

**Barnesville Planning Commission
Regular Meeting
Monday, October 5, 2020
City Council Chambers**

The regular meeting of the Barnesville Planning Commission was called to order by Chairperson Brent Berg at 6:32 p.m.

Members present: Dawn Stuvland, Steve Mortensen, Paul Karsnia, Brent Berg, Michael Harbin, Rick Hamman, and Dustin Korynta.

Members absent: none.

Others present: Daniel Swenson, Mike Rietz and Michael Stein.

AGENDA

10-05-20-01 Motion by Mortensen seconded by Stuvland to approve the agenda. Unanimously approved.

MINUTES

10-05-20-02 Motion by Hamman seconded by Korynta to approve the minutes of the June 1, 2020 meeting. Unanimously approved.

PUBLIC HEARING ON A VARIANCE FOR A GARAGE AT 220 5TH AVE SE

10-05-20-03 Motion by Korynta and seconded by Harbin to open the public hearing at 6:35 p.m. Unanimously approved.

City Administrator Rietz presented the application for the Variance. Dan Swenson at 220 5th Ave SE has requested a variance from the requirement that where a garage entrance faces onto a street, the minimum setback will be 18 feet. For the garage the he wants to build, the structure will be 11 feet from the right-of-way. To do this without a variance, he would have to build a 21' x 28' garage or he would need to turn this so the garage faces the alley. The variance would increase the likelihood that vehicles parked in the driveway would obstruct the sidewalk. This is a 44-foot wide lot, which is a very narrow lot.

10-05-20-04 Motion by Stuvland and seconded by Mortensen to close the public hearing at 6:45 p.m. Unanimously approved.

10-05-20-05 Motion by Mortensen and seconded by Stuvland to recommend City Council approval of the a 7-foot variance to the requirement that where a garage entrance faces onto a street, the minimum setback will be 18 feet. Unanimously approved.

At this point in the meeting, Chairperson Berg turned over the meeting to Vice Chairperson Mortensen and vacated his seat on the Commission because Mr. Berg is the applicant on the next item on the agenda.

PUBLIC HEARING ON A VARIANCE AND A CONDITIONAL USE PERMIT FOR A GARAGE AT 620 5TH AVE NW

10-05-20-06 Motion by Hamman, seconded by Harbin to open the Public Hearing at 6:50 p.m. Unanimously approved.

City Administrator Rietz presented the application for the variance and the CUP. Brent and Vanessa Berg have applied for a variance of 418 sq. ft. to the 2500 square footage limitation for accessory space for the property and to allow the new garage to extend 6 feet past the front of the house. They are also applying for a CUP to have accessory space in excess of the ground coverage of the dwelling. Lots that are larger

than 35,000 sq. ft. are allowed a maximum of 2500 sq. ft. of accessory space. This particular parcel is 404,672 sq. ft., so it is a very large parcel in relation to the typical parcel.

Regarding the variance to allow the garage to extend past the front of the house, that limitation is there so that it will provide a uniform look in a typical neighborhood. This is not situated in a typical neighborhood, so the variance could be seen as reasonable.

Mr. Berg explained that his property was shielded from the neighboring property and was very likely to remain a large acreage rather than to be broken up into smaller lots and would remain at a distance and isolated from neighboring properties and future housing development.

A CUP is required in this case because the proposed building would result in the accessory space on the property exceeding the ground coverage of the dwelling.

10-05-20-07 Motion by Karsnia and seconded by Korynta to close the Public Hearing at 7:00 p.m. Unanimously approved.

10-05-20-08 Motion by Korynta and seconded by Hamman to recommend City Council approval of the variance of 418 sq. ft. to the 2500 square footage limitation for accessory space for properties in excess of 35,000 sq. ft., due to the finding that the size of the applicant's property far exceeds the typical parcel that is governed by this ordinance, and to approve the variance allowing the garage to be 6 feet in front of the front of the house. Unanimously approved.

10-05-20-09 Motion by Harbin and seconded by Korynta to recommend City Council approval of the CUP with the following conditions:

1. By June 1, 2022, the project will be completed
2. This CUP is subject to all other zoning ordinances and building code regulations.
3. 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.
4. 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 for 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.

Unanimously approved.

At this point, Mr. Berg resumed Chairperson duties.

PUBLIC HEARING FOR A PRELIMINARY AND FINAL PLAT – ERMAS GARDEN 2ND ADDITION

10-05-20-10 Motion by Karsnia and seconded by Mortensen to open the Public Hearing at 7:25 p.m. Unanimously approved.

City Administrator Rietz presented the Preliminary and Final Plat for Ermas Garden 2nd Addition. This is the plat for the parcel that the City is buying for a proposed new liquor store. This plat also incorporates a parcel bordering the SE corner of the plat that was previously unplatted. This parcel is known as the "old Dairy Queen site".

10-05-20-11 Motion by Karsnia and seconded by Hamman to close the Public Hearing at 7:36 p.m.
Unanimously approved.

10-05-20-12 Motion by Harbin and seconded by Korynta to recommend City Council approval of the Preliminary and Final Plats for Erma's Garden 2nd Addition. Unanimously approved.

BUILDING PERMIT LIST

The building permits for July and August were reviewed.

10-05-20-13 Motion by Hamman, seconded by Karsnia to adjourn. Unanimously approved. Meeting adjourned at 7:40 p.m.

Submitted by:
Michael Rietz
City Administrator