

**Barnesville Planning Commission
Regular Meeting
Monday, October 5, 2009**

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, Paul Karsnia, Merlin Strom, Pat Berndt, Matthew Wever, Margaret Follingstad and Karen Lauer, Zoning Administrator.

Member absent: Mike Osten.

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

AGENDA

10-05-09-01 Motion by Mortensen and seconded by Detloff to approve the agenda with the addition of Update on 13th St SE Right of Way under Other Zoning Concerns. Unanimously carried.

MINUTES

10-05-09-02 Motion by Mortensen and seconded by Detloff to approve the minutes of the September 8, 2009 meeting. Unanimously carried.

PUBLIC HEARING – PERMITTED INTRUSIONS INTO FRONT YARDS

10-05-09-03 Motion by Berndt and seconded by Karsnia to open to the public hearing on Permitted Intrusions into Front Yards at 6:34 p.m. Unanimously carried.

Karen Lauer reviewed the proposed language and reported that City Attorney John Shockley was concerned with the term “above grade” in the language. Shockley suggested a definition of “above grade” should be added to the definitions portion of the zoning ordinances. Roland Holm suggested that it would be better to define grade rather than above grade. After discussion, the Commission members decided to define grade as the elevation of the immediately adjacent finished or natural ground contour. The Commission members also discussed where grade is to be measured and agreed that grade should be measured along the perimeter of the structure.

10-05-09-04 Motion by Mortensen and seconded by Follingstad to close the public hearing on Permitted Intrusions into Front Yards at 7:03 p.m. Unanimously carried.

10-05-09-05 Motion by Berndt and seconded by Detloff to recommend to the City Council to approve the amendment to Section 11.11 Permitted intrusions into front and side yard setbacks as follows. Unanimously carried.

SEC. 11.11 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

Subd. 5 Accessory Uses and Building Permitted in the R-1 District:

C. Permitted intrusions into front and side yard setbacks. ~~Uncovered porches and platforms which do not extend above the floor level of the first floor, provided that they may extend eight feet into the front yard, but in no case will the remaining front yard set be less than 15 feet.~~

Uncovered porches, stairs, stoops, or decks that are less than thirty inches (30”) above grade at all points along the perimeter may extend three feet (3’) into any required interior side yard setback, eight feet (8’) into any required street side yard setback, and eight feet (8’) into any required front yard setback. Add-on entryways to existing residential dwellings may encroach into the required front yard setback not more than five feet (5’) and not exceed fifty (50) square feet in total size.

Covered porches that are at least fifty percent (50%) open on each of three (3) sides (“open” defined as without solid walls or windows blocking free passage of air), balconies, and decks elevated over thirty inches (30”) above grade at any point along the perimeter may extend up to five (5’) into the required front yard setback and up to four (4’) into the required street side yard setback.

After erecting any of the above listed, in no case may the remaining interior side yard setback be less than 5 feet; or the street side yard setback be less than 10 feet or the front yard setback be less than 15 feet. Ramps for handicapped access may extend to a property line

SEC. 11.12 R-2 URBAN RESIDENTIAL DISTRICT

~~Subd. 6 Permitted intrusions into front and side yard setbacks. Uncovered porches and platforms which do not extend above the floor level of the first floor, provided that they may extend eight feet into the front yard, but in no case will the remaining front yard set be less than 15 feet.~~

Uncovered porches, stairs, stoops, or decks that are less than thirty inches (30”) above grade at all points along the perimeter may extend three feet (3’) into any required interior side yard setback, eight feet (8’) into any required street side yard setback, and eight feet (8’) into any required front yard setback.

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ACCESSORY BUILDINGS IN SIDE YARDS

Karen Lauer reported she called Fargo and Moorhead to find out what they allow for accessory buildings in side yards. Fargo allows accessory buildings in side yards but they must meet the same setbacks as the primary structure. Moorhead allows accessory buildings in side yards but it is difficult to meet the setback requirements due to the small lot sizes and the size of the homes. Detroit Lakes allows only garages in side yards. Planning Commission members discussed the possibility of adding a definition of shed and garage. Before the next meeting, Commission members should consider the Detroit Lakes, Fargo and Moorhead ordinances and consider what they would like in Barnesville’s neighborhoods.

REVIEW OF ACCESSORY BUILDING ORDINANCE

Karen Lauer led the Planning Commission in reviewing the summary chart prepared by Roland Holm on accessory building language from Detroit Lakes, Moorhead, Dilworth and Barnesville. Also presented was a draft ordinance on accessory structures in Glyndon. Roland Holm will provide a list of questions for the Commission members to consider. Further discussion of the accessory building ordinance is tabled until the November 2, 2009 meeting.

PLANNING COMMISSION TERMS

The terms for Steve Mortensen and Mike Osten will expire in December 2009. Mortensen indicated a desire to continue for another term. Merlin Strom indicated Osten will probably not be available to continue on the Planning Commission. If an opening exists, the Planning Commission would interview candidates at the December 2009 meeting. Commission members should consider possible candidates for membership.

BUILDING PERMIT LIST

Buildings permits for September 2009 were reviewed.

OTHER ZONING CONCERNS – UPDATE ON 13TH ST SE RIGHT OF WAY

Karen Lauer reported that the shed along 13th St SE did get moved back and it is now aligned with the landscape timbers of another property along 13th St SE. The trailer owners have been notified that they have 30 days to move their trailers. One of the owners did contact Lauer and expressed concern about the use of the property and the maintenance of the property. Lauer also noted that the City did a locate in the area of the vegetable garden and found no underground electric cables in the right of way. The telephone and cable are located along the property line so the vegetable garden could remain in its current location. The Planning Commission discussed the possibility of right of way language to define appropriate usages. Commission members discussed the possibility of allowing gardens as a part of maintaining the green space but not allowing structures or trailers.

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

10-05-09-06 Motion by Detloff and seconded by Mortensen to adjourn at 8:02 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary