

Devils Lake Planning Commission
1-27-22

Members present: Ray Sletteland, Dick Johnson, Mike Grafsgaard, Tom Traynor, Rodger Haugen, Peter Jerome, Larry Liere (via phone).

Others present: Mark Lange, Steven Zimmer, Nathan Trottier (Trottier).

Ray opened the public hearing for a request to allow a single family home at 517 1st St NE, which is in an area zoned as Central Area Commercial. The structure was originally a single family home but has been used as a commercial office for years. Nels Nelson is looking at purchasing the structure and converting it back to a single family home. He owns the apartment building next door and there are several other homes in the area so the use would fit.

It was noted 21 letters were sent to surrounding property owners and no objections were received.

Ray closed the hearing and opened a public hearing for a conditional use permit to allow expansion of the existing structures at Lake Region Lutheran Home at 620 14th Ave NE. Multiple additions for chapel, dining room, memory care, etc, have been made over the years. The building directly adjacent to 14th Ave NE will be demolished and another structure built to tie in other existing buildings. Yet another building will be constructed on the south side of the campus with underground parking.

Mark said the Lutheran Home was constructed years ago and the zoning was later changed to high density, making it a requirement to have a conditional use permit for this particular use.

Ray asked if there is going to be enough parking.

Trottier said the parking will be tight, but underground parking will be provided under the 2 story building being constructed on the south side near 5th St NE.

Steven said adhering to the conditional use process brings the whole project into compliance should someone look back to see how it was handled and eliminate any issues in the future.

Mark stated that the addition of the new housing and the clinic also fall under a conditional use permit.

It was noted 14 letters were sent to surrounding property owners and no objections were received.

Ray closed the public hearing and opened the regular meeting. Dick made a motion to approve the minutes of the last meeting. Motion 2nd by Rodger. Motion carried.

Rodger made a motion to recommend approval of a conditional use permit to allow the structure at 517 1st St NE be converted back into a single family home. Motion 2nd by Peter. Carried.

Dick made a motion to recommend approval of expansion of the existing Lake Region Lutheran Home on 620 14th Ave NE. Motion 2nd by Rodger. Carried.

The recommendations will be on the City Commission agenda on February 7, 2022.

Meeting adjourned.

Respectfully submitted,

Helen Carlson
Recording Secretary