

**Barnesville Planning Commission
Regular Meeting
Monday, January 4, 2010**

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

Members present: Brent Berg, Steve Mortensen, Merlin Strom, Pat Berndt, Margaret Follingstad, Paul Karsnia, Matthew Wever, and Karen Lauer, Zoning Administrator.

Member absent: Mike Detloff.

Others present: Roland Holm, Ruth Feldick, Mike Rietz and Pam Aakre of the Barnesville Record-Review.

The oath of office was completed by Brent Berg and Steve Mortensen.

AGENDA

1-4-10-01 Motion by Mortensen and seconded by Karsnia to approve the agenda with the addition of Fankhanel Property and CUP Request under Other Zoning Concerns. Unanimously carried.

MINUTES

1-4-10-02 Motion by Mortensen and seconded by Karsnia to approve the minutes of the December 7, 2009 meeting. Unanimously carried.

PROPOSED ACCESSORY BUILDING ORDINANCE

Karen Lauer reviewed the language changes made as a result of the discussion at the December 7, 2009 meeting. Lauer reported that the definition used in the Moorhead language for an outdoor living room is a screened porch or other structure that lacks walls but has a roof. The definition for a pool enclosure is a structure with no walls but has a roof. Follingstad questioned why the title of Subd. 2 was changed from Ground Coverage to Permitted Structure Size. Following discussion it was the consensus of the Planning Commission member to have the title of Subd.2 be Ground Coverage/Permitted Structure Size. Follingstad inquired if playhouses should be included in Subd. 3. Lauer indicated she would need to complete research on playhouses and the Planning Commission would need to address the matter at a later time. In Subd. 9, Follingstad questioned the need to limit the height of an accessory building over 150 square feet to sixteen feet. Following a lengthy discussion, the Planning Commission agreed to remove the sixteen foot height restriction and to add language to indicate sidewalls may not exceed ten feet.

1-4-10-03 Motion by Berg and seconded by Mortensen to call for a public hearing on the proposed Accessory Building Ordinance at the February 1, 2010 Planning Commission meeting. Unanimously carried.

BOULEVARD TREES VERSUS SIDEWALKS

Karen Lauer reported that Dave Riddering, Public Works Director, has asked the Planning Commission to review the sidewalk ordinance and the related issue of the Emerald Ash Borer outbreak. Lauer reviewed the current sidewalk ordinance language. Currently, a home owner has a sidewalk that is heaved up due to tree roots. The home owner has asked if they can remove the sidewalk or if they repair the sidewalk can the tree be removed. Lauer reported that the City does not have an inventory of current sidewalks and a safe route to school does not exist. Riddering is working on identifying public spaces and paths to link the public spaces. Riddering agreed there is value to having a sidewalk inventory but will not have it completed by the February joint meeting of the Planning Commission and the Park Board. The Planning Commission discussed the issue of sidewalk removal or sidewalk repair and tree removal. Members questioned if it is possible to replace a sidewalk and remove some of the tree roots without killing the tree. Also discussed was developing a list of tree species that have a root system deep enough that the roots will not affect

sidewalks. Lauer reported that currently there is not a tree inventory but it would be good information to have in order to assess the impact of the Emerald Ash Borer on the city boulevard trees. The Planning Commission members should talk to community members about the issue of sidewalk removal or repair.

AGENDA FOR JOINT MEETING WITH PARK BOARD

Karen Lauer reviewed the proposed agenda for the joint meeting with the Park Board. City Administrator, Mike Rietz, reported a grant application had been submitted for dredging of sediment in Blue Eagle but the City was not awarded the grant. Future grant applications may be submitted for the project. It was agreed that discussion on Blue Eagle Lake should be added to the agenda. Also discussed was the possibility of holding more than one joint meeting this year.

DISCUSSION ON WIND ENERGY CONVERSION ORDINANCE

Mike Rietz indicated he has received a call from an individual interested in putting up a wind turbine in Barnesville. Rietz noted that in reviewing the request he has discovered inconsistencies in the height restrictions listed in the ordinances. The Structural Regulations subdivision lists a maximum height of 45 feet and the Wind Energy Conversion Systems subdivision lists a maximum height of 60 Feet. Karen Lauer noted that the current ordinance was written about fifteen years ago when the WECS were not really an issue. Lauer will work with the City Attorney and Guy Swenson to create better ordinance language to regulate this exploding industry. The proposed language will be brought to the Planning Commission at the February 1 meeting. Rietz suggested that the City could place a moratorium on wind turbines. Lauer will check with the City Attorney on the procedure for implementing a moratorium.

MN CHAPTER AMERICAN PLANNING ASSOCIATION

Karen Lauer reported that West Central Initiative has partnered with the Minnesota Chapter of the American Planning Association to provide a free one year membership in MnAPA for planning commission members. Lauer has supplied the names of commission members to MnAPA and members should begin receiving information.

BUILDING PERMIT LIST

Buildings permits for December 2009 were reviewed.

OTHER ZONING CONCERNS – FANKHANEL PROPERTY

Karen Lauer reported that DeLyle Fankhanel has questioned if his property is location in a residential or a commercial district. In reviewing the zoning map, the property is clearly located in an R-2 district. The property in question is the former Clay County shed. Fankhanel has been storing several truck trailers on the facility and is currently repairing his own equipment. Fankhanel would like to operate a repair shop from the property. Lauer noted that Fankhanel should not operate his gravel hauling business from this location. The options for this problem are:

1. Request a CUP for a home business – Fankhanel must merge his properties so the home is part of the property with the former Clay County shed.
2. Request rezoning to extend the C-1 zone to include the property or move the I-1 zone across the street to include the property.
3. Leave as is and resolve the issue in court.

Karsnia questioned if the current facility is adequate to operate a repair business. Lauer noted that the Police Chief is working to have the semi-trailers removed from the property. Fankhanel will need to submit an application to the Planning Commission before any action is required.

OTHER ZONING CONCERNS – CUP REQUEST

Karen Lauer reviewed the ordinance language that states the conditional uses in the I-1 zone include all other uses not listed under permitted uses. Rietz suggested a list of permitted items for conditional uses should be developed. Lauer reported that she is working with an individual who is interested in conducting a salvage business on the Mike Layton property. At this point, no action is required by the Planning Commission.

The next Planning Commission meeting is Monday, February 1, 2010 at 6:30 p.m.

1-4-10-04 Motion by Follingstad and seconded by Berndt to adjourn at 8:40 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary