

**City of Ottertail**  
**Public Hearing & Special Meeting**  
**May 5<sup>th</sup>, 2022**  
**5:15 PM**

Council Members Present: Mayor Ron Grobeck, Mike Windey, Janet Hill, Jill Carlson, and Jessica Grimes

Staff Present: Clerk-Administrator Elaine Hanson; Deputy Clerk Amanda Thorson; Maintenance Coordinator Justin Lohse; Nessa Burlingame.

Also Present: Dwayne Augustus, Lisa Augustus, Joe Hammers, Holly Weller, Jeff Weller, Bret Campana, and Terry Lorentz

**Call to Order** by Mayor Grobeck at 5:15 pm

**Auto Fix**

CUP and Variance Hearing. A public hearing was held for Jeff and Holly Weller of Auto Fix for a 1) conditional use permit to use 600 cu. yds. of grading and filling for site preparation and driveway access. 2) variance to exceed impervious standards of 30% by approximately 15%. Parcel ID 74000990493000 and 74000990484000 was recently purchased by Jeff and Holly Weller for an Auto-Fix Repair Shop for vehicles. A conditional use permit is needed for grade and fill over 300 cu. yds. A variance is required to exceed the impervious of 30% to 45%. Council reviewed the staff report provided with 3 possible actions:

- A. Approve the Application for a CUP with included Variance as presented.
- B. Deny the CUP requiring more information on future use of the property in the Light Industrial district because it does not meet the following.
  - a. Does not meet specific standards or conditions established in the zoning ordinance.
  - b. Is not consistent with the city's officially adopted comprehensive plan.
  - c. Endangers or is not compatible with the health, safety, and welfare of the public.
  - d. Three factors of practical difficulties.
- C. Approve the CUP including variance with the following special conditions:
  - a. Subject parcels will be combined.
  - b. Applicant will apply for and pay for any fees that are required by the City.
  - c. Applicant agrees to all conditions above that the City deems appropriate for permission of the CUP.
  - d. Applicant will follow ordinance for signage.

**Hammer's Construction**

CUP Hearing. A public hearing was held for Hammer's Construction, Inc./K & K Ventures, LLC for a Conditional Use permit for excess of 300 cu. yds. of grading and filling for site preparation and driveway access. Parcel ID 74000120014001 was recently purchased by K & K Ventures LLC to erect a complex to assemble Neighborhood Electric Vehicles in Ottertail (NEVO). A conditional use is needed for grade and fill in excess of 300 cu. yds. Council reviewed the staff report provided with 3 possible actions:

- A. Approve the Application for a CUP as presented.
- B. Deny the CUP requiring more information on future use of the property in the Light Industrial district because it does not meet the following.
  - a. Does not meet specific standards or conditions established in the zoning ordinance.

- b. Is not consistent with the city's officially adopted comprehensive plan.
  - c. Endangers or is not compatible with the health, safety, and welfare of the public.
- C. Approve the CUP with the following special conditions:
- a. Applicant will note that an additional permit will be required for Phase II.
  - b. Applicant will apply for and pay for any fees that are required by the City.
  - c. Applicant agrees to all conditions above that the City deems appropriate for permission of the CUP.

### **Re-Zone Hearing**

A special hearing was held for the request made by the City of Ottertail and K & K Ventures, LLC to re-zone property from Agricultural to Light Industrial. The property(s) is located north of MN Hwy 108 and east of Buchanan Road. The City requests to rezone Parcel 74000120014002 (approximately 2.57 acres owned by Augustus Properties, LLC) and parcel 74000120014001 (approximately 10.6 acres owned by K & K Ventures, LLC) from Agricultural to Light Industrial. Council reviewed the staff recommendation: Staff would like the City Council to review this report and make a decision based on the content provided and consider any public testimony during the public hearing. Staff views the long-term intent of this area is more appropriately zoned Light Industrial based on the historical development of the site and current development patterns. If rezoned, the property(s) would provide more consistency to the surrounding land use which is zoned Agricultural.

### **Kristen Anglum**

Re-Address CUP Hearing. A special hearing was held for the amendment of the interim use permit granted to Kristin Anglum in October of 2014 as a Conditional Use Permit, to use the property as residential. In October of 2014, a conditional use was granted to use ½ the building located on MN Hwy 78 N commercial corridor for residential living of the owner of business. The owner now would like to rent out the entire building as residential. Council reviewed the staff report provided with 4 possible actions:

1. Approve the CUP as presented.
2. Deny the CUP requiring more information on future use of the property in the commercially zoned location.
3. Table the application if additional information is needed.
4. Approve the CUP with the following special conditions:
  - a. Applicant will maintain the landscape area so as not to become blighted by neglect.
  - b. Structure shall be maintained as provided in Ottertail City Code Chapter §92.21 Building Maintenance and Appearance (B) 1-7. (Attached)
  - c. Applicant shall obtain a background check on all tenants.
  - d. Applicant will obtain a septic compliance report.
  - e. No additional dwelling units shall be placed on the property.
  - f. Applicant CUP will be revoked if the above conditions are not met.
  - g. Applicant agrees to all conditions above that the City deems appropriate for permission of the use.

With no discussion, a motion was made by Carlson and second by Grimes to close the hearings. Motion carried at 5:41 pm.

Mayor Grobeck opened the Special Meeting at 5:41 pm.

**Auto Fix CUP & Variance:** A motion was made by Grimes and second by Hill to approve the CUP including variance with the following special conditions:

- a. Subject parcels will be combined.
- b. Applicant will apply for and pay for any fees that are required by the City.
- c. Applicant agrees to all conditions above that the City deems appropriate for permission of the CUP.
- d. Applicant will follow ordinance for signage.

All voted in favor, carried.

**Hammer's Construction:** A motion was made by Hill and second by Grimes to approve the CUP with the following special conditions:

- a. Applicant will note that an additional permit will be required for Phase II.
- b. Applicant will apply for and pay for any fees that are required by the City.
- c. Applicant agrees to all conditions above that the City deems appropriate for permission of the CUP.

All voted in favor, carried.

**NEVO:** A motion was made by Carlson and second by Windey to approve the request to re-zone parcel 74000120014002 (approximately 2.57 acres owned by Augustus Properties, LLC) and parcel 74000120014001 (approximately 10.6 acres owned by K & K Ventures, LLC) from Agricultural to Light Industrial. All voted in favor, carried.

**Kristin Anglum CUP:** A motion was made by Carlson and second by Grimes to create a letter from the City of Ottertail to send to the insurance company held by Anglum stating that a portion of the building is residential until sold as wholly commercial. All voted in favor, carried. No decision was made on the conditional use permit.

With no other business to discuss, the Council adjourned at 5:48 pm. A motion was made by Carlson and second by Grimes. Carried

Respectfully submitted,

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Amanda Thorson  
Deputy Clerk

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Ron Grobeck  
Mayor