

**Barnesville Planning Commission
Regular Meeting
Tuesday, September 4, 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: Steele Senske, Tammy Heiden, Leland Egge, Bill Gable, Carolyn Gable, and Pam Aakre of the Record-Review.

AGENDA

09-04-07-01 Motion by Berndt and seconded by Mortenson to approve the agenda with the addition of Planning Commission Budget under Other Zoning Concerns. Unanimously carried.

MINUTES

09-04-07-02 Motion by Strom and seconded by Osten to approve the minutes of the August 6, 2007 meeting. Unanimously carried.

PUBLIC HEARING: Variance to Reduce the Number of Parking Spaces Required by a Drive-in Restaurant

09-04-07-03 Motion by Strom and seconded by Mortenson to open the public hearing at 6:32 p.m. Unanimously carried.

Karen Lauer reviewed the variance request and the findings of fact. For the Planning Commission to recommend approval of a variance request, the applicant must prove undue hardship would result if the Zoning Ordinance standards are followed. Karen Lauer noted that the City attorney had reviewed the variance request and indicated that the request would meet the requirements for granting a variance because the circumstances for the request were not created by the landowner, the usage of the property would be consistent with the neighborhood, the owner has made several attempts to acquire additional property but has not been able to do so, and the owner has requested the minimum variance necessary to accomplish the intended purpose. Mr. Senske reviewed his proposed building and parking plan. The plan includes one way traffic for entrance and exit access due to safety issues with the width of the driveways. Tammy Heiden and Leland Egge expressed concerns regarding parking of vehicles on the street or on personal property. Karen Lauer indicated that Clay County may be willing to put up no parking signs on County Highway #2.

09-04-07-04 Motion by Follingstad and seconded by Mortenson to close the public hearing at 6:58 p.m. Unanimously carried.

Karen Lauer reviewed the staff recommendation on this request to reduce the number of parking spaces from 18 to 15. The site plan has been reviewed by MNDOT and by the Clay County Highway Department. Karen noted that the size of the restaurant was reduced in order to come closer to meeting the parking requirements. The parking must include one handicap accessible parking spot. Karen noted that it would be the city's intent to discourage parking on other properties or right-of-ways. Karen also noted that area cities use different methods to calculate the required number of parking spaces but the end results are very similar for this case.

09-04-07-05 Motion by Strom and seconded by Fraedrich to recommend to the City Council to approve the Steele Senske variance request to reduce the number of parking spaces required by a drive-in restaurant from 18 to 15 spaces. Unanimously carried.

PUBLIC HEARING: Increase the total square footage of accessory buildings in residential districts

09-04-07-06 Motion by Strom and seconded by Osten to open the public hearing on increasing the total square footage of accessory buildings in residential districts at 6:59 p.m. Unanimously carried.

Jeremy Krause reviewed the information from the previous Planning Commission meeting. Bill Gable indicated he would like to see the allowable square footage increased more than the Planning Commission proposal and he also wondered why an attached garage is included in this total. Commission members discussed the various categories in the proposal. Karen Lauer indicated one possible solution would be to add a 4th category.

09-04-07-07 Motion by Osten and seconded by Berndt to close the public hearing at 7:02 p.m. Unanimously carried.

Jeremy Krause led the discussion on the possibility of adding a 4th category. Karen Lauer reported she had received input prior to the meeting from Delbert Peterson who expressed concern with allowing 1,500 square feet of accessory structures in his new development. Margaret Follingstad noted that ordinance language does also state accessory structures cannot exceed the size of the livable space of the residence and there is a limit on total lot coverage. Commission members discussed the various options for reducing or increasing the allowable square footage for accessory buildings. Commission members expressed concern about being too restrictive in the ordinance and felt that developers can include restrictions in their covenants.

09-04-07-08 Motion by Mortenson and seconded by Strom to recommend to the City Council to approve the changes to the Accessory Structures in Residential Districts as follows. Voting in favor: Merlin Strom, Steve Mortenson, Margaret Follingstad, Gary Fraedrich, Mike Osten, Pat Berndt; voting against: None; Abstain: Jeremy Krause. Motion carried.

Lots under 12,000 square feet	1,200 sq. ft. maximum
Lots 12,000 – 20,000 sq. ft.	1,500 sq. ft. maximum
Lots 20,000 – 50,000 sq. ft.	1,800 sq. ft. maximum
Lots over 50,000 sq. ft.	2,100 sq. ft. maximum

PUBLIC HEARING: Amend the definition for Yard-Front and Yard-Side and add a definition for Reverse Corner Lots

09-04-07-09 Motion by Berndt and seconded by Mortenson to open the public hearing to amend the definition for Yard-Front and Yard-Side and add a definition for Reverse Corner Lots at 7:54 p.m. Unanimously carried.

No public comments were received on this item.

09-04-07-10 Motion by Mortenson and seconded by Osten to close the public hearing at 7:55 p.m. Unanimously carried.

Karen Lauer reviewed the language proposed in the Reverse Corner Lots section and indicated there may need to be further clarification in the Reverse Corner Lot definition. Commission members discussed methods to determine Side Yard measurements. Karen Lauer will do some research on this definition and the discussion will continue at the next Planning Commission meeting.

PUBLIC HEARING: Modify the type of signs allowed with a CUP in R-1 and R-2 zoning districts.

09-04-07-11 Motion by Strom and seconded by Follingstad to open the public hearing to modify the type of signs allowed with a CUP in R-1 and R-2 zoning districts at 8:11 p.m. Unanimously carried.

No public comments were received on this item.

09-04-07-12 Motion by Follingstad and seconded by Osten to close the public hearing at 8:12 p.m. Unanimously carried.

Planning Commission members discussed the proposed language. It was noted that a CUP request could be denied if the request does not meet the rules for the CUP.

09-04-07-13 Motion by Fraedrich and seconded by Strom to recommend to the City Council to approve the changes to Section 17.12 R-1 and R-2 Residential Signs as follows. Unanimously carried.

Section 17.12

- d. Churches, schools, hospitals, clinics, libraries or similar uses may be allowed ~~one-~~ identification signs, subject to the approval of a conditional use permit, provided that:
 1. Such signs shall be solely for the purpose of displaying the name of the institution and its activities or services.
 2. ~~The~~ **There can be a maximum of two freestanding signs, the total square footage of which may not exceed eighty (80) square feet in aggregate area.**
 3. **There can be a maximum of two wall mounted signs, one per wall, with each sign not to exceed thirty-two (32) square feet.**
 4. ~~Width is not to exceed 12 feet. The maximum height of any freestanding sign is not to exceed~~ shall be eight (8) feet **as measured from the existing grade to the top of the sign.**
 5. ~~The sign is of a monument styling, rather than pole-mounted.~~
 6. ~~There is ground landscaping surrounding the base of the sign.~~
 7. There are no flashing lights of any type, and
 8. such other terms and conditions as may be appropriate and allowed by law.

PUBLIC HEARING: Enact new ordinance regulating the use of portable storage units within the City

09-04-07-14 Motion by Berndt and seconded by Mortenson to open the public hearing on enacting new ordinance regulating the use of portable storage units within the City at 8:15 p.m. Unanimously carried.

Karen Lauer reported that City Attorney had reviewed the proposed language. No comments were received from the public on this item.

09-04-07-15 Motion by Osten and seconded by Mortenson to close the public hearing at 8:16 p.m. Unanimously carried.

Karen Lauer reviewed the terminology in the proposed ordinance. Commission members discussed the various time limitations for the outside storage units in the various zones.

09-04-07-16 Motion by Strom and seconded by Follingstad to recommend to the City Council to approve Section 11.62 Outside Storage Units, Residential, Commercial and Industrial Uses as follows. Unanimously carried.

OUTSIDE STORAGE UNITS, RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES

A. For purposes of this ordinance, the word "storage unit" includes portable storage cubes, van boxes, and commercial shipping containers.

B. In all residentially zoned areas, the following provisions shall apply:

1. Each residence would be limited to one storage unit at any given time
2. The maximum time a storage unit may be placed on a parcel in a residential area is ninety (90) days.
3. The storage unit must be stored on a paved or gravel surface or in the side or rear yard.
4. The storage unit must be completely off the road right-of-way.
5. Dollied down semi-trailers, in roadworthy condition, can be stored on a paved or gravel surface for a maximum of seven (7) days during a moving process, with permission of the Barnesville Police department.

C. In C-2, Highway Business District zoned areas, the following provisions shall apply:

1. Each commercial property would be limited to one storage unit, per parcel, at any given time
2. Storage units are not allowed in the front yard of the building, and must be a minimum of seventy-five (75) feet from Front Street right-of-way
3. Storage units must be screened from view from arterial roads
4. Storage units would be limited to 30 feet in length and eight (8) feet high

5. All storage units must be completely off the road right-of-way.

D. In C-1, Central Business District zoned areas, the following provisions shall apply:

1. Each commercial property would be limited to one storage unit, per parcel, at any given time
2. Storage units are not allowed in the front yard of the building
3. Storage units must be screened from view from arterial roads
4. Storage units, would be limited to 30 feet in length and eight (8) feet high
5. The maximum time any storage unit may be placed on a parcel in the Central Business District is ninety (90) days in a twelve (12) month period.
6. Dollyed down semi-trailers, in roadworthy condition, can be stored for a maximum of thirty (30) days in a twelve (12) month period with permission of the Barnesville Police department.
7. All storage units must be completely off the road right-of-way.

Clarify Accessory Building Setbacks in R-1 and R-2

Discussion on this item will be held at the next Planning Commission meeting.

BUILDING PERMIT LIST

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

OTHER ZONING CONCERNS: Budget

Merlin Strom asked Commission members if they would like to request an increase in per meeting stipend. He also suggested that the Chair and Secretary should receive a stipend for their duties. Karen Lauer will do some research to see what area communities compensate for Planning Commission duties.

The next Planning Commission meeting is Monday, October 1, 2007 at 6:30 p.m.

09-04-07-17 Motion by Osten and seconded by Fraedrich to adjourn at 8:40 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary