

SCAMBLER TOWNSHIP PLANNING & ZONING PUBLIC HEARING- APPROVED
SHEYENNE COMMERCIAL CONDOS LLC CONDITONAL USE PERMIT APPLICATION

WEDNESDAY, OCTOBER 2, 2024, 6:00 PM

Chairperson Nancy Hebert called the Public Hearing to order at 5:59pm with the Pledge of Allegiance.

The purpose of the Public Hearing was to hear public comments on a Conditional Use Permit application from Sheyenne Commercial Condos LLC.

There were ten individuals from the public, six township board members, and the Sheyenne Commercial Condos LLC developer present at the Public Hearing.

Brennan Laudal from Sheyenne Commercial Condos LLC gave a presentation of the proposed Sheyenne Commercial Condos LLC project to the public. Presentation points of the project were:

- *The condominium storage units will be managed by an HOA.
- *No sewer or water will be installed.
- *There will be plantings and trees on the north and east sides for screening from residential areas.
- *The units are for recreational storage only.
- *All buildings will be uniformly built.
- *A 45 page HOA covenant declaration will be in place. The declaration was reviewed by the Scambler Town Board members.
- *All commercial condo owners pay an HOA fee for ongoing maintenance.
- *There will be ten 10x60 units and ten 40x72 units.
- *All buildings face each other in the middle with crushed concrete on the center drive.
- *All buildings will be individually owned.
- *There will be lighting on all buildings, which is commercial code.

After Mr. Laudal's presentation, comments were opened to the public.

1. Some residents stated they were totally against the project.
2. A concerned resident asked if soil core testing of the building area ground had been completed. The developer answered that a full soil core testing had been performed by Apex one and a half years ago and found the ground to be stable for the commercial condo project.
3. There were some concerns from residents re: the buildings' heights and if automatic lighting would be on all night.
4. There were additional concerns re: wildlife that is currently present there.
5. There was a concern of increased traffic and if the units could be rented out. The developer reassured the residents that these units are for recreational storage only and not rental units.

After no more concerns or questions, Nancy Hebert, closed the public comments.

Todd Langseth made a motion to adjourn the public hearing. Philip Rotz seconded the motion. Motion approved.

The Public Hearing was adjourned at 6:42 pm.

Respectfully Submitted: Sandy Tingelstad, Township Clerk

SCAMBLER TOWNSHIP SPECIAL BOARD MEETING MINUTES-APPROVED

WEDNESDAY, OCTOBER 2, 2024

Present: Nancy Hebert, Philip Rotz, Bob Seifert, Peg Gilbertson, Todd Langseth, Christie Shulstad, and Sandy Tingelstad.

The Special Board Meeting was called to order at 6:49 pm by Chairperson Nancy Hebert with the Pledge of Allegiance.

The purpose of the special board meeting was to review the comments from the Public Hearing re: Sheyenne Commercial Condos LLC Conditional Use Permit application, set conditions for the conditional use permit, and approve or disapprove the conditional use permit application from Sheyenne Commercial Condos LLC.

Nancy Hebert asked for conditions to be attached to the conditional use permit.

1. Plantings and trees are to be planted on the north and east sides of the property and be established by June 1, 2026.
2. No sewer or water can be installed.
3. No commercial business usage is allowed.

Peg Gilbertson made a motion to approve the conditional use permit application with the three conditions and matter of facts and to be submitted to the township attorney for the composition of the conditional use permit legal documents. Philip Rotz seconded the motion. Roll call: Unanimous. Motion approved.

Philip Rotz made a motion to adjourn the meeting. Bob Seifert seconded the motion. Motion approved.

The meeting was adjourned at 7:17pm.

Submitted By Sandy Tingelstad, Scambler Township Clerk