

**Barnesville Planning Commission**  
**Regular Meeting**  
**Monday, May 2, 2011**

The regular meeting of the Barnesville Planning Commission was called to order by Chairman Strom at 6:33 p.m.

Members present: Mike Detloff, Steve Mortensen, Merlin Strom, Margaret Follingstad, Paul Karsnia, Nathan Gemar and Brent Berg.

Members absent: Zoning Administrator Mike Rietz and Youth Representative Matthew Wever.

Others present: City Attorney John Shockley, EDA Director Karen Lauer, Roland Holm, Don Sakry, DeLyle Fankhanel, Alex Fankhanel, John Thompson and Pam Aakre of the Barnesville Record-Review.

**AGENDA**

**5-2-11-01** Motion by Detloff and seconded by Mortensen to approve the agenda. Unanimously carried.

**MINUTES**

**5-2-11-02** Motion by Follingstad and seconded by Gemar to approve the minutes of the April 4, 2011 meeting. Unanimously carried.

**OFF STREET PARKING ORDINANCE**

Chairman Strom welcomed City Attorney John Shockley to assist the Planning Commission in their review the draft of the Off Street Parking Ordinance. Strom indicated that in conversations with Rietz, his goal was to have the Planning Commission send a recommended ordinance to the City Council for a first reading in July. Strom asked Lauer to provide a brief update on past updates to the off street parking ordinance .

Shockley told the Planning Commission that Chapters 7, 8 and 9 of the City Code regulate on-street parking. Violations to these sections are handled by the police department writing parking tickets. Off-street parking is regulated through the Zoning Ordinance and violations are handled through the use of administrative citations.

The draft ordinance is designed to take a comprehensive look at all off street parking situations that may occur within the community. Changes of note include adding a definitions section, a dimensional standards section and rather than having parking language written into specific zoning areas of the ordinance, just referencing in those sections the off-street parking section.

Strom directed board members to the memo written by Rietz where he outlined five areas to help the Commission begin their policy discussions:

**Residential Parking - Truck Parking**

**Shockley** explained how a permit system could work noting that to date permit systems have primarily been used in southern states. Lauer shared language from Ordinance 2006-2, Chapter 9; which allows on-street truck parking during the winter months for plug-in availability. When the Front Street project is completed later this year there will be 3 on street truck parking spots created just north of the Rothsay Fertilizer facility. These spots would have a 24 hour time limit with no dolly-down. It was also noted that the ordinance which allowed off-street truck parking in C-2 areas had expired on December 31, 2010. Several board members expressed concern with the weight limits on residential streets and whether they were built to handle truck traffic. There was no no interest in creating a permitting program.

Several board members wondered about stated weights referenced in the draft ordinance and what that equates to in real life; for example is 26,000 pounds, a Schwan's delivery truck or a large U-Haul van? It was noted that 12,000 pounds was maybe a little on the light side? Staff will provide examples of various weights for consideration at the next meeting. Shockley noted that under Subdivision 11C, if the phrase, "trucks of more than twelve thousand (12,000) GVW were eliminated it may open up more opportunities.

After this discussion, it was the consensus of the board that the new ordinance should include similar language for off street parking as is currently stated for on-street parking in Ordinance 9.20, "Truck-Tractors may be parked **on a driveway at the residence of the owner, for plug-in availability only, from November 19" until road restrictions are placed on roads by the Minnesota Department of Transportation each Spring.**"

There was discussion whether or not time restrictions should be placed, noting that fish houses have a 72 hour restriction. At this time it was decided to not add any specific time restrictions.

#### **Residential Parking - Non-Commercial Vehicle Parking**

Shockley indicated that many communities, particularly college towns, have started placing restrictions on the number of licensed, operable vehicles that could be parked on a residential lot. After a short discussion, all members were in agreement that it is not necessary to include this language in our ordinance.

#### **Commercial Parking - Truck Parking**

There was a provision in the C-2 zone that allowed trucks to be parked off-street for 72 hours. This language sunset on December 31, 2010. Lauer told the group that the reason for the sunset language was first to see how things would "work out" with this language and second because it was thought that a more permanent solution would be developed by that date. Detloff questioned why just C-2 was designated; it was explained that in trying to find an appropriate area for trucks to park, only the parking lot north of the car wash was identified and the owner of the lot, Jeff Berg, was willing to work with truckers to provide parking area.

Shockley indicated this is an excellent opportunity for the Commission to address whether or not they feel off-street truck parking is appropriate not just in the C-2 zone, but perhaps C-1, C-3, I-1 or 1-2. It was noted that this affects the owners of property who might wish to park trucks on their own property as well as truckers who are "leasing" space for truck parking. Detloff indicated it would sure make sense to allow truck parking off-street in I-1, as well as 1-2. As far as C-3, Follingstad wondered since C-3 abuts the residential area, would that be a good idea? Lauer said she would check if the covenants address this matter as well as check with the EDA Board for their perspective. Shockley noted that perhaps the board may want to look at both tractors and trailers in terms of what might be appropriate in what areas.

The consensus was to add to the new ordinance the following language: " Trucks **and** Trailers **may be** parked off-street **in** the C-2, I-I and 1-2 **zoning** areas for a period **of 72 hours**. No dolly-down will be permitted" The board agreed there was no need to add sunset language. C-1 and C-3 will be further discussed at the June meeting

#### **Design and Performance Standards**

Shockley reviewed the draft language for design standards indicating that detailed language like this helps to create consistency from one project to another. Lauer indicated that in the past the planning office has utilized dimension standards even though they were not actually incorporated into the ordinance. Shockley said that this language is just an example and other standards could also be used. Lauer also expressed concern that Subdivision 8M requiring screening for parking when a commercially zoned property abuts a residential district seemed to be restrictive and not necessarily business friendly. Strom encouraged board members to review the design standards for further discussion at the June meeting.

#### **Comprehensive Plan Update**

The review of Goals 2 and 3 in Section III will be tabled until the June meeting.

#### **Review Zoning Map**

Board members reviewed the updated zoning map that was provided by Rietz. It was noted that several of the parks were not designated on the map as P, including Blue Eagle Park, the Skateboard Park, the park in Del Acres 7th Addition, Stoneridge Park and McGrath Park. The SC-1 designation is missing in the southern most areas. Berg questioned the zoning for Reed Field. Follingstad indicated that if a zoning change was going to be requested for the Commercial Park expansion, we should hold off on approving the map until that was completed. Lauer will talk to Rietz and provide an updated map at the next meeting

#### **Property Maintenance Issue - 902 4th Street SE.**

Rietz reported the Police department will be dealing with this as part of their nuisance enforcement.

**Building Permit Report** - Lauer noted construction on the Habitat home started today.

**Next Meeting** - Monday, June 6. Detloff will be at a conference in Bismarck. Arrangements will be made for him to call in and participate in the meeting,

**5-2-11-03** Motion by Mortenson, seconded by Berg to adjourned. Meeting adjourned at 9:04 pm.

Respectfully submitted,  
Karen Lauer, Acting Secretary