joe Gleason (Gleason) will be doing the work to replace the tank and assured the commission it will meet all requirements.

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

Rodger made a motion to approve the preliminary plat for Emerald Ridge contingent on the road right of way being included as a part of the plat to make access clearer. Motion 2<sup>nd</sup> by Peter.

Mike said the drainage plan is not part of the preliminary plat, but must be completed by working with the township.

Motion carried.

Dick made a motion to recommend approval of a conditional use permit to allow replacement of an above ground fuel tank at 803 College Dr N, contingent on completion of the 9 State required items that are included on the contractor estimate. Motion 2<sup>nd</sup> by Rodger. Carried.

Dave Friedig submitted a request for a conditional use permit to allow a laundromat in the downtown district zoning. If work does not commence within 1 year, the permit is no longer valid. Dave has submitted a request to extend the conditional use permit for a one year period.

Dick made a motion to approve a one year extension on the conditional use permit issued for a laundromat in the downtown district at 317 4<sup>th</sup> St NE. Motion 2<sup>nd</sup> by Peter. Carried.

Mike noted the school is going to be submitting a request to change the name of 16<sup>th</sup> St NW to Firebird Lane. The Park Board is the only one with a 16<sup>th</sup> St NW address.

Ray asked about progress at the former Kmart building.

Mark informed him the purchase of the building has been completed and demolition will start soon. They are going to be doing the remodeling under a 5 year commercial tax exemption.

Mark said discussions have been going on regarding planning commission handling requests for special use permits, rather than the board of adjustment. Planning commission is the entity that deals with zoning and uses.

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

Respectfully submitted,

Helen Carlson  
Recording Secretary