

**Barnesville Planning Commission  
Regular Meeting  
Monday, April 7, 2008**

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

Planning Commission members present: Steve Mortenson, Margaret Follingstad, Merlin Strom, Gary Fraedrich, Mike Osten, Pat Berndt, and Karen Lauer, Zoning Administrator.

Planning Commission members absent: Mike Detloff and Aaron Grommesh.

Park Board members present: Marlene Schell, Dave Riddering, Patty McGowan, and Peggy Riddering.

Others present: Roland Holm, Don Sakry and Pam Aakre of the Barnesville Record-Review.

1. Update from Park Board on park items in Comprehensive Plan  
Merlin Strom introduced material from the Comprehensive Plan. Peggy Riddering commented that it is a good goal to work toward having an area wide master plan for the parks. She also noted that a lot of work has been put into Wagner Park. Dave Riddering commented that Wagner Park should be close to paying for itself once the bathhouse is completed. A lot of groups have donated time and money to completing Wagner Park. Revenue is placed in a drop box on the honor system. Once the park is completed, the Park Board would like to have a resident manager living at the park. The Park Board has also discussed the development of bike and pedestrian trails to connect some of the parks. The main issues involve the availability of easement/right of ways and funding. There are some funds available through the DNR. Patty McGowan noted that the Park Board is also concerned with the maintenance of existing parks especially with increased usage. City employees are covering the parks but no one is dedicated to the parks. Dave Riddering noted that street issues take priority over the parks for city employees.
2. Review current subdivision ordinance.  
Karen Lauer noted that the current ordinance is reviewed with the developer when a new subdivision is started. The requirement for dedicated land and/or cash in lieu of land is explained to the developer. The State legislature has made changes in park dedication fees and the amount of land required for parks. Karen Lauer reviewed a sample method for calculating the amount of required dedicated land. Because of the increased cost of land to developers, the city needs to be prudent in their requirements. The developers must also set aside land for retention ponds. Dilworth is using the retention pond as part of the park dedication and are creating a neighborhood gathering spot. Marlene Schell commented that the requirement of both dedicated park land and a retention pond may deter developers from starting new projects. Karen Lauer commented that it is time to develop a master plan, make subdivision ordinance changes and consider the various land requirements.
3. Discussion on park land dedication in Del Acres Gilbertson plat  
The park land dedication is a triangular strip along 13<sup>th</sup> Avenue that is 49' in width at the north end and 0' at the south end (2<sup>nd</sup> Avenue). The retention pond was also included in the park land dedication calculation.
4. The role of storm water retention ponds in future developments  
The members discussed the current retention pond and noted that the small area around the retention pond may not make it feasible to put in a walking path around it.
5. The "Big Picture" goals for Barnesville's recreational development  
Peggy Riddering questioned the chance of acquiring land for a big regional park. The t-ball/softball complex proposed by the leadership group is wonderful but where would fund come from for such a complex.

The Park Board members noted they will continue to work on the items discussed and look forward to meeting with the Planning Commission again in the future.

The regular meeting of the Barnesville Planning Commission was called to order by Chairman Merlin Strom at 7:32 p.m.

## **AGENDA**

**04-07-08-01** Motion by Osten and seconded by Mortenson to approve the agenda. Unanimously carried.

## **MINUTES**

**04-07-08-02** Motion by Osten and seconded by Mortenson to approve the minutes of the March 3, 2008 meeting. Unanimously carried.

## **SOLID FUEL-FIRED HEATING DEVICES**

Karen Lauer reviewed the letter that was sent to individuals who currently have the devices. The letter stated the stack height requirement and that the owners have six month to come into compliance with the ordinance. Karen will review the devices in six months to make sure they are in compliance.

## **GEOHERMAL HEATING SYSTEMS**

Karen Lauer reviewed her research on geothermal heating systems. Karen noted that some regulations are necessary particularly in regard to the safety of the city's drinking water. The Pump and Dump System and the Closed Loop System are regulated by the Minnesota Department of Health. The City could regulate where the discharge of the Pump and Dump System would be allowed to go. The City may also have a discharge fee for dumping into the sanitary sewer system. Karen will research discharge regulations and fees. Karen Lauer noted her research indicates no concerns or problems with the Closed Loop System. The Horizontal Closed System does raise concerns and no permit is required from the Minnesota Department of Health. The main concern is in regard to the fluids used in the pipes of this system. If a City allows the Horizontal Closed System it is recommended that the City designate that the fluids used in the pipes must be food grade. Karen noted that the City may designate that the Horizontal Closed System is not allowed. Karen will research the fees on discharges and the fluids allowed in the Horizontal Closed System.

## **REPORT FROM ROLAND HOLM ON UNFINISHED HOME**

Roland Holm reported that the one year building permit on the home west of the Barnesville Chiropractic Clinic expired on October 27, 2007. He has been in communication with the owner of the home and they indicated that by December 1, 2007 the outside would be completed. At this time the outside is not complete. Roland remains in contact with the owner who was granted a 6 month extension of the building permit. That extension will be up at the end of April 2008. Roland noted that the owner has followed the codes on the construction of the home. Roland has inspected the foundation. The owner has tiling, the garage door, the walk-in door, the siding and soffit to complete.

## **APPOINT REPRESENTATIVE TO DEVELOPMENT CONTROL BOARD**

Karen Lauer noted that the Development Control Board's responsibility is to ensure that the covenants for the Commercial Park are met. Margaret Follingstad indicated she would be interested in serving on this Board.

**04-07-08-03** Motion by Fraedrich and seconded by Osten to appoint Margaret Follingstad to the Development Control Board. Voting in favor: Fraedrich, Osten, Mortenson, Strom, Berndt; abstaining: Follingstad; motion carried.

## **UPCOMING LAND USE PLANNING WORKSHOPS**

The Planning Commission members reviewed the list of upcoming workshops. Anyone interested in attending is to contact Karen Lauer.

### **INFORMATION FROM RECENT LEAGUE CONFERENCE**

Karen Lauer briefly reviewed the information received from a recent league conference. The information includes statute changes on dedicated park land and fees.

### **BUILDING PERMIT LIST**

The building permits for March 1 – March 31, 2008 were reviewed.

### **OTHER ZONING CONCERNS**

Karen Lauer reported that CM Repair has removed some of the materials from their property. They have been given additional time to remove some of the parts due to weather issues.

The next Planning Commission meeting is Monday, May 5, 2008 at 6:30 p.m.

**04-07-08-04** Motion by Fraedrich and seconded by Osten to adjourn at 8:43 p.m. Unanimously carried.

Submitted by:

Pat Berndt  
Planning Commission Secretary