

**Barnesville Planning Commission
Regular Meeting
Monday, January 4, 2016**

The regular meeting of the Barnesville Planning Commission was called to order by Chairperson Brent Berg at 6:30 p.m.

Members present: Brent Berg, Steve Mortensen, Paul Karsnia, Don Goedtke and Dustin Korynta.

Members absent: Rick Hamman

Others present: Karen Lauer, Jim Braton, Jeff Braton, Cooper Bierscheid, Josh Teigen, Mike Rietz and Pam Aakre.

AGENDA

1-4-16-01 Motion by Mortensen and seconded by Karsnia to approve the agenda. Unanimously carried.

MINUTES

1-4-16-02 Motion by Goedtke and seconded by Mortensen to approve the minutes of the December 1, 2015 meeting. Unanimously carried.

PUBLIC HEARING FOR A VARIANCE TO THE USE OF THE PROPERTY AT 502 4TH ST SE

1-4-16-03 Motion by Karsnia and seconded by Mortensen to open the Public Hearing at 6:33 p.m. Unanimously carried.

Administrator Rietz presented the variance application from protosthetics to be able to use the lower level of the building at 502 4th St. SE for a business use in a residential zone. This location formerly housed a day care and the upstairs is occupied by Suz's Dance. Protosthetics is a business that plans to make prosthetic devices using 3-D printers. They also plan to work with the School District to have students serve as employees in the company and give them experience with 3-D printers, so the proximity to the High School is important as well.

They are requesting a use variance because this use is not a permitted or conditional use in the R-2 zone. The previous use of a daycare center and the funeral home across the street are both a conditional use in R-2 and Suz's Dance was apparently permitted as a school. The option of Protosthetics being considered a home occupation is not available because they do not plan to live in the structure.

Cooper Bierscheid and Josh Teigen from Protosthetics indicated that they would be creating prosthetics using a 3-D printer and then doing some assembly of the printed parts. They would have 5 or 6 employees on site at any given time, producing about 10 to 15 units per week. There would not be a high volume of traffic for the business and the shipping would be done using commercial shippers such as Fed-Ex and UPS. There would not be a high volume of delivery trucks.

1-4-16-04 Motion by Mortensen and seconded by Goedtke to close the public hearing at 6:47 p.m. Unanimously carried.

1-4-16-05 Motion by Goedtke and seconded by Mortensen to recommend to the City Council approval of the variance with the condition that the variance is granted for the property to be used for the fabrication and distribution of prosthetics and will expire if that use is discontinued for a year or more and the motion also included the following findings:

1. The use of the property is reasonable based on the historical use of the property and similar uses elsewhere in the building and in the area.

2. The structure in question is fairly unique in that it is a former church in a residential area, and not a traditional residential structure, and therefore, a non-residential use is a reasonable use of the structure.
3. The variance will not alter the essential character of the locality because it will be located across the street from the High School and a funeral home and in a building that is currently being used for non-residential uses. Therefore, the essential character of the locality is not strictly residential in nature.

Unanimously Carried

ORDINANCE 2016-01 - OFF-STREET PARKING OF RVS AND TRAILERS

City Administrator Rietz presented a proposed ordinance regarding RV and trailer parking regulations. The ordinance replaces existing language with requirements that apply to all trailers, no matter their size and requires paving of parking areas in the side, rear and front yards, with the rear and interior side yards being allowed to have gravel as one of the methods for paving. Rietz indicated that he had incorporated language in this version of the ordinance to address the discussion at the last meeting about only requiring a hard surface under trailers in the rear yard and interior side yard that exceeded 85 square feet in area.

There was discussion on the proposed language regarding the number of trailers and equipment that could be in a yard. The consensus of the Commission was that the currently proposed language was sufficient.

1-4-16-06 Motion by Mortensen and seconded by Korynta to recommend City Council approval of Ordinance 2016-01 as presented. Unanimously carried.

BUILDING PERMIT LIST

The building permits for November and December were reviewed. 19 permits with a total valuation of \$381,796.

1-4-16-07 Motion by Karsnia, seconded by Korynta to adjourn. Unanimously carried. Meeting adjourned at 7:12 p.m.

Submitted by:
Michael Rietz
City Administrator