

BAXTER CITY COUNCIL MINUTES

Work Session

February 7, 2017

Mayor Darrel Olson called the Work Session to order at 6:30 p.m.

COUNCIL MEMBERS PRESENT: Mayor Darrel Olson, Council Members Todd Holman, Quinn Nystrom, Steve Barrows, and Mark Cross

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Community Development Director Josh Doty, Interim City Administrator Kelly Steele, Public Works Director Trevor Walter, Chief of Police Jim Exsted, and Finance Director Jeremy Vacinek

DEAN'S AUTO SALVAGE PROPERTY

Community Development Director Doty reviewed the property location which includes three lots totaling approximately 32 acres at the northeast corner of Evergreen Drive and County Road 48. The building was recently a total loss after fire consumed the building and Mr. Doty explained that staff has held several meetings with the owner regarding his available options. Mr. Dean has expressed that his first choice moving forward is to sell his land to the City of Baxter.

The existing business is considered a legally non-conforming use. The auto salvage yard use is not an allowed use in the Industrial zoning district and outside storage areas requires a conditional use permit and need to have a bituminous or hard surface. There is no conditional use permit approved for the site because the use pre-dates the current zoning requirements.

The site does not have City sewer and water, which is legally non-conforming to the current ordinance requirement for urban services. State law and City Ordinance allows any non-conforming building to be re-constructed, as long as a building permit is applied for within 180 days.

Mr. Doty explained that given the date of the fire, a building permit would need to be submitted to the City by May 18, 2017 to re-build the building under a legally non-conforming status. The building would have to be constructed in the same manner as the original building. If a permit is not submitted by that time, the legally non-conforming status of the building is lost and numerous zoning and site changes would be needed to re-construct the building, including but not limited to bringing City water and sanitary sewer service to the property.

Council Member Cross inquired if the deadline was for pulling or applying for building permit? Mr. Doty stated it was for applying for building permit.

Council Member Holman stated he thought it was in the best interest of the City to explore purchasing the property. Consensus of the council was to consider purchasing the property. Mr. Doty stated he will start working on the property and will bring the information to the EDA.

LCCMR GRANT OPPORTUNITY – MISSISSIPPI RIVER OVERLOOK PARK

Community Development Director Doty explained the grant is also on the regular consent agenda tonight. The grant is being offered by the Environment and Natural Resources Trust Fund (ENRTF) and the deadline to submit is May 15, 2017 for the 2018 grant funding.

This grant would give the City of Baxter the opportunity to purchase land adjacent to Mississippi Overlook Park. The request has been reviewed by the parks commission and they felt there was merit to applying for the grant. Consensus of the council was to move forward of the grant.

ADJOURNMENT

MOTION by Council Member Cross, seconded by Council Member Barrows to adjourn to the regular council meeting at 6:50 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Mary Haugen
Administrative Assistant