

November 15, 2022

The Remer City Council held their regular meeting November 15, 2022, 5:30 P.M. at the Remer City Hall.

## **ROLL CALL**

Present: Mayor Mark Gravelle, Dave Anderson, Diane Ammerman and Brandon Nelson.

Pledge of Allegiance

## **ADDITIONS TO AGENDA**

### **PUBLIC HEARING**

Mayor Gravelle called the public hearing to order at 5:30 P.M.

Amanda Peterson, Community Development Administrator submitted application for rezoning application 2022-03 to rezone one parcel from "Forest Residential" to "Commercial Transition/Light Industrial" & Conditional Use Application 2022-01 for the operation of an event center. Property owners/applicant Little Sand Group Home Amanda Peterson reviewed Staff Report & Staff Findings.

Michelle Pepin discussed plans for property & answered questions.

Mayor Gravelle opened it to public comments and questions.

## **FINDINGS OF FACT**

### **Staff Findings: Staff offers the following findings for consideration by the City Council, acting as Planning Commission, for the rezoning request:**

1. The applicant requests to rezone one parcel from Forest Residential to Commercial Transition/Light Industrial (CT).
2. The subject property contains two buildings, "The Source" Community Center and "The Store." The community center contains a large auditorium and stage, two meeting rooms, and a commercial kitchen. "The Store" is primarily a secondhand store, open three days a week to the public, and has been in operation preordinance.
3. The subject property is serviced by a city sewer and a private well.
4. The subject property is adjacent to properties zoned Forest Residential on the west and southern sides, except for 3 parcels on the western property line that were

recently rezoned to Commercial Transition/Light Industrial. The north and east sides of the property are adjacent to properties zoned Commercial Transition/Light Industrial, except for one property zoned Forest

- Residential along the most southeastern portion of the subject parcel.
5. The property is located adjacent to and accessed via Mill Street SW.
  6. The subject properties meet the minimum lot requirements of the CT land use district.
  7. Conformance to the City of Remer Comprehensive Plan.
    - a. The city has no current comprehensive plan
  8. Preservation of natural sensitive areas.
    - a. There are no known natural sensitive areas.
  9. Present ownership and development.
    - a. The present ownership and development of this area is designated as Forest Residential and is not used in that way. The buildings have been used historically and presently in a commercial capacity.
  10. Shoreland soil types and their engineering capabilities.
    - a. The subject properties are not in the shoreland area.
  11. Presence of rare plant and animal species.
    - a. There are no known rare plants or animal species.
  12. Topographic characteristics.
    - a. The subject properties have no remarkable topographic characteristics.
  13. Vegetative cover.
    - a. Vegetation on the subject properties primarily consists of turf grass, various shrubs, and deciduous and coniferous trees.
  14. In-water physical characteristics.
    - a. The properties are not adjacent to water bodies.
  15. Recreational use of surface water.
    - a. The properties are not within the shoreland area.
  16. Road and service center accessibility.
    - a. The property is currently accessed via Mill Street SW.
  17. Public costs, both direct and indirect, of development consistent with the proposed zone.
    - a. The subject property is currently serviced by city sewer and a private well and has access via Mill Street SW. There is no known public cost at this time.
  18. Availability of public sewer.
    - a. The subject property is currently serviced by a city sewer and a private well.
  19. The necessity to reserve and restore areas having significant historical or ecological value.
    - a. The subject properties contain no known historical or ecological value.
  20. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.
    - a. The subject property is adjacent to residential properties along the western and southeastern property lines. However, several properties in the vicinity of the subject property located north, east, and west contain commercial and industrial uses.
  21. Alternative(s) available for desired land use.
    - a. The city of Remer's land use districts includes only one commercial zone.
  22. Prevention of spot zoning.
    - a. The proposed rezone does coincide with the properties adjacent to the subject property.

**Ammerman-Anderson: Approved rezoning application 2022-03 to rezone one parcel from "Forest Residential" to "Commercial Transition/Light Industrial" & Conditional Use Application 2022-01. All Approved.**

**Staff Findings:** The following findings of fact have been prepared for consideration by the Planning Commission:

1. The subject property is approximately 8.6 acres and adjacent to and accessed via Mill Street SW.
2. The property is zoned "Commercial Transition/Light Industrial."
3. The subject property contains two buildings, "The Source" Community Center and "The Store." The community center contains a large auditorium and stage, two meeting rooms, and a commercial kitchen. "The Store" is primarily a secondhand store open three days a week to the public and has been in operation preordinance.
4. The applicant proposes "The Source" be utilized for up to 30 events throughout the year, including weddings, conferences, parties, theater, concerts, etc. All events will be held in the community center building or on the grounds.
5. The event space can hold up to 200 seated people comfortably. The commercial kitchen will allow for food to be served at receptions and parties. There are also two meeting rooms for smaller meetings and events that can hold up to 20 people
6. The proposed use is an appropriate conditional use in the Commercial Transition/Light Industrial zone.
7. The City of Remer does not have a current comprehensive land use plan.
8. The proposed event center is compatible with the existing neighborhood. There are multiple commercial/industrial uses adjacent to the subject property or in close proximity.
9. The proposed use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance, or prosperity of the City.
10. The proposed conditional use, with conditions, will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor will it substantially diminish or impair values in the immediate area.
11. The proposed conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominantly in the area.
12. The proposed use will not impose public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
13. The proposed event center currently has access via Mill Street SW and will not create traffic congestion or indifference with traffic on surrounding public thoroughfares.
14. There is sufficient area for off-street parking and loading space on the subject property.
15. Adequate measures will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and control lights and signs in such a manner that no disturbance to neighboring properties will result.
16. There are no known natural, scenic or historical features of major significance on the subject property.
17. The proposed conditional use will promote the prevention and control of pollution of the ground and surface waters, including sedimentation and management of nutrients.

**Anderson-Nelson: Approved Conditional Use Application 2022-01 for the operation of an event center. All Approved.**

Mayor Gravelle closed the Public Hearing @ 5:55 PM.  
Mayor Gravelle opened regular meeting @ 5:57 PM

## **REPORTS**

Remer Volunteer Fire Department, Kristian Myers Chief

1. Report 10/11/22
2. Discussed 695- update
3. Current calls
4. EAM safety inspections
5. Public events
6. Training
7. 2023 Budget
8. Fire Contracts
9. Chiefs Association meeting

**Nelson-Anderson: Approved 2023 Remer Volunteer Fire Department Budget \$78,098.00 and 2023 Fire Contracts. All Approved.**

Remer Volunteer Ambulance Department, Chief Diane Ammerman

1. EMT refresher
2. Medical Director
3. Outing Quick Response EMR class
4. Door repair- \$1,300.00
5. PSY Bumer
6. New Rig- 520 days till delivery
7. Current calls

Remer Maintenance Department, Supervisor Tyler Seifert

1. RV dumping station
2. MN DOT punch list
3. City Park
4. New sander

**Anderson-Ammerman: Approved Consent Agenda. All Approved.**

1. **October 11, 2022, Minutes**
2. **Financials- September 2022- Receipts, Disbursements & Schedule 1**
3. **Claims- 9/1-9/32/22 & 33829-33932 Totaling \$ 456,730.41**
4. **Permits-**
5. **Regular meeting- Tuesday December 13, 2022- 5:30 PM @ City Hall**  
**Working session- Monday December 5, 2022- 5:30 PM @ City Hall**

## **NEW BUSINESS**

Board of Canvass 6:35 PM

**Nelson-Ammerman:**       **Approved canvassing the votes for the City of Remer elections November 8, 2022. All Approved.**

**Anderson-Nelson**       **Approved Johnson, Lewis & Mount LLC 2022 Audit. All Approved.**

**Ammerman-Anderson:**   **Approved Resolution 11-1-22 Utility Assessments. All Approved.**

**Anderson-Ammerman:**   **Approved Ordinance 11-2-22 an Ordinance of the City of Remer Establishing Street Light Utility Fee. 2023 Fee set per parcel at \$25.00. All Approved.**

## **INFORMATION**

Minnesota rural Water Asset Management Training  
Cass Soil and Water Conservation District.

**Nelson-Anderson:**       **Approved adjourning meeting at 6:55 P.M. All Approved.**

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Mark Gravelle, Mayor

ATTEST:

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Elizabeth Blundell, Clerk