

**Barnesville Planning Commission  
Regular Meeting  
Tuesday, June 29, 2010**

The regular meeting of the Barnesville Planning Commission was called to order by Chairman Merlin Strom at 6:34 p.m.

Members present: Steve Mortensen, Merlin Strom, Pat Berndt, Margaret Follingstad, Brent Berg, Matthew Wever and Mike Rietz, Zoning Administrator.

Members absent: Mike Detloff and Paul Karsnia.

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

**AGENDA**

**6-29-10-01** Motion by Berndt and seconded by Mortensen to approve the agenda with the addition of Dennis Braton property under new business. Unanimously carried.

**MINUTES**

**6-29-10-02** Motion by Follingstad and seconded by Mortensen to approve the minutes of the June 7, 2010 regular meeting and the March 1, 2010 joint meeting with the Park Board. Unanimously carried.

**PUBLIC HEARING - ORDINANCE REVISING THE I-1 DISTRICT SECTION**

**6-29-10-03** Motion by Mortensen and seconded by Berg to open the public hearing on the Ordinance revising the I-1 District Section. Unanimously carried.

Mike Rietz reviewed the changes discussed at the June 7 meeting. Rietz noted the need to revise the ordinance is due to the Conditional Use language in the current ordinance. The EDA will probably request rezoning of the commercial park once the new C-3 zone is created.

**06-29-10-04** Motion by Follingstad and seconded by Berndt to close the public hearing on the Ordinance revising the I-1 District Section. Unanimously carried.

**06-29-10-05** Motion by Follingstad and seconded by Mortensen to recommend to the City Council to approve the Ordinance revising the I-1 District Section. Unanimously carried.

**SEC. 11.30 I-1 LIGHT INDUSTRIAL DISTRICT**

Subd. 1. Purpose. The I-1, Light Industrial District, provides space for industries that are compatible with adjacent residential or commercial districts and are free from objectionable influence upon small urban development.

Subd. 2. Permitted Uses:

- A. Retail businesses.
- B. Offices.
- C. Personal and professional services.
- D. Governmental buildings.

- E. Research and Testing Laboratories
- F. Supply Yards
- G. Warehousing of non-explosive material or equipment
- H. Distribution Centers
- I. Truck Terminals
- J. Light Manufacturing
- K. Essential Services
- L. Ag Warehousing and sales
- M. Vehicle repair, services and sales
- N. Recreational vehicle/trailer sales, service and repair
- O. Storm water retention areas
- P. Wholesale businesses

Subd. 3 Conditional Uses:

- A. Manufacturing
- B. Water Recreation and storage
- C. Locker plant
- D. Chemical Fertilizer storage
- E. Bulk storage
- F. Oil filtering or mixing
- G. Accessory Uses

Subd. 4. Yard and Lot Requirements:

Minimum Lot Area (sq. ft.)	7,200 ft.
Minimum Lot Width (ft.)	60 ft.
Minimum Lot Width (ft.)	120 ft.
Minimum Setback (ft.)	50 ft.

**PUBLIC HEARING - ORDINANCE CREATING A C-3 DISTRICT**

**06-29-10-06** Motion by Mortensen and seconded by Berg to open the public hearing on the Ordinance creating a C-3 District at 6:44 p.m. Unanimously carried.

Mike Rietz reviewed the changes discussed at the June 7 meeting. Rietz reviewed the difference between the I-1 zone and the commercial park. This difference illustrates the need to create a higher density commercial district.

**6-29-10-07** Motion by Berndt and seconded by Follingstad to close the public hearing on the Ordinance creating a C-3 District at 6:47 p.m. Unanimously carried.

**6-29-10-08** Motion by Mortensen and seconded by Berg to recommend to the City Council to approve the Ordinance creating a C-3 District. Unanimously carried.

**SEC. 11.22. C-3 COMMERCIAL PARK.**

Subd. 1. Purpose. The C-3 Business District is designated for businesses providing goods and services in a business park setting.

Subd. 2. Permitted Uses:

- A. Retail businesses.
- B. Offices.

