



# Planning Commission Staff Report

**To:** City of Fergus Falls Planning Commission  
**Respectfully Submitted:** Klara Beck, Community Development Director  
**Date:** August 22, 2024  
**Subject:** CUP-1-2024

## REQUESTED ACTION

Approve a Conditional Use Permit to allow a detached accessory building constructed by post frame in a residential district at 620 Broken Down Dam Rd (PID 71002990751000).

## GENERAL INFORMATION

<b>Applicant</b>	RICHARD LAHTI	<b>Planning Commission Hearing</b>	August 26, 2024
<b>Property Owner</b>	RICHARD LAHTI	<b>City Council Meeting</b>	September 3, 2024
<b>Address</b>	620 BROKEN DOWN DAM RD	<b>Application Date</b>	August 15, 2024
<b>Parcel Number(s)</b>	71002990751000	<b>60-Day Expiration Date</b>	October 14, 2024
<b>Zoning</b>	R-A		

## BACKGROUND

### Site Information & Current Conditions

The site is zoned residential agricultural. There is a home on the property along with accompanying agricultural buildings. The project intends to replace a dilapidated barn.

### Adjacent Zoning

All adjacent zoning is designated as R-A (Residential Agricultural).

### Adjacent Uses

The adjacent uses include other residential agricultural property, a city park (Broken Down Dam), and a solar farm.

### Proposed Project

The proposed project involves replacing a dilapidated barn with a new detached accessory building constructed by post frame.

### Public Notification & Comments

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Notice was placed in the newspaper on August 17, 2024 and information sent to landowners within 350 ft of the project site. As of Thursday, August 22, no public comments were received regarding the project.

### PROPOSED FINDINGS

§154.019(D) of the City Code states the Planning Commission shall recommend a conditional use permit and the Council may issue conditional use permits if it finds that the use at the proposed location meets the following criteria:

1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.  
The site is located in a predominantly agricultural area and adjacent to a solar farm, the size of which would stymie much other residential development in the area. Moreover, the building is required to be engineered to meet Minnesota construction standards, ensuring structural integrity. These factors support that the project will blend with the existing land uses without posing risk to the neighborhood or the city. **Criteria Met.**
2. Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions.  
The city does not have a comprehensive plan.
3. Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.  
The proposed detached accessory building will be compatible with the existing agricultural character of the area. The post frame construction is common in agricultural settings. The proposed structure will additionally be replacing a dilapidated barn, arguably improving property values by removing a blighted structure. **Criteria Met.**
4. Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.  
The building is replacing a dilapidated structure. No new utilities required. **Criteria Met.**
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.  
The accessory building is agricultural in use and will house permitted animals. **Criteria Met.**
6. Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.  
Vehicular ingress and egress is existing. The building is for private use. **Criteria Met.**

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7. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

