

**Barnesville Planning Commission  
Regular Meeting  
Monday, August 6, 2007**

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

Members present: Merlin Strom, Steve Mortenson, Margaret Follingstad, Jeremy Krause, Gary Fraedrich, Mike Osten, Pat Berndt, and Karen Lauer, Acting Zoning Administrator.

Members absent: Aaron Grommesh.

Others present: Gary Jerger, Walter and Joanne Schmidt, and Pam Aakre of the Record-Review.

**AGENDA**

**08-06-07-01** Motion by Strom and seconded by Follingstad to approve the agenda. Unanimously carried.

**MINUTES**

**08-06-07-02** Motion by Follingstad and seconded by Strom to approve the minutes of the July 2, 2007 meeting. Unanimously carried.

**PUBLIC HEARING: Request from Ag Spray, Inc. to rezone parcel 50.060.0020 from R-3 to R-1**

Jeremy Krause noted that there is a potential buyer for the parcel contingent upon the approval of the rezoning to R-1. Karen Lauer noted that the mailings and publishing were completed as required.

**08-06-07-03** Motion by Fraedrich and seconded by Strom to open the public hearing at 6:35 p.m. Unanimously carried.

Karen Lauer reported that no comments from the public were received prior to the meeting. Karen also noted that the Planning Commission has no control over the size of the lot. The Commission just has control over the land use. The City Council will need to approve the access easement and will probably look favorably on the lot being a single use property. Karen Lauer reviewed the history of the property and the staff recommendation. The utilities are in place and the approach is in place. Gary Jerger reviewed the history of the property and noted that he has a potential buyer. Commission members discussed the fact that there is a R-3 tract available in Heartland.

**08-06-07-04** Motion by Mortenson and seconded by Osten to close the public hearing at 6:39 p.m. Unanimously carried.

**08-06-07-05** Motion by Strom and seconded by Berndt to recommend to the City Council to approve the request from Ag Spray, Inc. to rezone Lot 2, Block 1, Blue Eagle Parkway Addition from R-3 to R-1. Unanimously carried.

**DISCUSSION ON YARD DEFINITIONS**

Karen Lauer reviewed her discussion with Roland Holm who has a concern with the 100 feet language proposed in the Reverse Corner Lots section. After discussion, Planning Commission member agreed this should be changed to 300 feet.

**PROPOSED OUTSIDE STORAGE ORDINANCE**

Karen Lauer reported that the Police Chief and City Attorney have reviewed the proposed language. The City Attorney noted that there is not a definition of driveway in the zoning ordinance. The Commission members agreed to changed driveway to surface. It was also agreed to add "with the permission of the police department" to B-5. The Commission discussed how many storage units would be allowed on a

multi-parcel lot. The City Attorney stated a 4-plex could have 4 units if the language does not specify “per parcel”. Commission members also discussed whether there should be different regulations in R-1, R-2 and R-3. The consensus was that apartment owners would regulate the use of storage units on their properties. Commission members felt that “per parcel” should be removed from the language in B-1. Also discussed was the proposed language in C-1 and C-2 and the screening of the units. The Attorney also questioned if there should be a set back on the side or rear yards. Commission members discussed the possibility of set backs. Karen Lauer noted that this language should be a new section and would fit in the area of the accessory structure language. It could be a new section #11.64.

**08-06-07-06** Motion by Strom and seconded by Osten to hold a public hearing on the proposed Yard Definitions and Outside Storage on September 4, 2007. Unanimously carried.

#### **DISCUSSION ON POSSIBLE AMENDMENT TO SIGN ORDINANCE FOR R-1 AND R-2 AREAS**

Jeremy Krause reviewed the previous Commission discussion and the need to change the current language. Margaret Follingstad asked if the language should be 1 free standing sign per street frontage instead of the language that states a maximum of 2 free standing signs. Commission members discussed the language and agreed to leave it as proposed. The options of pole mounted and wall mounted signs are means to address the cost of signs. Merlin Strom asked if there should be more requirements or restrictions on the signs. Commission members discussed the height restrictions. It was proposed to change the language in d -3 to The maximum height of an freestanding sign shall be eight (8) feet as measured from the existing grade to the top of the sign, and the remove items 4, 5 and 6.

**08-06-07-07** Motion by Osten and seconded by Fraedrich to hold a public hearing on Section 17.12, R-1 and R-2 Residential Signs on September 4, 2007. Unanimously carried.

#### **REVIEW OF ACCESSORY BUILDING ORDINANCE**

Karen Lauer reviewed Barnesville’s current accessory building ordinance language. Karen noted she has received requests for information on this and has received input that the ordinance is too restrictive. Karen Lauer compiled ordinances from Breckenridge, Dilworth, Detroit Lakes, Hawley and Moorhead. The Conditional Use option was removed from the ordinance because Commission members at that time felt they did not have control of accessory buildings. Current members agreed that they did not want to go back to issuing Conditional Use Permits, rather they felt it would be appropriate to adjust the accessory building maximum sizes. It was also noted that some surrounding cities do not include an attached garage as part of the accessory structure square footage calculation. Various options for adjusting the square feet maximums were discussed. Also discussed was an option of changing the language to only included detached structure as part of the accessory building square feet maximum limits. The consensus of the Commission members was to adjust the language to:

Lots under 12,000 square feet	1,200 sq. ft. maximum
Lots 12,000 – 20,000 sq. ft.	1,500 sq. ft. maximum
Lots over 20,000 sq. ft.	1,800 sq. ft. maximum

**08-06-07-08** Motion by Mortenson and seconded by Osten to hold a public hearing on the Accessory Building Ordinance on September 4, 2007. Unanimously carried.

#### **BUILDING PERMIT LIST**

The Planning Commission reviewed the building permits for July 1 through July 31, 2007.

The next Planning Commission meeting is Tuesday, September 4, 2007 at 6:30 p.m.

**08-06-07-09** Motion by Strom and seconded by Osten to adjourn at 8:34 p.m. Unanimously carried.

Submitted by:

Pat Berndt  
Planning Commission Secretary