

**Barnesville Planning Commission  
Regular Meeting  
Monday March 8, 2007**

The regular meeting of the Barnesville Planning Commission was called to order by chairman Jeremy Krause at 6:31p.m.

Members present: Margaret Follingstad, Gary Fraedrich, Merlin Strom, Steve Mortenson, and Acting zoning Administrator, Karen Lauer.

Members absent: Mike Osten, Pat Berndt, and youth rep. Jacob Gehrig.

Others present: Pam Aakre Record Review,

**Agenda:**

There was one item to add to the agenda and that was discussion on construction of a new garage. Motion by Fraedrich and second by Strom to approve agenda with the one line item. Unanimously carried.

**Minutes:**

Planning Commission reviewed the minutes of the February 5, 2007 meeting. Motion by Mortenson and second by Follingstad to accept the minutes as stated. Unanimously carried.

**First Public Hearing: Public Facilities District; open at 6:33 p.m.**

Public hearing to add language to Section 11.37 subd. 3. Public Facilities District was opened by Fraedrich and second by Mortenson. Acting Zoning Administrator noted there was no calls or letters of concerns from the public. There was no public present to comment. Line item G that states, other similar elements, although not specifically stated in this ordinance was added. Consensus of the committee seemed in approval of the language.

Motion by Fraedrich, second by Mortenson to close the meeting at 6:35 p.m.

Motion by Fraedrich and second by Mortenson to recommend to the City council the language change to Section 11.37 subd.3. Public Facilities District Unanimously carried.

**Second public hearing: Non-conforming structures; open at 6:37 p.m.**

Public hearing to add language to Ordinance section 11.70 subd. 4 Non-conforming Structures and section 11.70 subd. 11 Non-Conforming Uses. Was opened by Fraedrich and second by Follingstad. The proposed language change would add "and no building permit has been applied for within 180 days of when the property is damaged". Acting Zoning Administrator Karen Lauer stated for the record that there was no calls or letters of concern from the public. There was no public present to comment. Consensus of the committee was in favor of the change as the language in state statute changed also so this needed to be done.

Motion by Mortenson and second by Follingstad to close the public hearing at 6:38 p.m.

Only discussion from the committee for the hearing was how efficient the city attorney is in regards to getting the ordinance language corrected. He does a remarkable job.

Motion by Fraedrich and second by Mortenson to recommend to the City Council the language change to Section 11.70 subd.4 and Section 11.70 subd 11. Unanimously carried.

**Third public hearing: Off-Street Parking-Trailers; open at 6:41 p.m.**

Public hearing to amend Ordinance section 11.51 relating to Off- Street Parking and Loading regulations was opened by Fraedrich and second by Follingstad. At the last meeting the committee came up with some

language to amend to the ordinance as to correct some of the issues about the number of recreational vehicles and fish houses stored or parked on driveways or side and back yards.

A copy of the City of Moorhead ordinance relating to Off- Street Parking of recreational vehicles was distributed to board members. There were three line items pertaining to parking of recreational vehicles on residential lots. Input from the committee members was about boat storage on hard surface versus storage on grass areas especially during the winter as there is no grass to trim. It was also noted that the Moorhead ordinance has a restriction on the amount of vehicles that can be on one residential lot of no more than two. The committee considered more discussion about the storage of vehicles and equipment on the side yard. Other equipment items to be stored came up for discussion but Acting zoning Administrator Karen Lauer had commented that we could only act on recreational vehicles, as that was what was on the public hearing for discussion. The possibility of a time frame of 72 hours as to having a vehicle just in town for the weekend was considered. Some other thoughts about what to do with the growing use of 4- wheelers were a concern of the committee. Right now there is no know ordinance that governs them. After much discussion the committee came up with an agreement to delete our language that we had for the public hearing and to incorporate some of the language from the Moorhead ordinance. Line item number one will read the same as the line item number one from the section B of the Moorhead ordinance, with the addition of the word "licensed". Item number two will read, "Unless entirely enclosed within a building no more than three (3) recreational vehicles or equipment; utility trailers or equipment; and off road vehicles can be stored on a residential lot; with no more than one to be stored on the side yard and no more than 2 to be stored in the rear. If more than one vehicle or equipment is stored on a trailer, each vehicle or equipment shall be counted separately, but not the trailer. All vehicles and equipment will be fully licensed." Item three was to read the same with the change of the words "motor homes" to "travel trailers".

