

**Barnesville Planning Commission  
Regular Meeting  
Monday, November 6, 2006**

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

Members present: Merlin Strom, Steve Mortenson, Marlene Schell, Gary Fraedrich, Mike Osten, Pat Berndt, and Karen Lauer, Acting Zoning Administrator.

Members absent: Jeremy Krause, and Jacob Gehrig.

Others present: Tammy Heiden, and Pam Aakre of the Record-Review.

**AGENDA**

**11-06-06-01** Motion by Osten and seconded by Mortenson to approve the agenda with the addition of Sign Question under Other Zoning Concerns. Unanimously carried.

**MINUTES**

**11-06-06-02** Motion by Schell and seconded by Mortenson to approve the minutes of the October 2, 2006 meeting. Unanimously carried.

**PUBLIC HEARING: CUP REQUEST FROM CENEX FOR BUSINESS SIGN**

**11-06-06-03** Motion by Berndt and seconded by Osten to open the public hearing on the CUP request from Cenex for a business sign at 6:36 p.m. Unanimously carried.

Karen Lauer reviewed the request by Cenex to add a larger pole sign at the C-Store. After reviewing the proposed location with MNDOT, it was discovered that the sign would not be able to be placed in the proposed location due to the existence of an arched right-of-way in that corner. Tammy Heiden indicated she will be meeting with Cenex corporate staff to gather input on possible revisions to the sign and location of the sign. The proposal may be revised from a double pole to a single pole sign that is internally lit with a reader board sign. It is possible that the sign may need to be higher than the 25 foot limit. Tammy Heiden has provided a written letter to allow until December 11, 2006 for action on the CUP request, extending the sixty day limit for action. In her staff comments, Karen Lauer indicated she has no concerns with the illuminated sign or the electronic sign. Both signs would require a CUP. If the sign must be higher than 25 feet, that would also require a CUP. The need for a higher sign is so the sign may be angled to gain maximum visibility and readability. The final plan will be presented at the December 4, 2006, Planning Commission meeting.

**11-06-06-04** Motion by Fraedrich and seconded by Schell to close the public hearing at 7:06 p.m. Unanimously carried.

Karen Lauer will provide detailed information regarding the new sign location at the December 4 Planning Commission meeting. The Planning Commission will then take action.

**PUBLIC HEARING: REPLAT OF I-94 COMMERCIAL ACRES ADDITION**

**11-06-06-05** Motion by Osten and seconded by Mortenson to open the public hearing on the Replat of I-94 Commercial Acres Addition at 7:07 p.m. Unanimously carried.

Karen Lauer reviewed the replat proposal. In block 2, the retention pond occupies lot 1 and the back of lots 2 through 7. The result is that the depth of lots 2 through 7 is shortened from 355 to 225 feet. In block 1, lot 1 is enlarged. Current lots 3 through 8 are resized to lots 3 through 7 with widths of 97 feet or 103 feet and a depth of 175 feet. These smaller lots may be of more interest to small business owners. It is also planned

to change the name from the Barnesville I-94 Commercial Acres Addition to the Barnesville Commercial Park. It was also noted that the special assessments in the commercial park are high compared to other locations. The smaller lots will have lower specials and it is hoped this will help generate interest from potential businesses.

**11-06-06-06** Motion by Mortenson and seconded by Osten to close the public hearing at 7:24 p.m. Unanimously carried.

Karen Lauer noted that it is her staff recommendation to approve the preliminary and final plat simultaneously.

**11-06-06-07** Motion by Osten and seconded by Fraedrich to recommend to the City Council to approve the preliminary and final plat of the replat of I-94 Commercial Acres Addition and to change the name to the Barnesville Commercial Park. Unanimously carried.

### **ZONING ORDINANCE ENFORCEMENT**

Karen Lauer reported that the City attorney has concerns with the zoning ordinance enforcement language. He indicated the process is not clear and felt it may be weak on legal issues. The proposed language is standard with other zoning ordinances. The Planning Commission reviewed the proposed language. Karen Lauer noted that Subd. 3 refers to a zoning certificate, and noted that she is not aware of the existence of a Zoning Certificate or the purpose the certificate. It was the consensus of the Planning Commission to delete the language if it is no longer applicable.

**11-06-06-08** Motion by Berndt and seconded by Osten to call for a public hearing on the zoning ordinance enforcement language on December 4, 2006. Unanimously carried.

### **DISCUSSION ON ADDITIONS TO P-ZONE**

Karen Lauer provided examples of other cities P-Zone permitted uses. The Planning Commission reviewed the current P-Zone language especially regarding permitted uses. Commission members discussed the implication of adding uses to the Public Zone that are conditional uses in other zones. Karen Lauer will ask the City attorney to review the current language and the addition of the following permitted uses:

- A. Publicly owned civic or cultural buildings such as libraries, city offices, auditoriums, community center, public administration buildings, fire stations and historical sites.
- B. Private and Public Colleges, Seminaries, Trade Schools and other institutions of higher learning.
- C. Religious Institutions such as chapels, temples, synagogues and mosques.
- D. Hospitals, nursing homes, and residential care facilities and group housing.
- E. State licensed correctional facilities and shelters.
- F. Communications towers and antennas located on public structures.
- G. Cemeteries or memorial gardens.
- H. Day care nurseries.

### **LAND USE TRAINING**

Merlin Strom and Pat Berndt briefly reviewed the information received at the land use training they attended.

### **PLANNING COMMISSION MEMBER TERMS**

The current list of Planning Commission member terms was reviewed. It was noted that the terms for Pat Berndt and Marlene Schell will expire in December 2006. Marlene Schell indicated she does not intend to continue as a member of the Planning Commission. Pat Berndt indicated she is interested in serving another term as a Planning Commission member. The Planning Commission will have the December and January meetings to make recommendations for these positions. The City Council will appoint members at the January 2007 Council meeting.

### **BUILDING PERMIT LIST**

Planning Commission members reviewed the building permit list from October 1 through October 31, 2006.

**OTHER ZONING CONCERNS – SIGN QUESTION**

Karen Lauer reported that the wall remaining after the demolition of the Beauchamp building does not look very good. She noted that Midwest Bank intends to purchase the lot from EDA. Karen Lauer is investigating the possibility of Midwest Bank hanging a large plastic billboard over the wall until spring. At that time, a permanent solution could be determined. The wall is a common wall which means that EDA is responsible for the maintenance of the wall along with Chad Hayden, the owner of the next building.

The next Planning Commission meeting is Monday December 4, 2006 at 6:30 p.m.

**11-06-06-09** Motion by Osten and seconded by Fraedrich to adjourn at 8:45 p.m. Unanimously carried.

Submitted by:

Pat Berndt  
Planning Commission Secretary