

**OAKPORT JOINT POWERS BOARD
SPECIAL MEETING MINUTES
MONDAY, AUGUST 27, 2007 — 7:30 A.M.
BASEMENT EAST CONFERENCE ROOM, MOORHEAD CITY HALL**

I. CALL TO ORDER/ROLL CALL

Chair Campbell called the meeting to order.

Members Present: (4) Kevin Campbell, Dan Bohmer, Carolyn Kastella, and Greg Anderson.

Members Absent: (2) Mike McCarthy and Nancy Otto.

Others Present:

Debra Martzahn City Planner

Casey Serocki Community Services Program Assistant

See attached attendance record.

II. APPROVAL OF MINUTES

Action taken: Anderson moved, seconded by Kastella, to approve the May 23, 2007, meeting minutes. Motion carried by unanimous vote.

III. CITIZENS TO BE HEARD

None.

IV. AGENDA AMENDMENT

Campbell requested an additional item #2 under "Other Business" to discuss a letter received from Kenneth Kludt, attorney for Steve Kraft, regarding the Red River Coop conditional use permit.

V. PUBLIC HEARING

1. Request of Brent Klinghagen on behalf of Ruben and Rita Ann Flach Hernandez for a conditional use permit to allow an 18.5-foot by 34.5-foot expansion of an accessory building at 1208 63rd Avenue North.

Action taken: Anderson moved, seconded by Bohmer, to open the public hearing. Motion carried by unanimous voice vote.

Martzahn briefed the Board on the applicant's request indicating that the proposed expansion would double the size of the detached garage and increase the total square footage of accessory structures exceeding the ground coverage of the house; however, the expansion would not encroach on any setbacks and lot coverage would only increase to about 8%. Martzahn indicated that the conditions are those typical for CUPs and she has included a condition that the applicant provide screening/landscaping to buffer the new garage from the neighbors. She received no written comments, but did receive a phone call from a neighbor concerned that the application was for another garage. After hearing that the proposal was for expansion of the current garage, the neighbor was fine with the request.

No citizens requested to be heard and the applicants had no comments.

Action taken: Anderson moved, seconded by Bohmer, to close the public hearing. Motion carried by unanimous voice vote.

Action taken: Anderson moved, seconded by Bohmer, to approve the request of Brent Klinghagen on behalf of Ruben and Rita Ann Flach Hernandez for a conditional use permit to allow an 18.5-foot by 34.5-foot expansion of an accessory building at 1208 63rd Avenue North, with the following conditions:

1. Maximum addition size shall be 18.5 feet by 34.5 feet.
 2. The building shall be located in the rear yard directly behind existing detached garage.
 3. No business shall be conducted in the structure, the structure shall not be rented to non-residents of the dwelling, and the structure shall not be used for living purposes.
 4. Building shall be no taller than the height of the house.
 5. The exterior of the detached garage shall be of materials similar to those on the house and attached garage.
 6. Screening shall be planted as approved by the zoning administrator to buffer the view of detached garage from neighboring properties.
 7. All required state and federal permits must be obtained.
- Motion carried by unanimous vote.

VI. OTHER BUSINESS

1. Update on GAP/AUAR Study.

Martzahn provided an update on the process and the work being conducted by the consultants.

Campbell asked about the status of the written request to be brought to the City Council by the Board in regard to the transitional zone. Martzahn suggested that the Board wait for the new plan to be adopted to be a guide as to what zoning would be appropriate.

2. Red River Co-op – update on conditional use permit for 3362 Highway 75 North.

Campbell indicated that he received a letter dated August 16, 2007, from Kenneth J. Kludt, attorney for Steve Kraft, regarding the CUP granted to Red River Coop. Mr. Kludt is questioning why Red River Coop has not followed up with the conditions of the CUP. Martzahn read her draft response to the letter and asked for comments. The Board consented to Martzahn sending out the draft letter with no suggested changes.

VII. ADJOURNMENT

Chair Campbell adjourned the meeting.

Respectfully submitted:

Greg Anderson, Secretary
Oakport Joint Powers Board