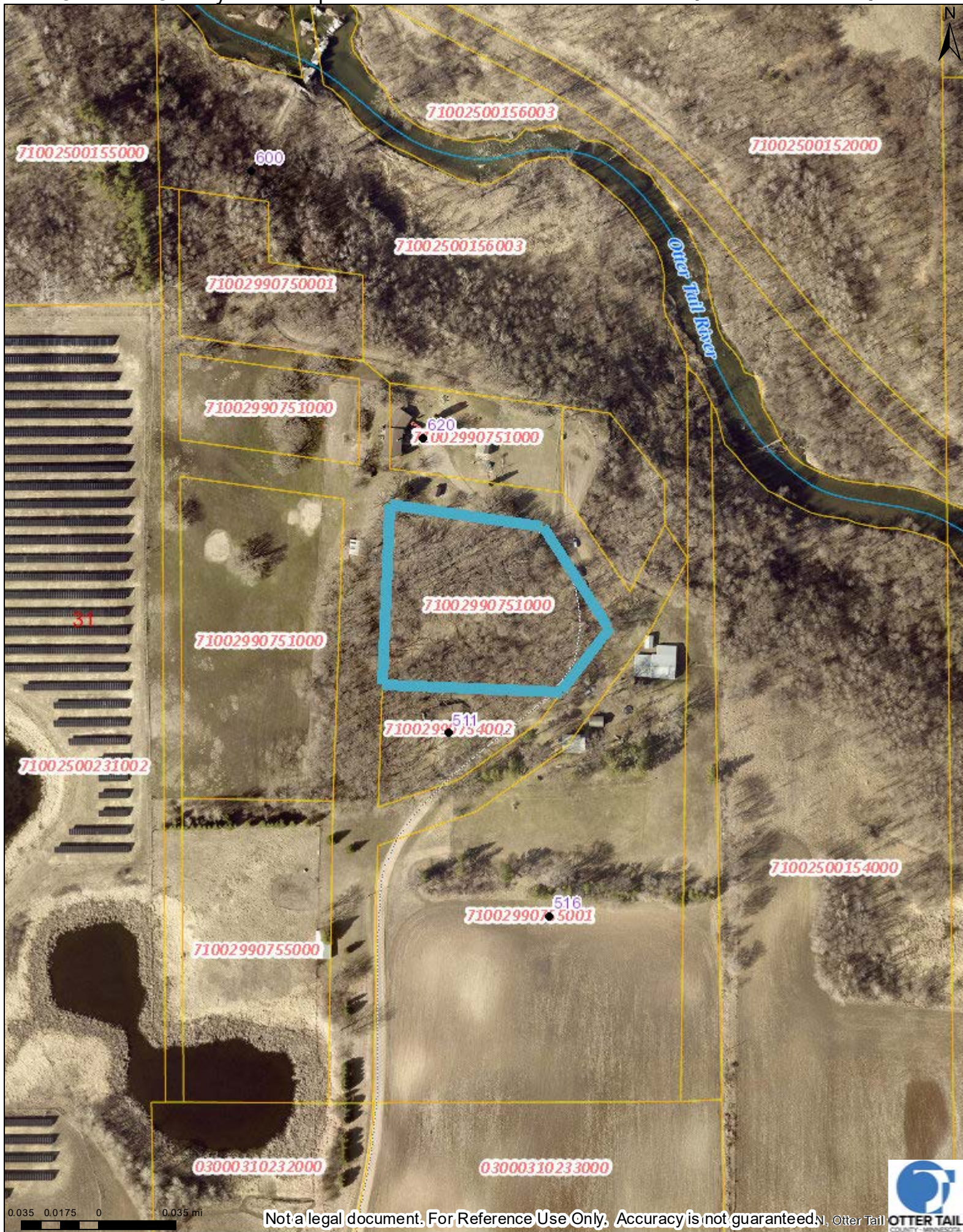
No landscaping will change. The area is screened by trees. **Criteria Met.**

### **RECOMMENDED ACTION**

Approve a Conditional Use Permit to allow a detached accessory building constructed by post frame in a residential district at 620 Broken Down Dam Rd (PID 71002990751000).

### **ATTACHMENTS**

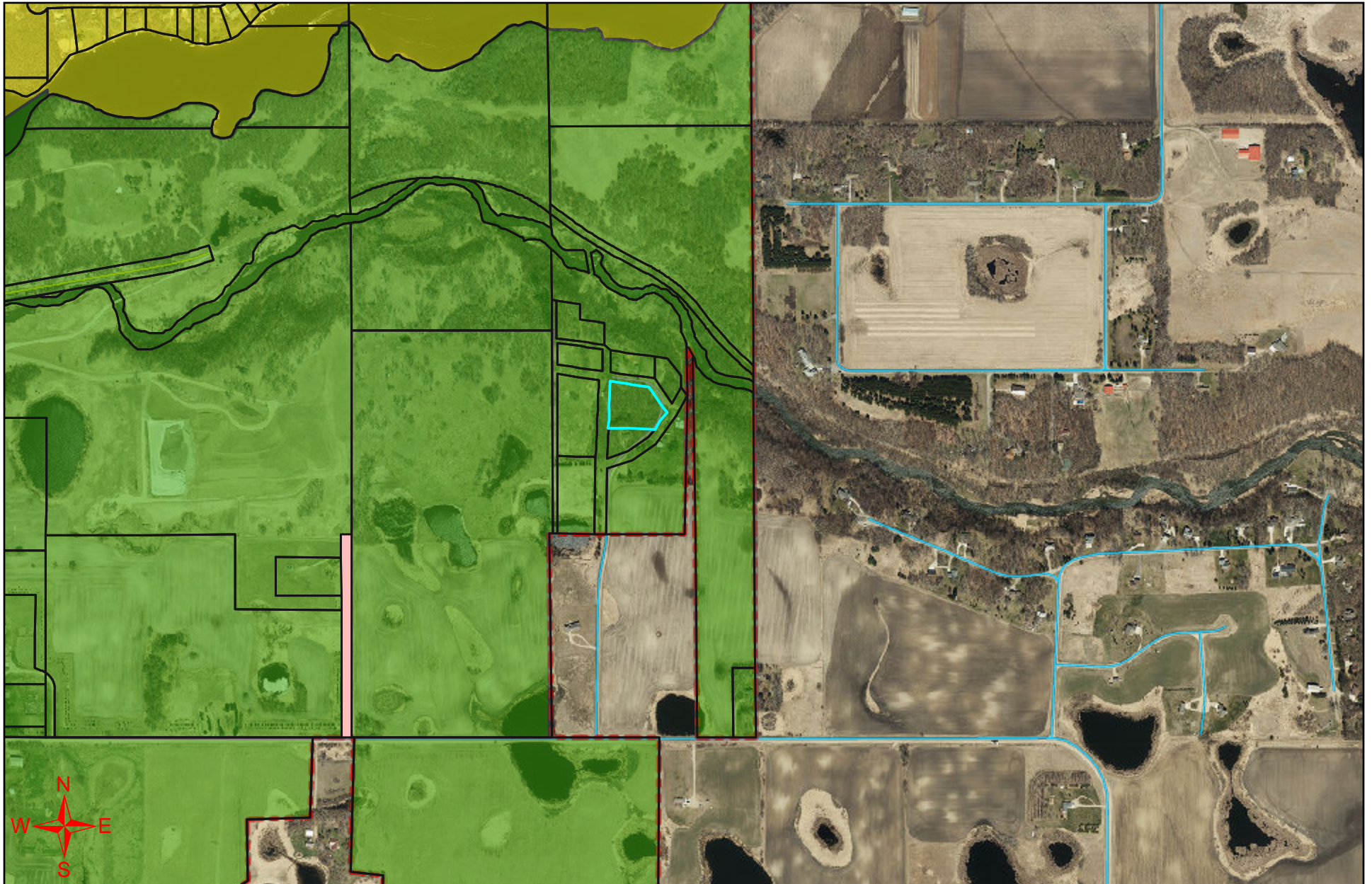
1. Context Map
2. Zoning Map
3. Application & Supporting Materials



0.035 0.175 0 0.035 mi

Not a legal document. For Reference Use Only. Accuracy is not guaranteed.







112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: [planning@ci.fergus-falls.mn.us](mailto:planning@ci.fergus-falls.mn.us)

[www.ci.fergus-falls.mn.us](http://www.ci.fergus-falls.mn.us)

## Conditional Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

### 1. Property Owner Information:

Company name: \_\_\_\_\_

Last name: Lahti First name: Richard

Address: 620 Broken Down Dam Road City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-731-5910 (cell) Email address: thelahtis@charter.net

### 2. Applicant Information: (if different from above)

Company name: \_\_\_\_\_

Last name: \_\_\_\_\_ First name: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email address: \_\_\_\_\_

### 3. Address(es) of Property Involved: (if different from above)

4. Zoning Designation: Residential/Agricultural

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

Removal of existing (collapsing) storage structure. A 24'x32'x12' (sidewall height) building with steel siding will be constructed on the same site on 5' deep footings. This building should not be easily visible from any direction except an aerial view as trees and/or the primary residence hide it on most sides and it is set back 180' or more in all directions from the property lines. Morton is a national, premier post-frame builder.

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

Yes.

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

It will NOT.

(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

It will NOT create congestion or interfere with traffic or streets.

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

It will NOT.

**8. Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Richard Latta Date: 8-15-2024  
Applicant: Richard Latta Date: 8-15-2024

Neighbors have metal storage buildings, 49.7MW of solar panels, outdoor tanks, etc. It is congruent with the neighborhood aesthetic.





The building will be located 30' south of the main residence. It is set back approximately 280' from the east property boundary, 240' from the south boundary, 360' from the west boundary and 180' from the north boundary.

The building is steel sided, 24'x32', 12' sidewalls, with a 12' wide sliding door opening and one entry door.

It will be set on a 5' deep columns.

It may eventually have electric but no water.

It will be a single story, and used to store a tractor and implements and maybe a boat/rv. 2 existing buildings will be demolished and removed.



CITY ADMINISTRATOR'S OFFICE  
Fergus Falls, Minnesota 56537

Receipt # 234946

Receipt Date August 15, 2024

Received From RICHARD LAHTI

Amount \$350.00

Check

Fund	Account	Description	Amount
101	32270 000	CONDITIONAL USE PERMIT	350.00

City of Fergus Falls  
Received By NGAINES