

**Barnesville Planning Commission
Regular Meeting
Monday, December 1, 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, Gary Fraedrich, Merlin Strom, Pat Berndt, Mike Detloff, Matthew Wever, and Karen Lauer, Zoning Administrator.

Members absent: Margaret Follingstad, Mike Osten.

Others present: Jason Rick, Tom Jensen, Paul Karsnia, Ed Poppel, Tom Poppel, Jean Bernier and Pam Aakre of the Barnesville Record-Review.

AGENDA

12-01-08-01 Motion by Mortenson and seconded by Detloff to approve the agenda with the addition of the Braton Building. Unanimously carried.

MINUTES

12-01-08-02 Motion by Fraedrich and seconded by Mortenson to approve the minutes of the November 3, 2008 meeting. Unanimously carried.

12-01-08-03 Motion by Detloff and seconded by Mortenson to move the Candidate Interviews to the first item on the agenda. Unanimously carried.

CANDIDATES FOR OPEN PLANNING COMMISSION SEAT

The candidates for the vacant Planning Commission position introduced themselves, briefly reviewed their background, and explained the reason for their interest in serving on the Planning Commission. These candidates were Tom Jensen, Jason Rick and Paul Karsnia. The Planning Commission thanked the candidates and indicated a decision would be made later in the meeting which candidate they would recommend to the City Council for appointment.

PUBLIC HEARING: CONDITIONAL USE PERMIT REQUEST FROM ANYTIME FITNESS TO INTERNALLY ILLUMINATE THEIR SIGN

12-01-08-04 Motion by Detloff and seconded by Fraedrich to open the public hearing on the conditional use permit request from Anytime Fitness to internally illuminate their sign at 7:06 p.m. Unanimously carried.

Karen Lauer noted that all required mailings and advertising had been completed. No calls were received prior to the meeting. Karen Lauer reviewed the request made by Jean Bernier, manager of Any Time Fitness, to internally illuminate the sign that has been placed in front of the business. The sign has been fastened to the asphalt, will be strapped to the utility pole and will plug into the outlet on the pole. The Planning Commission discussed the proposal. The members indicated the sign should be wired to the pole in accordance with code and permanently fastened to the ground so the sign could be considered permanent rather than portable.

12-01-08-05 Motion by Mortenson and seconded by Berndt to close the public hearing at 7:19 p.m. Unanimously carried.

The Planning Commission members discussed the proposal. One area of concern for members was the proposed flashing arrow lights on the top of the sign. Jean Bernier indicated she would check into the capability of having the arrow lights be solid instead of flashing.

12-01-08-06 Motion by Mortenson and seconded by Fraedrich to recommend to the City Council to approve the conditional use permit request from Anytime Fitness to internally illuminate their sign located at 602 Front St N with the following conditions. Unanimously carried.

1. The sign location must remain as shown with one side of the sign strapped to the post with all legs anchored into the asphalt.
2. The City of Barnesville reserves the right to inspect the property for conformity with these conditions.
3. The sign must be wired to meet commercial code.
4. Light bulbs which make out the arrow must be solid lit rather than flashing.

CUYPERS CUP

Karen Lauer reported that a recorded and signed access easement has been received so the Cuypers variance will stand.

POPPEL CUP

Merlin Strom reviewed previous Planning Commission discussions on the condition of the fence around the property and the intentions of the Poppels to continue business. Ed Poppel and Tom Poppel indicated they do plan to stay in business at the current location. The lease with the railroad has been settled and paid, the fence has been repaired, the gates have been put in position, a new sign has been put up on the south end of the property, and a new sign is ordered for the north end of the property. The Poppels indicated they plan to pour concrete around the poles for the fence along the highway, and they have had problems with theft since the fence makes it easy for people to take parts at night. The CUP requires a continuous fence at a minimum height of 8 feet. Tom Poppel indicated it would be nice to have a vented fence so the wind would not be so hard on the fence and wondered why other businesses were allowed to have such fences. Karen Lauer noted that different uses require different types of fences. The Planning Commission members discussed concern with the state of the property and questioned if the Poppels are in compliance with the conditions of the CUP. Ed Poppel indicated the fence has not always been in compliance and they will place braces on the inside to help maintain the fence. The Planning Commission noted that if portions of the fence fall down, the fence needs to be fixed within two days to one week. The Commission also requested that efforts be made to shut the gate every night. Karen Lauer noted that Step 1 in the procedure to terminate a CUP has been completed. Step 2 is the preparation of findings of fact and Karen Lauer noted this is a very time consuming process. Planning Commission members requested that staff begin to put the necessary information together and to add current information from this point forward. Law enforcement will be requested to monitor the property and to take pictures as appropriate.

UPDATE ON UNFINISHED HOME NEAR CHIROPRACTIC OFFICE

Karen Lauer reviewed the history of the unfinished home. The required work has not been completed and a letter issuing the citation was sent December 1, 2008.

OUTDOOR WOOD BOILERS

Karen Lauer reported that Mike Brethorst has sent letters to the four parties with outdoor wood boilers and he has inspected each property. Dennis Braton is the only owner who is not in compliance with the height of the smoke stack. Mr. Braton has indicated he would take care of it within the next two weeks.

TEMPORARY BUILDING

Karen Lauer reviewed information on the current temporary building. The Planning Commission requested that Karen Lauer try to find if other cities have any regulations on temporary buildings.

PROPOSED REPLAT OF HEARTLAND ADDITION

Karen Lauer provided a sketch plan to the Planning Commission which showed a replat of Block 1, Lot 1 of the Heartland Addition to create lots 1, 2, 3 and 4. The developer has requested to do the preliminary and final plats simultaneously. The developer is also requesting that lots 1, 2 and 3 be rezoned from R-3 to R-1.

The Planning Commission will need to hold a public hearing on the replat proposal and also on the rezone request.

12-01-08-07 Motion by Mortenson and seconded by Detloff to hold a public hearing on the proposed Replat and Rezone in the Heartland Addition on January 5, 2009. Unanimously carried.

BUILDING PERMIT LIST

Buildings permits for November 2008 were reviewed.

OTHER ZONING CONCERNS – BRATON BUILDING

Merlin Strom reported that Dennis Braton has removed a building from a city lot and moved the building to the front of his commercial building located at 908 Front Street South. Karen Lauer noted that the permanent placement of the building on the property would require a CUP. The Planning Commission requested that the building be removed from city limits. If Dennis Braton would like the building on his commercial property, he should apply for a CUP which will be processed in a timely manner. If the CUP and any application conditions were approved, the building could be returned to the property.

CANDIDATES FOR OPEN PLANNING COMMISSION SEAT

Planning Commission members discussed the candidates. All members indicated the community is fortunate to have three quality candidates interested in serving on the Planning Commission and that all of the candidates would be excellent members.

12-01-08-08 Motion by Mortenson and seconded by Detloff to recommend to the City Council to appoint Paul Karsnia to a four year term on the Planning Commission effective January 2009. Unanimously carried.

Karen Lauer and Merlin Strom presented Gary Fraedrich a clock in appreciation of his service on the Planning Commission from 2002 through 2008.

The next Planning Commission meeting is Monday, January 5, 2009 at 6:30 p.m.

12-01-08-09 Motion by Fraedrich and seconded by Berndt to adjourn at 9:32 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary