

October 11, 2022

The Remer City Council held their regular meeting October 11, 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 2022-01 to rezone one parcel from "forest Residential" to "Commercial Transition/Light Industrial". Property owners/applicants-Alan Nystrom
Mayor Gravelle reviewed Staff Report & Staff Findings.
Alan Nystrom discussed plans for property & answered questions.
Mayor Gravelle opened for public comments and questions.

Ordinance Amendment 22-02 discussed.

Mayor Gravelle closed public hearing at 5:50 P.M. All Approved.

Mayor Gravelle opened regular meeting at 6:04 PM

Ammerman-Nelson: Approved Rezoning application 2022-01 to rezone one parcel from "Forest Residential" to Commercial Transition/Light Industrial". The subject property is located adjacent to Park Avenue SW and can be described as LOTS 8, 14, 15, 16 ,26 ,33, 34 AND 35, BLK 1 of Western Addition. Section 1, Township 141, Range 26. PINs 95-343-0180, 95-343-0125. 95-343-0140, 95-343-0145.

FINDINGS OF FACT

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

1. The applicant requests re-zone two parcels from Forest Residential to Commercial Transition/Light Industrial (CT).

- 2. The northern parcel (95-343-0140) is approximately 0.6 acres and is located at 104 Park Ave SW. The parcel contains a residence and accessory structures. The lot is serviced by a city sewer and has a private well.**
- 3. The southern parcel (95-343-0180) is vacant and has approximately 0.6 acres. The west portion of this parcel will be used exclusively for access purposes. Building above highest groundwater level – feet, minimum**
- 4. The northern subject property is adjacent to properties zoned “Forested Residential” on the north and east sides. The west side of the property is adjacent to Park Avenue SW and State Highway 6. The property’s south side is adjacent to the property zoned “Commercial Transition/Light Industrial.” The southern property is adjacent to properties zoned "Forest Residential” on the north, south, and east sides. The west side of the property is adjacent to Park Avenue SW and State Highway 6.**
- 5. The subject properties meet the minimum lot requirements of the CT land use district.**
- 6. Conformance to the City of Remer Comprehensive Plan.**
 - a. The City has no current comprehensive plan**
- 7. Preservation of natural sensitive areas.**
 - a. There are no known natural sensitive areas.**
- 8. Present ownership and development.**
 - a. The present ownership and development of this area is designated as Forested Residential and is used accordingly; however, the properties are adjacent to**
 - a. state highway that may present future opportunities for commercial uses.**
- 9. Shoreland soil types and their engineering capabilities.**
 - a. The subject properties are not in the shoreland area.**
- 10. Presence of rare plant and animal species.**
 - a. There are no known rare plants or animal species.**
- 11. Topographic characteristics.**
 - a. The subject properties have no remarkable topographic characteristics.**
- 12. Vegetative cover.**
 - a. Vegetation on the subject properties primarily consists of turf grass, various shrubs, and deciduous and coniferous trees.**
- 13. In-water physical characteristics.**
 - a. The properties are not adjacent to water bodies.**
- 14. Recreational use of surface water.**
 - a. The properties are not within the shoreland area.**
- 15. Road and service center accessibility.**
 - a. The properties are accessed via Park Avenue SW. There is also platted road right-of-way running north to south through the center of both properties.**
- 16. Public costs, both direct and indirect, of development consistent with the proposed zone.**
 - a. The northern subject property is currently serviced by city sewer and a private well and has access via Park Ave SW. The southern parcel also**

has access to Park Ave SW and access to city sewer. There is no known public cost at this time.

17. Availability of public sewer.

a. The northern subject property is currently serviced by a city sewer and a private well. The southern property also has access to the city sewer.

18. The necessity to reserve and restore areas having significant historical or ecological value.

a. The subject properties contain no known historical or ecological value.

19. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.

a. The subject properties are directly adjacent to properties containing single family homes. However, there are several properties in the vicinity of the subject properties located north, south, and west that contain commercial buildings and apartments. The property directly to the south of the northern parcel was recently rezoned to CT.

20. Alternative(s) available for desired land use.

a. The city of Remer's land use districts includes only one commercial zone.

21. Prevention of spot zoning.

a. While the proposed rezoning does not coincide with the properties adjacent to both parcels, commercial buildings are located in the general vicinity, and the subject property is located along a state highway.

The staff offers the following findings for consideration by the City Council, acting as Planning Commission, for denial of the rezoning request:

1. The applicant requests re-zone two parcels from Forest Residential to Commercial Transition/Light Industrial (CT).

2. The northern parcel (95-343-0140) is approximately 0.6 acres and is located at 104 Park Ave SW. The parcel contains a residence and accessory structures. The lot is serviced by a city sewer and has a private well.

3. The southern parcel (95-343-0180) is vacant and has approximately 0.6 acres. The west portion of this parcel will be used exclusively for access purposes.

4. The northern subject property is adjacent to properties zoned "Forested Residential" on the north and east sides. The west side of the property is adjacent to Park Avenue SW and State Highway 6. The south side of the property is adjacent to the property zoned "Commercial Transition/Light Industrial." The southern property is adjacent to properties zoned "Forest Residential" on the north, south, and east sides. The west side of the property is adjacent to Park Avenue SW and State Highway 6.

5. The subject properties meet the minimum lot requirements of the CT land use district.

6. Conformance to the City of Remer Comprehensive Plan.

a. The City has no current comprehensive plan

7. Preservation of natural sensitive areas.

a. There are no known natural sensitive areas.