Motion by Mortenson and second by Fraedrich to close the hearing at 7:14 p.m.

Motion by Fraedrich and second by Follingstad to recommend to the City Council the proposed changes in the Off-Street Parking-trailers ordinance. Motion carried.

to have Karen check on definitions for recreational vehicles and to include this on the next months agenda.

**Fourth public hearing: C-2 Parking Regulations; opened at 7:18 pm**

Public hearing to amend to Section 11.21 of the C-2 commercial district was opened by Mortenson and second by Strom. Language to change part b. of Subd. 7 to read Trailers may be dolly-downed off street in this area for a period not to exceed 72 hours. Acting Zoning Administrator Karen Lauer noted there was no letters or calls from the public of concerns. There was no public present to comment. This language was amended to accommodate tractor-trailer operators during the winter to bring their tractor to their residents.

Motion by Mortenson and second by Fraedrich to close the hearing.

Motion by Strom and second by Mortenson to recommend to the City Council the amendment to Section 11.21 ordinance. Unanimously carried

**Fifth public hearing: Language in Sign Ordinance; opened at 7:23 p.m.**

Public hearing to amend to section 11.40 of the sign ordinance was opened Fraedrich and second by Follingstad. Subd. 8 of the sign ordinance will have language change to read "electronic" instead of "motion". Consensus of the committee thought this was appropriate.

Motion by Follingstad and second by Mortenson to close the public hearing @ 7:24

Motion by Mortenson and second by Fraedrich to recommend to the City Council the amendment to Section 11.40 ordinance. Unanimously carried

**Comprehensive Plan Review:**

With the public hearings completed the committee moved on to review the list of Comprehensive Goals and Objectives that Acting Zoning Administrator Karen Lauer had put in the packet. There were twelve line

items that board members had identified at previous meetings as needing attention; specifically the 13<sup>th</sup> St SE project, meetings between the EDA, City Staff, and Railroad, Community Center review, financing to rehabilitate older housing, meetings between the Parks and Recreation and Planning Board, the City's commitment to Reed Field, City wide walking trail, City utility report, Special Assessment Task force, Emergency services, and Future Library. This was quite a list of objectives that all have important part in the growth and development of the city. Chairman Krause felt this was a good start on those issues and directed Lauer to start the process of communicating these items to the affected stakeholders.

**Definitions for Side Yards:**

Discussion about construction on corner lots in existing neighborhoods and how to define the side yard or front yard had raised some questions. The construction of a new home behind the new Chiropractic Clinic had some concerns as which way was the home facing and what was the front lot. Acting Zoning Administrator Karen Lauer provided our current zoning language on Yard definitions. The old part of town has lots that do not meet the lot size requirements of the ordinance but are "grandfathered in". This does create some chaos in the set back requirements on which way to locate the home on the lot. In the past, Barnesville Zoning and Building official Don Sakry use the term "reverse lot" to help in the location of the front and side yard. She provided some language from other communities for the board's review. Acting Zoning Administrator Karen Lauer made the comment that the language has to be specific and that there cannot be no gray area. She will check with the City attorney about the language and will be on the agenda for review or on the public hearing list for approval.

Acting Zoning Administrator Lauer addressed the possibility of a CUP request for the next meeting. She will bring recommendations.

A list of Educational Classes offered by the Government Training Services in St. Paul was discussed. Council representative Strom encouraged members to attend some of the training. The organization offers great professional trainers and is a good learning tool.

Building permit list was handed out and reviewed. Committee had no questions.

Last item for the evening was some discussion on a new garage to be constructed on a lot that is not occupied by a resident but has an established home. Chairman Krause gave a brief over view of what the owner wanted to do on the lot that does have a home but is not being occupied. The unattached garage that is on the property is in poor condition and the owner would like to replace it with a new one. Ordinance states that the home needs to be constructed first before any other out structures are to be built. In this case the home is there which does meet the requirement. Consensus of the committee was to let the owner build a new garage upon the completion of tearing down the old one.

Motion by Fraedrich and second by Mortenson to adjourn at 8:15 p.m.

Minutes submitted by Council Representative:  
Merlin Strom