

**Barnesville Planning Commission
Regular Meeting
Monday, October 1, 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, Pat Berndt, and Karen Lauer, Acting Zoning Administrator.

Members absent: Mike Osten, and Aaron Grommesh.

Others present: Dennis Braton, Roland Holm, and Pam Aakre of the Record-Review.

AGENDA

10-01-07-01 Motion by Strom and seconded by Follingstad to approve the agenda. Unanimously carried.

MINUTES

10-01-07-02 Motion by Follingstad and seconded by Mortenson to approve the minutes of the September 4, 2007 meeting. Unanimously carried.

PUBLIC HEARING: CUP Request From Dennis Braton To Construct 11 Foot Steel Fence On His Commercial Property

10-01-07-03 Motion by Fraedrich and seconded by Strom to open the public hearing at 6:32 p.m. Unanimously carried.

Karen Lauer reviewed the CUP request. She noted that EDA has been working with Dennis Braton to install a fence around the property in question. The covenant sets forth the requirement for a fence. The fence would go on the north and south sides of the property and on a small portion of the west side of the property. There is currently a fence on the east side of the property. The zoning ordinance requires a CUP due to the height of the proposed fence. The Planning Commission members discussed the design of the fence which has openings to allow air movement and minimize wind damage. Karen Lauer noted that all mailings and postings were completed as required. Three calls were received prior to the meeting and all were in favor of the fence plan. The height of the fence was discussed and it was noted that the proposed height is necessary as a buffer and to improve the property.

10-01-07-04 Motion by Strom and seconded by Berndt to close the public hearing at 6:39 p.m. Unanimously carried.

Jeremy Krause led the Commission members on a discussion of the plans for the construction of the fence in regard to the steel panels and the size of the poles.

10-01-07-05 Motion by Fraedrich and seconded by Mortenson to recommend to the City Council to approve the CUP request from Dennis Braton to construct an 11 foot steel fence on his commercial property with the following conditions. Unanimously carried.

1. The fence, including any concrete footings must be located entirely on the property.
2. The fence will be constructed in a substantial workmanlike manner.
3. Only prefinished colored panels of the same color can be used to construct the fence.
4. The poles must be treated, either pressure treated green or creosote treated, and be a minimum of 5 by 6.
5. The fence will be maintained in a condition of reasonable repair and shall not be allowed to become or appear in a condition of disrepair or danger, or constitute a nuisance, public or private.
6. The construction of the entire fence will be completed within the next 9 months.

Request by City Council to Review the Amendment to Accessory Building Ordinance

The City Council requested that the Planning Commission discuss the proposed divisions of lot sizes and allowed square footage for accessory buildings. The possibility of implementing a calculation using a percentage of the lot size was discussed. Planning Commission members agreed that they did not see this method as a viable alternative. Karen Lauer reported that across the state there are three methods of calculating allowable accessory building square footage. One is the method proposed by the Planning Commission; the second is to set a flat amount regardless of lot size; and the third is that the accessory building cannot exceed the footprint of the dwelling. Planning Commission members discussed the options.

10-01-07-06 Motion by Follingstad and seconded by Fraedrich to recommend to the City Council to approve the changes to the Accessory Structures in Residential Districts as follows. Unanimously carried.

Lots under 10,000 square feet	1,000 sq. ft. maximum
Lots 10,000 – 15,000 sq. ft.	1,200 sq. ft. maximum
Lots over 15,000 – 20,000 sq. ft.	1,400 sq. ft. maximum
Lots over 20,000 – 25,000 sq. ft.	1,600 sq. ft. maximum
Lots over 25,000 – 30,000 sq. ft.	1,800 sq. ft. maximum
Lots over 30,000 – 35,000 sq. ft.	2,000 sq. ft. maximum
Lots over 35,000 sq. ft.	2,200 sq. ft. maximum

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

Karen Lauer reported that she had met with Don Sakry and Roland Holm to review the proposed language. They decided it would be appropriate to list a Reverse Corner Lot as an exception under the Front Yard category instead of listing it as a separate category. The Planning Commission reviewed the proposed language.

10-01-07-07 Motion by Strom and seconded by Mortenson to recommend to the City Council to approve the changes to Section 11.04 Rules and Definitions as follows. Unanimously carried.

59. "Yard, Front" - The space extending between side lot lines from the front property line and the building setback line. *The front property line is the boundary of a lot which abuts an existing or dedicated public street, and in the case of a corner lot it shall be the shortest dimension on a public street. If the dimensions are equal the front property line shall be designated by the City.*

***Exception: Reverse Corner Lots** -A reverse corner lot exists when based on a proposed building, it is not feasible for the shortest dimension on a public street to be the front property line. In these cases, the lot line abutting the other right-of-way becomes the front property line. The minimum front yard setback must be met wherever the front property line is placed. A rear yard must be designated, but the rear yard may or may not be opposite the front yard. If one of the side yards is parallel to a street a minimum 12 foot setback must be maintained. If no side yard is parallel to a street, the other side yards must have a width that is a minimum of 10% of the narrow width of the lot, wherever they may be placed.*

61. "Yard, Side" - A space between the building and the side line of the lot and extending from the front lot property line to the rear yard property line. In the case of corner lots with normal frontage, there will be only one side yard, adjacent to the interior lot. ~~In the case of the corner lots with reversed frontage, the yards remaining after the required setbacks have been established shall be considered to be side yards.~~

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

Roland Holm requested clarification on setbacks in an alley if the garage door is on the front of the property and the owner would like to put in a second overhead door that opens to the alley. Commission members discussed the possibilities and were not interested in changing the current language. Instead Commission members felt it would be appropriate to consider variance options if such a request were received. Karen Lauer noted that the current language is good and the use of a variance request is a good solution.

Compensation of Planning Commission Members

The Commission members reviewed the information Karen Lauer had obtained regarding compensation of Planning Commission members in other Minnesota cities. Commission members agreed to leave the

payment at the current rate of \$25 per meeting. Merlin Strom noted that possibility of compensating the chair and secretary should be considered in the future.

BUILDING PERMIT LIST

The Planning Commission reviewed the building permits for September 1 through September 26, 2007.

The next Planning Commission meeting is Monday, November 5, 2007 at 6:30 p.m.

10-01-07-08 Motion by Fraedrich and seconded by Strom to adjourn at 8:01 p.m. Unanimously carried.

Submitted by:

Pat Berndt
Planning Commission Secretary