

**Barnesville Planning Commission
Regular Meeting
Monday, June 7, 2010**

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

Members present: Mike Detloff, Steve Mortensen, Merlin Strom, Pat Berndt, Margaret Follingstad, Paul Karsnia and Mike Rietz, Zoning Administrator.

Members absent: Brent Berg and Matthew Wever.

Others present: Karen Lauer and Pam Aakre of the Barnesville Record-Review.

AGENDA

6-7-10-01 Motion by Berndt and seconded by Mortensen to approve the agenda with the deletion of approval of the March 1, 2010 minutes of the joint meeting with the Park Board and the addition of Next Meeting Date and Blue Eagle Shelter. Unanimously carried.

MINUTES

6-7-10-02 Motion by Detloff and seconded by Karsnia to approve the minutes of the May 3, 2010 meeting. Unanimously carried.

ORDINANCE REVISING THE I-1 DISTRICT SECTION

Mike Rietz reviewed the proposed revisions. The majority of the current I-1 zoned property is located in town along the railroad tracks with a small section in the northeast corner of town. The Planning Commission members discussed the proposed permitted and conditional uses. Suggested changes were to make item M. under permitted uses read Vehicle repair, services and sales and to add item P. Wholesale business. Also discussed was item I. Truck Terminals under permitted uses. It was noted that state and MPCA regulations would come into effect for restrictions on issues such as fuel storage. The Commission members also discussed item F. Tire shredding under conditional uses. Mike Detloff related experiences with a tire shredding business in Moorhead that included issues with noise and fire. Commission members agreed to remove tire shredding from the conditional uses list. Commission members also discussed the uses of locker plant, oil filtering or mixing, and chemical fertilizer storage but agreed to leave the items on the conditional uses list. Mike Rietz will make the changes discussed by the Planning Commission and will bring the ordinance language back for a public hearing at the next meeting.

ORDINANCE CREATING A C-3 DISTRICT

Mike Rietz reported that EDA has reviewed the proposed language for the creation of an ordinance for a C-3 Commercial Park zone. The EDA is interested in the C-3 district language because they have the commercial park and it will probably be rezoned to C-3. Follingstad asked why recording studios and radio and television stations were specifically listed since they could be considered offices. It was noted that radio and television towers are conditional uses so it would be consistent to list radio and television stations as conditional uses also. Detloff asked what would be considered under Accessory Uses. Rietz explained that an accessory use is any use that is not the primary structure. Accessory use is defined in code. Following discussion it was agreed that item H. should be separated into two categories of Warehousing of non-explosive material/equipment and Distribution Centers. It was also agreed that item M. Recreational vehicle/trailer sales, service & repair should be moved from permitted uses to conditional uses. Rietz will make the changes discussed by the Planning Commission and will bring the ordinance language back for a public hearing at the next meeting.

CUPS FOR FENCES

Mike Rietz handed out a sample residential lease agreement for the Planning Commission members to review. The lease agreement may be a better way to deal with the fence issue rather than a CUP. John Shockley, City Attorney, would prefer not to have fences allowed on an easement but in the real world it may sometimes be necessary. Another option is to add language to the ordinance stating that if a fence is built on an easement, gates must be placed in the fence and the fence may need to be removed if repairs need to be made. Shockley is recommending an ordinance for easements and right of ways. It is becoming an issue in the newer developments where there are several fences on the easements. Rietz will do some more work on possible options and the item will be reviewed again at a future meeting.

ORDINANCE REVISING THE SETBACK REGULATIONS IN THE R-1 AND R-2 DISTRICTS

Mike Rietz noted that in the accessory building ordinance recently adopted the setbacks were changed for properties of 30,000 square feet or larger. That change made it necessary to change the language in the R-1 and R-2 Yard and Lot Requirements sections of the ordinance. The Planning Commission discussed the language and possible wording changes. Rietz will make the revisions and will bring it back to the next meeting for a public hearing.

BUILDING PERMIT LIST

Building permits for May 2010 were reviewed.

NEXT MEETING DATE

The next Planning Commission meeting is scheduled for Monday, July 5, 2010 at 6:30 p.m. Since July 5 is a holiday for many individuals, it was agreed to set the next meeting for Tuesday, June 29, 2010 at 6:30 p.m.

BLUE EAGLE SHELTER

A new enclosed shelter was discussed at the joint meeting of the Park Board and Planning Commission. Mike Detloff indicated that the Lions are interested in funding a portion of the shelter. The location of the new shelter was discussed along with parking issues. It was agreed that an enclosed shelter would be an asset to Blue Eagle Park.

6-7-10-03 Motion by Follingstad and seconded by Mortensen to adjourn at 7:58 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary