

September 13, 2022

The Remer City Council held their regular meeting September 13, 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 5:32 P.M.

Amanda Peterson, Community Development Administrator presented application for rezoning application 2022-01 to rezone one parcel from "forest Residential" to "Commercial Transition/Light Industrial". Property owners/applicants- David and Kelly Wegscheid.

Ms. Peterson reviewed Staff Report & Staff Findings.

David and Kelly Wegscheid discussed plans for property & answered questions.

Mayor Gravelle opened for public comments and questions.

Ammerman-Nelson: Approved closing public hearing at 5:50 P.M. All Approved.

Mayor Gravelle opened regular meeting at 5:56 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 9 THRU 11, 31 & 32 & S 1/2 OF LOT 12, BLK 1 of Western Addition. Section 1, Township 141, Range 26.

FINDINGS OF FACT

- 1. The subject property is located at 114 Park Avenue SW, parcel 95-343-0130 and is approximately 0.8 acre. The applicant is proposing a rezone from the "Forest Residential" to "Commercial Transition/Light Industrial" (CT) zoning district.**
- 2. The subject property is adjacent to property zoned "Forest Residential" on the north, east and south sides. The west side of the property is adjacent to Park Avenue SW and State Highway 6, and the property is accessed via Park Avenue SW.**
- 3. The subject property contains a residence and a detached garage. The lot is serviced by city sewer and has a private well.**

- 4. The subject property meets the minimum lot requirements of the CT land use district.**
- 5. Conformance to the City of Remer Comprehensive Plan. a. The City has no current comprehensive plan**
- 6. Preservation of natural sensitive areas. a. There are no known natural sensitive areas.**
- 7. Present ownership and development. a. The present ownership and development of this area is designated as Forest Residential and used accordingly; however, the property is adjacent to a state highway that may present future opportunities for commercial uses.**
- 8. Shoreland soil types and their engineering capabilities. a. The subject property is not in the shoreland area.**
- 9. Presence of rare plant and animal species. a. There are no known rare plants or animal species.**
- 10. Topographic characteristics. a. The subject property has no remarkable topographic characteristics.**
- 11. Vegetative cover. a. Vegetation on the subject property primarily consists of turf grass, various shrubs, and deciduous and coniferous trees.**
- 12. In-water physical characteristics. a. The property is not adjacent to water bodies.**
- 13. Recreational use of surface water. a. The property is not within the shoreland area.**
- 14. Road and service center accessibility. a. The property is accessed via Park Avenue SW. There is also platted road right-of-way running north to south through the center of the property.**
- 15. 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. There are no known public cost at this time.**
- 16. Availability of public sewer. a. The subject property is currently serviced by city sewer and a private well.**
- 17. The necessity to reserve and restore areas having significant historical or ecological value. a. The subject property contains no known historical or ecological value.**
- 18. Conflicts between land uses and impacts of commercial uses or higher densities on adjacent properties. a. The subject property is directly adjacent to residential**

properties containing single family homes on the north and south sides. However, there are several properties in the vicinity of the subject property located north, south and west that contain commercial buildings and apartments.

19. Alternative(s) available for desired land use. a. The city of Remer's land use districts includes only one commercial zone.

20. Prevention of spot zoning. a. While the proposed rezone does not coincide with the properties immediately to the north and south, there are commercial buildings located in the general vicinity and the subject property is located along a state highway. All Approved.

Michelle Pepin discussed zoning and permitting for The Source.

Al Nystrom discussed rezoning.

Public hearing set for October 11, 2022, for Rezone, Conditional Use Permit & Ordinance Amendments.

REPORTS

Municipal Liquor

1. On Sale September Report

Remer Volunteer Fire Department, Kristian Myers Chief

1. Report 9/13/22
2. One member retiring in October 2022
3. Pancake Breakfast
4. Relief Association Gambling
 - a. Update to Stakeholders-September 2022
Issues, Actions to Date, Remediation

Remer Maintenance Department, Supervisor Tyler Seifert

1. Main Street Update
2. Garden Club no longer maintain the City Park
3. Airport Fly In- Pilots Poker Run
4. James Tabaka testing this fall for water license

Remer Volunteer Ambulance Department, Chief Diane Ammerman

1. Dormanen Letter
2. Rig Updates
3. Ordering new Rig \$ 188,879.00
4. 9/1/2022 MTG Report

Trap Range

1. 20 participants at September Shot

City Council

1. 2023 Levy
2. Policy on Boulevard Maintenance

Ammerman-Anderson: Approved 2023 Levy 5% increase \$210,892.50. All Approved.

Anderson-Ammerman: Approved Consent Agenda. All Approved.

1. August 16, 2022, Minutes
2. Financials- July 2022- Receipts, Disbursements & Schedule 1
3. Claims- 7/1-7/38/22 & 33435, 33615-33733 \$ 236,511.52
4. Permits-Public Hearing-Rezone
5. Regular meeting- Tuesday October 11, 2022- 5:30 PM @ City Hall
Working session- Monday October 3, 2022- 5:30 PM @ City Hall

Council closed meeting to discuss maintenance department wages.

Anderson-Ammerman: Approved wage increase for Maintenance Supervisor and Maintenance Worker. All Approved.

Nelson-Anderson: Approved adjourning meeting at 7:40 P.M. All Approved.

Mark Gravelle, Mayor

ATTEST:

Elizabeth Blundell, Clerk