

**Barnesville Planning Commission
Regular Meeting
Monday, October 6, 2008**

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

Members present: Steve Mortenson, Margaret Follingstad, Merlin Strom, Pat Berndt, Mike Detloff, and Karen Lauer, Zoning Administrator.

Members absent: Gary Fraedrich, Mike Osten and Aaron Grommesh.

Others present: Larry Cuypers and Pam Aakre of the Barnesville Record-Review.

AGENDA

10-06-08-01 Motion by Follingstad and seconded by Mortenson to approve the agenda. Unanimously carried.

MINUTES

10-06-08-02 Motion by Detloff and seconded by Follingstad to approve the minutes of the September 2, 2008 meeting. Unanimously carried.

VARIANCE REQUEST FROM LAWRENCE CUYPERS TO REDUCE SIDE AND REAR YARD SETBACKS TO CONSTRUCT GARAGE

Karen Lauer reported that the City Attorney that it there is not a set sequence in the granting of a variance for Mr. Cuypers and his obtaining an access easement for David and Eva Lamb. Either action is acceptable as being first but usually a variance would be handled first with a requirement for obtaining an easement in a designated time frame. Karen Lauer and Dave Riddering reviewed snow removal in the alley and Mr. Riddering indicated the proposed garage would not impact snow removal especially since a power pole is located in the area. Karen Lauer also reviewed information on the Kolding and Husemann variance requests. Both of these requests were previously approved. The Planning Commission reviewed the scaled drawings provided by Mr. Cuypers. Mr. Cuypers did note he has been working with the Lambs to gain the necessary access easement. Karen Lauer noted once the document is agreed upon between the two parties, it must be recorded by the county. Karen Lauer reviewed the criteria the Planning Commission must consider in order to grant a variance. Planning Commission members discussed the request. It was noted that no comments were received from St. James Church and that the distance of the proposed garage from existing propane tanks is adequate.

10-06-08-03 Motion by Mortenson and seconded by Berndt to recommend to the City Council to approve the variance request from Lawrence Cuypers to reduce side and rear yard setbacks to construct a garage with the following conditions. Unanimously carried.

1. The variance is contingent on Lawrence Cuypers providing a copy of the recorded access easement that has been signed by David and Eva Lamb within 60 days of the variance approval or the variance will become null and void.
2. The applicant agrees that they will waive any liability against the City of damages to their garage for snow being piled up against it.
3. Setbacks as set forth in the liquefied petroleum gas code will be adhered to.

POPPEL CUP

Karen Lauer reviewed the history of the Poppel salvage yard CUP which was originally issued to JTT's Auto Salvage on August 13, 1996. The CUP was issued because a zoning ordinance was modified in 1994 for the phase out of non-conforming salvage yards. This change required the salvage yard to have a fence completely surrounding the yard within three years. Karen Lauer noted that a CUP can be terminated if the

conditions of the CUP are not observed. The constant disrepair of the fence in this instance would be grounds for terminating a CUP. The Planning Commission discussed the process to terminate the Conditional Use Permit. At the November meeting, the Planning Commission will review the findings of fact and make a recommendation to the City Council regarding the CUP. The Council will then make a decision on the revocation of the CUP.

10-06-08-04 Motion by Detloff and seconded by Mortenson that the conditions in the CUP for JTT's Auto Salvage are not being met and thus the Planning Commission directs staff to begin the process for the revocation of the CUP. Unanimously carried.

SUBURBAN PROPANE SITE

Karen Lauer reported that having tanks sit on the lot are OK for the zoning. If the grass is growing up around the tanks, it would be a nuisance and the police would address. The situation will be reviewed in the spring.

UPDATE ON UNFINISHED HOME NEAR CHIROPRACTIC OFFICE

Merlin Strom indicated the situation had been discussed at the City Council meeting. The City Council requested that Mr. Shockley send a letter to the owner indicating a deadline for the completion of the siding and code issues. If the items are not completed, administrative citations will begin.

PLANNING COMMISSION MEMBER TERMS

The list of Planning Commission member terms was reviewed. Gary Fraedrich had previously indicated he would not continue as a Commission member. Mike Detloff expressed interest in continuing as a member. Karen Lauer reviewed the timeline for replacing a Commission member. Ads will be placed in the newspaper, the City newsletter, and the public access channel requesting that anyone interested in the open position should submit a note of interest. The Planning Commission will interview the candidates at the December meeting. Planning Commission members can contact Karen Lauer with any suggestions for candidates.

DISCUSSION ON BUILDING DEMOLITIONS

Karen Lauer noted that Roland Holm did contact the Hutterite colony to see if they would be interested in demolishing buildings. The Hutterites did express interest in working on some of the projects so Roland Holm will continue to work with them.

GREEN DEVELOPMENT PRACTICES

Margaret Follingstad attended a green housing conference. The Planning Commission reviewed materials from the conference. Karen Lauer will see if any of the materials can be incorporated in the building permit packet and will also post some of the materials on the City website. Karen Lauer noted that the League of Minnesota Cities is preparing a documentary on green cities and Barnesville is one of the four cities being highlighted. The program will air on October 26 on PBS.

BUILDING PERMIT LIST

Buildings permits for September 2008 were reviewed.

The next Planning Commission meeting is Monday, November 3, 2008 at 6:30 p.m.

10-06-08-05 Motion by Mortenson and seconded by Detloff to adjourn at 8:02 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary