

**Barnesville Planning Commission
Regular Meeting
Monday, January 6, 2020**

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, Rick Hamman, Michael Harbin and Dustin Korynta.

Members absent: Dawn Stuvland.

Others present: Mike Rietz, Karen Lauer, Scott Bauer and Michael Stein.

AGENDA

1-06-20-01 Motion by Karsnia seconded by Mortensen to approve the agenda. Unanimously carried.

MINUTES

1-06-20-02 Motion by Hamman seconded by Karsnia to approve the minutes of the December 2, 2019 meeting. Unanimously carried.

PUBLIC HEARING ON AN APPLICATION FOR REZONING OF 3.19 ACRES OF THE BARNESVILLE COMMERCIAL PARK 3RD ADDITION FROM C-3 TO R-1.

1-06-20-03 Motion by Karsnia and seconded by Mortensen to open the public hearing at 6:33 p.m. Unanimously carried.

City Administrator Rietz presented the application for rezoning. The EDA is preparing to construct the next housing subdivision in the city and has purchased the land for that next phase. Based on the pace of development in the commercial park since it was first developed about 20 years ago, and the demand for housing we have seen over that same period, the EDA felt that it was reasonable to change the use some of the land in the commercial park to residential.

This would result in an R-1 zone abutting an I-1 zone to the north. The I-1 zone requires a larger setback for development in that zone if it abuts a residential zone. The area to the west of the development would remain C-3.

1-06-20-04 Motion by Harbin and seconded by Hamman to close the public hearing at 6:43 p.m. Unanimously carried.

1-06-20-05 Motion by Mortensen and seconded by Harbin to recommend approval of the rezoning request. Unanimously carried.

PUBLIC HEARING ON THE PRELIMINARY AND FINAL PLATS FOR DEL ACRES GILBERTSON 3RD ADDITION.

1-06-20-06 Motion by Karsnia and seconded by Mortensen to open the public hearing at 6:48 p.m. Unanimously carried.

City Administrator Mike Rietz presented the Preliminary and Final Plats for the Del Acres Gilbertson 3rd Addition. He indicated that the plats meet the requirements of the subdivision section of the City Code. He also stated that the Park Board has indicated that they do not see a need for any parkland to be dedicated in this subdivision. Karen Lauer and Scott Bauer gave some background on the EDA's development of the plat related to the variety of lot sizes. They also mentioned that the reason for the cul-du-sacs was that this is anticipated to be the eastern edge of residential development in this portion of town.

1-06-20-07 Motion by Mortensen and seconded by Harbin to closed the public hearing at 7:04. Unanimously carried.

1-06-20-08 Motion by Mortensen and seconded by Hamman to recommend approval of the Preliminary and Final Plats for Del Acres Gilbertson 3rd Addition. Unanimously carried.

PUBLIC HEARING ON CHANGES TO THE ZONING CODE RELATED TO PARKLAND DEDICATION

1-06-20-09 Motion by Karsnia and seconded by Korynta to open the public hearing at 7:05. Unanimously carried.

City Administrator explained that a few years ago State Statutes changed requiring cities to have a basis for their parkland dedication fees that was related to the fair market value of unplatted development land in the city. He is recommending doing so by using a resolution and some changes to the Code. Based on his analysis, the fee of \$300 per unit should not need to change at this point, but we will need to show the basis for it in the resolution. With the input from the Planning Commission, Rietz will work with the City Attorney prior to the next meeting to finalize changes to the Code.

1-06-20-10 Motion by Korynta and seconded by Hamman to close the public hearing at 7:26 p.m. Unanimously carried.

PUBLIC HEARING REVISING LANGUAGE IN THE ACCESSORY BUILDING SECTION

1-06-20-11 Motion by Karsnia and seconded by Korynta to open the public hearing at 7:35 p.m. Unanimously carried.

City Administrator Rietz presented some proposed language based on the discussion from the previous month. It included an adjustment to how the ground coverage of the dwelling is calculated that added 50% of the square footage of the upper floors into the calculation and some language regarding the calculation related to split level houses.

1-06-20-12 Motion by Karsnia and seconded by Mortensen to close the public hearing at 8:13 p.m. Unanimously carried.

City Administrator Rietz was directed to revise the language to include a calculation of 150% of the perimeter foundation for all houses other than rambler-style houses.

RESOLUTION REGARDING PROPOSED INFRASTRUCTURE IMPROVEMENT 2020-1

1-06-20-13 Motion by Harbin and seconded by Korynta to approve the resolution declaring that Infrastructure Improvement 2020-1 complies with the comprehensive plan. Unanimously carried.

BUILDING PERMIT LIST

The building permits for December were reviewed.

1-06-20-14 Motion by Harbin, seconded by Karsnia to adjourn. Unanimously carried. Meeting adjourned at 8:25 p.m.

Submitted by:
Michael Rietz
City Administrator