

Devils Lake Planning Commission
9-30-21

Members Present: Larry Liere, Terry Thompson, Rodger Haugen, Wyatt Hanson, Peter Jerome, Mike Grafsgaard, Dick Johnson, Tom Traynor, Mark Lange.

Others Present: Applicants, Tony, Blake, and Margaret Prozinski. Jody Pike, Day Care Coordinator for Ramsey County and Lynn Thompson representing the owners of the building.

Larry opened the public hearing to review the request for a Day Care facility for more than 18 children. Mark explained the allowed uses in the R-MD Zoning District, which presently allows Day Care use for up to 18 children. He explained that one of Conditional Uses for this district would be Day Care use for more than 18 children. Mark explained the City policy of notifying residents within 300 feet of the site when a Conditional Use is requested. Helen sent letters out to these residents asking for comments in favor of, or opposed to, the proposal. There were several letters returned, all in favor of the project with none opposed.

Larry asked the applicants for comments. Margaret mentioned that they are running out of space at their present facility and felt this would be a good location to expand their Day Care business. She continued by listing several changes and improvements they intend to make. They plan to repaint the exterior of the building, extensively remodel the interior to create 6 or 7 classrooms and build a fenced in playground on an empty lot on the east side of their building. They could eventually accommodate as many as 60 children. They are aware of regulations that the Fire Department and Jody Pike's office will need to approve. They understand inspections will need to be made prior to occupancy.

Larry then opened the public hearing to review the request to change the R-MFH (Manufactured Home Residential District) to R-SF (Single Family Residential District) for the area east of 16th St SE. Mark explained the request was made because of changes in the neighborhood since the R-MFH District was created. There have been four new homes, a new four-unit townhome and three fully remodeled single-family homes moved into the neighborhood recently. Construction has just begun on another four-unit townhome. A Single-Family Zoned District would be more complimentary to the direction the neighborhood is taking. Letters were sent out to residents in this area also and no one objected to the change.

Mike discussed the improvements being made to the entire drainage system in this neighborhood. He noted they can now install a proper storm sewer system to compliment the new curb, gutter, and paving project that will take place eventually. These improvements should appeal to homeowners looking for building sites.

Larry closed the hearing and opened the regular meeting. A motion was made to approve the minutes of the last meeting. Motion was 2nd and carried.

Terry made a motion to approve the Conditional Use for Day Care. Motion 2nd by Peter. Carried.

Rodger made a motion to approve the Zoning change to R-SF. Motion 2nd by Wyatt. Carried.

Larry asked if there was any other new business to come before the commissioners, there being none the meeting was adjourned.

Respectfully Submitted,

Mark Lange
Acting Secretary