

**October 15, 2024**

**Work Session Notes**

**5:30 p.m.**

*This is an open forum. Council and Staff may speak openly.  
No business will be discussed other than on agenda.*

Council Present: Mayor Ron Grobeck, Mike Windey, Jill Carlson, Jan Hill and Elizabeth Augustus.  
Staff Present: Clerk-Treasurer Amanda Thorson; Deputy Clerk, Patty Hensel and Maintenance Coordinator; Justin Lohse

Others Present: Jim Jones, Alex & Tyler Rupe, and Tommy Merickel, Kenny Nelson and Chris LeClair; Otter Tail County Land & Resource

**Ottertail Day Care and Family Center**

The Ottertail Family Center group presented the council with an updated design for their center, shifting away from the previous idea of developing three single-family homes to be used as daycare facilities, with potential future uses as rental properties or homes for sale. Instead, the group proposed a large-scale center that would include basketball and pickleball courts, one or two rentable rooms for meetings or events, an indoor playground area for children, and four daycare units, each accommodating up to 12 children.

Clerk Thorson introduced an alternative site for the project on a large city-owned parcel near the Happy Acres development. This location would allow the city to reserve the three single-family lots near Arvilla Dr. and Maple Ave. for residential housing and avoid Lakeshore restrictions. However, the Ottertail Group expressed concerns about the proximity of the Happy Acres site to railroad tracks, making it less desirable.

The discussion then centered on the Arvilla/Maple lots. Given the lakeshore location, the project would require four variances addressing height limits, impervious surface coverage, lot line setbacks, and parking restrictions. Conditional Use Permits would also be necessary for commercial use within a lakeshore area and for more than 300 cubic yards of fill. Additionally, the property would need rezoning from residential to commercial.

Septic requirements were also discussed, with Otter Tail County Land and Resource Management Director Chris LeClair emphasizing the importance of designing an appropriate septic system for a facility of this scale. The Ottertail Group needs to determine if the three lots can support the septic needs. A stormwater management plan will also be essential to control runoff and protect the nearby lake.

The meeting concluded with the Ottertail Group tasked with assessing the feasibility of meeting septic needs on the three lots and developing a stormwater management plan.

Work session adjourned at 6:38 p.m.

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Amanda Thorson  
Clerk-Treasurer