- C. Personal and professional services.
- D. Governmental buildings.
- E. Trade and vocational schools
- F. Research and testing laboratories
- G. Supply yards
- H. Warehousing of non-explosive material/equipment
- I. Distribution centers
- J. Medical, dental and optical laboratories
- K. Wholesale businesses
- L. Freight and parcel shipping facilities
- M. Rental establishments
- N. Essential services
- O. Storm water retention areas
- P. Recording studios
- Q. Daycare Centers
- R. Car Wash
- S. Laundromat
- T. Rental storage units

Subd. 3. Conditional Uses:

- A. Light manufacturing and assembly
- B. Transportation terminals
- C. Radio and television offices and stations
- D. Home and trailer sales and displays
- E. Vehicle repair and service
- F. Recreational vehicle/trailer sales, service & repair
- G. Accessory Uses

Subd. 4. Yard and Lot Requirements:

Minimum Lot Area (sq. ft.)	7,200 ft.
Minimum Lot Width (ft.)	60 ft.
Minimum Lot Depth (ft.)	120 ft.
Minimum Front Yard Setback (ft.)	50 ft.
Minimum Side and Rear Yard Setback (ft.)	15 ft. or half the height of the height of the building, whichever is greater.

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

**6-29-10-09** Motion by Berndt and seconded by Mortensen to open the public hearing on the Ordinance revising the setback regulations in the R-1 and R-2 Districts at 6:48 p.m. Unanimously carried.

Mike Rietz the proposed language changes are to clarify the language in the footnotes. Separate footnotes are used for primary structures and for accessory structures. Follingstad noted that the side yard setback on a corner lot for an accessory structure is not addressed. It was the consensus of the Commission members to take the side yard setback sentence from footnote 1 and put in footnote 2 in Sec. 11.11 and footnote 3 in Sec. 11.12.

**6-29-10-10** Motion by Follingstad and seconded by Berg to close the public hearing on the Ordinance revising the setback regulations in the R-1 and R-2 Districts. Unanimously carried.

**6-29-10-11** Motion by Mortensen and seconded by Follingstad to table action on the Ordinance revising the setback regulations in the R-1 and R-2 Districts pending review of the language changes at the August meeting. Unanimously carried.

#### **POSTING OF PUBLIC HEARINGS**

Mike Rietz reported that John Shockley, City Attorney, suggested that the Planning Commission authorize the Zoning Administrator to post public hearings when warranted. Timely posting of public hearings is critical for such items as variance or CUP hearings.

**6-29-10-12** Motion by Berndt and seconded by Mortensen to authorize the Zoning Administrator to post public hearings when warranted. Unanimously carried.

#### **RIGHT OF WAY REGULATIONS**

Mike Rietz reviewed the material from the League of Minnesota Cities on right-of-way regulations. Rietz noted that he has not talked with Dave Riddering regarding the current practices for working with utilities in easements or right-of-ways. Barnesville is unique since the City owns the utilities. One possibility to address the fence issue would be to devise a right-of-way permit rather than a building permit. Other area city administrators noted that the law says you cannot have anything on utility easements so they do not allow fences. Access to utilities in instances where there is a need for repairs is limited if fences are built. The Planning Commission members should review the materials and prepare to discuss the options at the next meeting. Since current language allows fences with a CUP, the City is basically saying it is OK to put fences on utility easements with certain conditions. One possibility is to write the conditions into the ordinance. Another possibility is to not allow fences on easements or right-of-ways. Karen Lauer noted that some areas in the City have utility easements but there are no utilities present and the City feels there would be no future utilities planned. Perhaps such areas would be granted a permit to build a fence.

#### **BUILDING PERMIT LIST**

Building permits for June 2010 were reviewed.

#### **DENNIS BRATON PROPERTY**

Merlin Strom reported that Dennis Braton's property has become cluttered again. This situation falls under the nuisance ordinance and is not a Planning Commission issue. Mike Rietz commented that the City is trying to stay after Mr. Braton to clean up his property but is trying to work with him so progress can be made over time. It was noted that the Planning Commission should review the condition of the Poppel Salvage Yard at the August meeting.

#### **NEXT MEETING DATE**

The next Planning Commission meeting is scheduled for Monday, August 2, 2010 at 6:30 p.m.

**6-29-10-13** Motion by Follingstad and seconded by Mortensen to adjourn at 7:31 p.m. Unanimously carried.

Submitted by:  
Pat Berndt  
Planning Commission Secretary