

**Barnesville Planning Commission  
Regular Meeting  
Monday, July 7, 2014**

The regular meeting of the Barnesville Planning Commission was called to order by Chairperson Margaret Follingstad at 6:31 p.m.

Members present: Steve Mortensen, Brent Berg, Margaret Follingstad, Jaime Gott, and Rick Hamman.  
Members absent: Paul Karsnia, Don Goedtke

Others present: Mike Rietz, Rick Nicklay, Brent Kropp, Amber Kropp and Jane Eastes.

**AGENDA**

**7-7-14-01** Motion by Mortensen and seconded by Berg to approve the agenda as presented. Unanimously carried.

**MINUTES**

**7-7-14-02** Motion by Gott and seconded by Mortensen to approve the minutes of the May 5, 2014 meeting. Unanimously carried.

**PUBLIC HEARING - VARIANCE FOR CONSTRUCTION OF A GARAGE AND A CUP FOR A MOVED BUILDING AT 103 5TH AVE. NE**

**7-7-14-03** Motion by Gott and seconded by Berg to open the public hearing at 6:34 p.m. Unanimously carried.

City Administrator Rietz presented the application for a variance and a CUP from Rick Nicklay for a variance to the 1400 square foot limitation on accessory building space on his lot and a variance to allow two detached accessory structures larger than 150 square feet. The CUP was to allow a 12' x 16' shed to be moved onto the property. Rietz explained that Mr. Nicklay has plans to build a 26' x 26' detached garage on the property that would give him two accessory structures larger than 150 square feet. The Commission discussed the various options and heard from Brent and Amber Kropp, who had no opposition to Mr. Nicklay's plans. Rietz indicated that in order to grant a variance the Planning Commission must find a hardship related to the property that makes it different than other similar properties in the community. There was much discussion about the requirement that only one detached accessory structure could be larger than 150 square feet. The consensus of the Planning Commission was that there were some items in the accessory building section that needed further study at a future meeting.

**7-7-14-04** Motion by Gott and seconded by Mortensen to close the public hearing at 7:19 p.m. Unanimously approved.

**7-7-14-05** Motion by Gott and seconded by Berg to approve a variance to allow 2 structures over 150 square feet as long as the total accessory coverage on the lot is in compliance by July 31, 2016. Unanimously approved.

**7-7-14-06** Motion by Gott and seconded by Mortensen to approve the CUP for a moved building with the following conditions:

1. The CUP is solely for the 12'x16' shed
2. The building must be made to be similar in design, materials and color to the primary structure and will be placed on a concrete slab and anchored.
3. Completion of this project is required by July 31, 2016.
4. This CUP is subject to all other zoning ordinances.

5. The City of Barnesville reserves the right to add, delete, or amend these conditions if health, safety of welfare considerations warrant. No action to add, alter, or amend conditions will occur except after mailed and published notice and a public hearing before the Planning Commission to consider such addition, deletion, or alteration of these conditions.
6. The applicant agrees to revocation of the conditional use permit upon verifiable evidence of violation of any of the terms and conditions listed herein. Said revocation of other violations not listed in the CUP will not occur except after mailed and published notice and a public hearing before the Planning Commission to establish a record of said violations and to give the petitioner a right to enter into the record any mitigating or contradicting evidence.

#### **DISCUSSION OF BUILDING OFFICIAL OPTIONS**

Jane Eastes with Lakes Country Service Coop was in attendance to give some background on their building inspection services program. Lakes Country currently provides these services to the cities of Pelican Rapids, Frazee and Staples. City Administrator Rietz explained that he had been investigating all possible options for this service and there was one other that had expressed interest and he hoped to have a proposal from them at next month's meeting.

#### **DISCUSSION OF INDUSTRIAL ZONING EAST OF THE BUS GARAGE**

City Administrator Rietz explained that there are currently 2 residential properties east of the bus garage that are now zoned industrial. The question for the Planning Commission is whether that still is reasonable or if they felt they should recommend a change. After some discussion it was decided to take it under advisement for a month and discuss it further at the August meeting.

#### **2015 PLANNING AND ZONING PRIORITIES**

The consensus of the Planning Commission was the since the comprehensive plan was now 10 years old, redoing that plan should be a priority in the 2015 budget.

#### **BUILDING PERMIT LIST**

The building permits for May and June were reviewed. 25 permits with a total valuation of \$784,667.

**7-7-14-07** Motion by Gott, seconded by Berg to adjourn. Unanimously carried. Meeting adjourned at 9:35 p.m.

Submitted by:  
Michael Rietz  
City Administrator