

**Barnesville Planning Commission
Regular Meeting
Monday, February 2, 2009**

The regular meeting of the Barnesville Planning Commission was called to order by Chairman Merlin Strom at 6:30 p.m.

Members present: Steve Mortenson, Paul Karsnia, Merlin Strom, Pat Berndt, Mike Detloff, Matthew Wever, and Karen Lauer, Zoning Administrator.

Members absent: Margaret Follingstad, Mike Osten.

Others present: Jeremy Anderson and Pam Aakre of the Barnesville Record-Review.

The oath of office was completed by Mike Detloff.

AGENDA

02-02-09-01 Motion by Detloff and seconded by Mortenson to approve the agenda. Unanimously carried.

MINUTES

02-02-09-02 Motion by Mortenson and seconded by Karsnia to approve the minutes of the January 5, 2009 meeting. Unanimously carried.

TEMPORARY BUILDINGS

Karen Lauer reported that she has been doing research on temporary building regulations but has nothing to report at this time.

PUBLIC HEARING: REPLATTING REQUEST FOR BLOCK 1, HEARTLAND ADDITION

02-02-09-03 Motion by Berndt and seconded by Karsnia to open the public hearing on the replatting request for Block 1, Heartland Addition at 6:36 p.m. Unanimously carried.

Karen Lauer noted that all property owners within 350 feet of Block 1, Heartland Addition were notified about the request. One call was received prior to the meeting and the caller asked for clarification on the request. Karen Lauer noted that the request is for approval of the preliminary and final replat simultaneously. Robert Sefkow, developer, was not able to attend the Planning Commission meeting but he reviewed the request specifics with Karen Lauer prior to the meeting. The current phase in Heartland is being wrapped up and the developer is asking to change a portion of Block 1 which has been renamed Heartland Second Addition. The requested change is to replat the north end of Block 1 into three lots. The request has no effect on any roads and the water and sewer are already in place under the asphalt. The developer would need to run service from the main to the lots. Karen Lauer noted that the proposed replat drawings had been provided to the various city departments and there were no concerns by department personnel. Additional easements would be required on the lots including five feet on each side of the proposed side lot lines and five feet on either side of the rear lot line. The pedestals would be run at the front of each lot instead of the rear of the lot to alleviate cost to the homeowners to run utilities from the pedestal to the home. The Planning Commission members discussed the demand for larger single family lots and the possibility of making space for 12th Ave SE so it could continue all the way to CSAH 52. Jeremy Anderson asked if this proposal is where the current dirt piles are located. It was noted that this would require that the dirt piles be moved to another location.

02-02-09-04 Motion by Detloff and seconded by Mortenson to close the public hearing at 7:25 p.m. Unanimously carried.

The Planning Commission discussed the options to access CSAH 52 and it was noted that 12th Ave SE may not be the best alternative. Once the developer decides to begin a new section of the Heartland

development, the entire project will need to be replatted to provide for a retention pond. At that point, the access to CSAH 52 can be addressed.

02-02-09-05 Motion by Detloff and seconded by Berndt to recommend to the City Council to approve the preliminary and final replat of Heartland Second Addition to include a 10 foot utility easement straddling the side and rear lot lines. Unanimously carried.

PUBLIC HEARING: REZONING REQUEST FOR BLOCK 1, HEARTLAND SECOND ADDITION

02-02-09-06 Motion by Mortenson and seconded by Karsnia to open the public hearing on the rezoning request for Block 1, Heartland Second Addition at 7:31 p.m. Unanimously carried.

Karen Lauer noted that Blocks 1 and 2 of the Heartland Addition are zoned R-3, multi-family residential district. The developer, Robert Sefkow, and Karen Lauer have talked with individuals regarding the building of apartments on these properties. There have been no interested parties especially with the current soft economy. This is one reason to create larger, single family lots. Karen Lauer reported that notices of the request were provided to property owners within 350 feet of Block 1, Heartland Second Addition. No comments were received prior to the meeting. The Planning Commission reviewed the staff findings of fact. Karen Lauer noted that the land to the west of this property will most likely remain undeveloped because of the high water level on the land. If the rezoning request is approved, the developer plans to ask the City to reallocate \$37,500 of specials from Block 2 to the newly replatted and rezoned lots in Block 1. This would be \$12,500 per lot in Block 1. This would make it easier and more feasible to develop Block 2.

02-02-09-07 Motion by Detloff and seconded by Karsnia to close the public hearing on the rezoning request for Block 1, Heartland Second Addition at 7:44 p.m. Unanimously carried.

The Planning Commission reviewed the staff recommendation as follows: This rezoning request is reasonable and is consistent with the 2004 City of Barnesville Comprehensive Plan. Based on the evidence presented, this rezoning is compatible with the area and there would be no detrimental effect on the neighboring properties. Therefore, staff recommends to rezone Lots 1-3, Block 1, Heartland Second Addition from R-3, Multi-Family Residential District to R-1, Single Family Residential District.

02-02-09-08 Motion by Mortenson and seconded by Detloff to recommend to the City Council to rezone Lots 1-3, Block 1, Heartland Second Addition from R-3, Multi-Family Residential District to R-1, Single Family Residential District. Unanimously carried.

IMPORTANCE OF COMMISSIONER ATTENDANCE

Chairman Strom and Karen Lauer noted that it is important for Planning Commission members to regularly attend the meetings. If it is necessary for a member to miss a meeting, the member should be notified either Merlin Strom or Karen Lauer prior to the meeting.

HOME & GARDEN SHOW

Karen Lauer noted she is looking for help to man the EDA booth at the Red River Valley Home & Garden Show on February 17 – March 1, 2009. The booth is an important part of marketing Barnesville.

ANNUAL JOINT MEETING WITH PARK BOARD

The Planning Commission members discussed a possible date for the annual joint meeting with the Park Board. Karen Lauer will contact the Park Board to see if April 6, 2009 would work for them to meet with the Planning Commission.

OTHER ZONING CONCERNS: DAY CARE ACCESSORY BUILDING

Steve Mortenson reported that the Barnesville Day Care Center is investigating the possibility of adding an accessory structure for storage and for a playhouse for the children. The current storage building would be

removed and replaced. Karen Lauer asked Steve Mortenson to clarify some of the request and noted she will also contact the Day Care Center regarding the request.

BUILDING PERMIT LIST

Buildings permits for January 2009 were reviewed.

The next Planning Commission meeting is Monday, March 2, 2009 at 6:30 p.m.

02-02-09-10 Motion by Detloff and seconded by Mortenson to adjourn at 8:26 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary