

**WAHPETON PLANNING & ZONING COMMISSION
REGULAR SESSION
TUESDAY, MAY 12, 2015
6:00 P.M. WAHPETON CITY HALL**

The Wahpeton Planning & Zoning Commission met in regular session on Tuesday, May 12, 2015 at 6:00 p.m. Present were Chairman Donna Harris, Commission members Tom Hart, LeAnn Blau and Fran Parrish, City Administrator Bonnie Roberts and Zoning Administrator Dennis Clark. Mark Foss was absent but left a note indicating his position.

Chairman Harris called the meeting to order with the adoption of the agenda. Hart moved and Blau seconded to adopt the agenda as presented. All ayes – motion carried. Parrish moved and Hart seconded to approve the regular session minutes of October 8, 2014. All ayes – motion carried.

Next the commission discussed a request from Tom Malmgren & Kevin Krull, proposed buyers for the vacant lots located east of Kazarelli's. They want to build 5 attached condominium storage units with a combined measurement of (50' wide x 120' long) and will require a front, rear and corner lot side yard variances. The condominium storage units along with Chapter 165.01.7 Grading & filling (moving fill from one portion of the lot to another), approximately 550 cubic yards with the limit being 100 cubic yards, both will require a conditional use permit. A conditional use permit requires a review and recommendation by the Planning & Zoning Commission to the Board of Adjustment. Applicant wishes to sell the 5 separate units for business use and or storage space with the possibility of overnight occupancy which is not allowed in the commercial district. Applicant wishes to have the possibility of overnight stay and will require a variance to Chapter 165.01.9 Prohibition on multiple dwellings. There were concerns about the size and height of the building, location, water runoff and how drainage would be addressed. Harris questioned if they would also need an accessory use because they would be installing heat and water to the building for possible living quarters above. Clark questioned how he would enforce it if someone was living there. Removal of several trees, amount of fill requested and low impact requirements were also concerns. Harris moved and Parrish seconded that the commission not recommend approval of the conditional use request. Roll call vote: Hart – aye, Blau – aye, Harris – aye, Parrish – aye. All ayes – motion carried. Parrish moved and Harris seconded that the commission not allow the request for additional fill. Roll call vote: Blau – aye, Parrish – aye, Hart – aye, Harris – aye. All ayes – motion carried. Malmgren & Krull if they wish, may proceed to the Board of Adjustment for approval.

Being no further business, Harris moved and Blau seconded to adjourn the meeting at 6:48 p.m. All ayes – motion carried.

ATTEST:

Donna Harris, Chairman

Bonnie R. Roberts, City Clerk/Administrator