8. Present ownership and development.

a. The present ownership and development of this area is designated as Forested Residential and used accordingly. The Forested Residential zone's purpose is to "establish and maintain a land use district that provides for the sustainable management of forests for scenic beauty, ecological function, wildlife habitat, timber harvesting, and passive recreation as well as to provide for low density, residential development not served by municipal infrastructure."

9. Shoreland soil types and their engineering capabilities.

a. The subject properties are not in the shoreland area.

10. Presence of rare plant and animal species.

a. There are no known rare plants or animal species.

11. Topographic characteristics.

a. The subject properties have no remarkable topographic characteristics.

12. Vegetative cover.

a. Vegetation on the subject properties primarily consists of turf grass, various shrubs, and deciduous and coniferous trees. The current amount will provide little screening for residential properties located to the north and south.

13. In-water physical characteristics.

a. The properties are not adjacent to water bodies.

14. Recreational use of surface water.

a. The properties are not within the shoreland area.

15. Road and service center accessibility.

a. The properties are accessed via Park Avenue SW. There is also platted road right-of-way running north to south through the center of both parcels that may make meeting CT lot setback requirements difficult.

16. Public costs, both direct and indirect, of development consistent with the proposed zone.

a. The northern subject property is currently serviced by city sewer and a private well and has access via Park Ave SW. The southern parcel also has access to Park Ave SW and access to city sewer. There is no known public cost at this time.

17. Availability of public sewer.

a. The northern subject property is currently serviced by a city sewer and a private well. The southern property also has access to the city sewer.

18. The necessity to reserve and restore areas having significant historical or ecological value.

a. The subject properties contain no known historical or ecological value.

19. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties.

a. The subject properties are adjacent to residential properties containing single-family homes. Rezoning the property to CT may create conflicts with adjacent residential properties.

20. Alternative(s) available for desired land use.

a. The city of Remer’s land use districts includes only one commercial zone.

21. Prevention of spot zoning.

a. The proposed rezone does not coincide with the residential properties in the area. The CT zone’s purpose is to maintain a land use district that does not negatively impact the small-town character of the City while providing goods and services locally. All Approved.

Anderson-Ammerman: Approved Ordinance Amendment 2022-02 modifying Section 5.8 “Land Use Matrix” and Section 3.2 “Definitions” of the Remer Land Use and Subdivision Ordinance. All Approved

Ammerman-Nelson: Approved publication summary of the ordinance amendments. All Approved.

REPORTS

Remer Volunteer Fire Department, Kristian Myers Chief

1. Report 10/11/22
2. Gambling Report Update
3. 2 New Members

Remer Maintenance Department, Supervisor Tyler Seifert

1. Main Street Update
2. Boulevard Policy
3. Eagle Ave Extension-Contact WSN
4. 2022/2023 Mn DOT Snow Removal Contact
5. Discussed blacktop three city alleys
6. City RV Dump
7. Commercial billing for RV dumps

Anderson-Nelson: Approved RIGHT OF WAY AND BOULEVARD MAINTENANCE Policy. All Approved.

Anderson-Nelson: Approved contacting Alex Bitter, city engineer WSN on Eagle Ave. sewer extension. All Approved.

Ammerman-Anderson: Approved moving forward with city RV dump location behind Big Foot Gas. Contact Alex Bitter, city engineer WSN for design. All Approved.

Municipal Liquor

1. Remer Code of Ordinance, Section 10-02, Section 18

2. Double door freezer for On Sale
3. On & Off Sale Interim Financial Report

Ammerman-Anderson: Approved Resolution Amending Section 10-02, Section 18 of The Remer Code of Ordinances. Roll call:

Voting in favor- Gravelle, Anderson, Ammerman & Nelson.

Voting against- None

Ammerman-Anderson: Approved Britz double door freezer 3,395.00 plus shipping. All approved.

Council

1. LMC meeting October 18 @ 3:30
2. Budget

Remer Volunteer Ambulance Department, Chief Diane Ammerman

1. Annual meeting
2. Current Write Offs
3. 245 Calls to date
4. Department participated in NHS Homecoming event
5. New members
6. Pat Dysart hanging pictures at building
7. Front line workers pay
8. Outing quick response
9. Trunk or Treat

Nelson-Anderson: Approved Consent Agenda. All Approved.

1. September 13 & October 3, 2022, Minutes
2. Financials- August 2022- Receipts, Disbursements & Schedule 1
3. Claims-8/1-8/40/22 & 33436, 33734-33831 Totaling \$ 135,084.26
4. Permits-Public Hearing-Rezone
5. Regular meeting- Tuesday November 15, 2022- 5:30 PM @ City Hall
Working session- Monday November 7, 2022- 5:30 PM @ City Hall

NEW BUSINESS

Anderson-Nelson: Approved Resolution 10-1-22 Polling Place, Designation. All approved.

Anderson-Nelson: Approved Remer Area Chamber Application LG220. All Approved.

Anderson-Nelson: Approved Oskar Johnson, part-time bartender. All Approved.

INFORMATION

Thank you Pilots Fly In
Initiative Foundation
Northern Drug Screening
VC3 Inc

Anderson-Nelson: Approved adjourning meeting at 7:55 P.M. All Approved.

Mark Gravelle, Mayor

ATTEST:

Elizabeth Blundell, Clerk