

**Barnesville Planning Commission
Regular Meeting
Monday, October 4, 2021
City Hall Council Chambers**

Meeting was called to order at 6:30 p.m. by Brent Berg.

Present: Steve Mortenson, Paul Karsnia, Dawn Stuvland, Rick Hamman, Brent Berg.

Absent: Michael Harbin and Dustin Korynta.

Others Present: Karen Lauer, John Chattin

Approval of Agenda: No additions or changes to the agenda.

**10-04-2021-01 Motion by Mortenson, second Stuvland by to accept the agenda as listed.
Motion approved.**

10-04-2021-02 Approval of Minutes: Motion by Hamman, second by Mortenson to accept minutes as written from 09-07-2021 meeting and 09-13-2021 meeting. Motion approved.

Business:

- 1. Public Hearing – City of Barnesville Variance Request to have two additional wall mounted signs beyond the “one” permitted at the new Firehall Liquors Building being constructed at 721 Front Street North.**

**10-04-2021-03 Motion by Mortenson, second by Stuvland to open the Public Hearing at 6:31 p.m.
Motion approved.**

Firehall Liquors is requesting a total of three signs at their new location. Signage may not exceed five square feet for every lineal foot of building frontage. The east side of the building is 66 feet, which would allow for 330 square feet of signage. The total size of the proposed signage for the liquor store is 164.6, which is far below the allowable amount, even though there will be three wall-mounted signs on the building.

10-04-2021-04 Motion by Hamman, second by Karsnia to close the Public Hearing at 6:35 p.m.

- 2. Action – Recommendation to City Council regarding Variance Request for signage on Firehall Liquors.**

**10-04-2021-05 Motion by Mortenson, second by Hamman to accept Varlance Request as presented, with the following conditions needing to be met: proper building permits will be required prior to work commencing, construction and installation of the signage will adhere to the standards of the International Building Code, and the City of Barnesville reserves the right to inspect the property on a regular basis for conformity with these conditions.
Motion approved.**

- 3. Ohnstad Twichell Memo on Previous Chrls Hoppe Request – Lauer reported that Mr. Hoppe decided to building a commercial structure; however, a building permit will not be issued because the City Council tabled the issue until the October 11, 2021 meeting. A permit will not**

be issued until the City Council acts upon the original request. The memo is presented to the committee for information only.

4. **Discussion – Public Hearing to add “Accessory Uses” as Permitted Uses in C-1, C-2, C-3, I-1 and I-2 Zoning Districts.** Refer to Agenda Packet Page 18, Letter B. The end of the first paragraph states “However, as the commercial and industrial district zones read now, accessory uses/buildings are not listed as permitted or conditional uses. If the City desired to remove accessory uses from the conditional use sections found in commercial and industrial districts, it should have added accessory uses to the permitted use sections to simplify the process”. Page 19 of the Agenda Packet is the Memo from M. Rietz to the Mayor and City Council regarding removal of Accessory Use and Conditional Use in the commercial and industrial zoning districts. Refer to Page 20 for changes in the ordinance.

Karen researched the City of Moorhead's zoning ordinance, which is very similar to Barnesville's. In each section of their zoning ordinance is listed Purpose, Permitted Uses, Conditional Uses, Lot Sizes and Accessory Uses. In Moorhead, Accessory Buildings are neither a permitted or conditional use, but an accessory use. The language used in the accessory use section states “buildings and structures for a use accessory to principal use and limited to not more than 30% of the gross floor area of the principal use”. The City of Moorhead allows for Accessory Uses by using an Accessory Building. There was discussion regarding what an “accessory use” means. Moorhead also has a section in their ordinance titled “Accessory Buildings”, with the section broken down into “residential” and “uses other than single family, two family and townhomes”. It was suggested that the committee come up with a new “Accessory Use” definition and to define “Accessory Building”, where each of definition is applicable in the city's regulations.

5. **Info Only – Building Permits.** The Commission reviewed the buildings permits for November.
6. **Other Zoning Concerns –** Chairman Berg indicated that, if there are no agenda items for November, other than the accessory use/building definitions, the commission will not meet again until December.

John told the Commission that a new City Administrator has been hired – Brenda Andrews who currently lives in Omaha, Nebraska, but is originally from Moorhead. John noted that this is Brenda's first position in city government and expects that Karen will continue to assist with planning and zoning at least for a while.

7. Adjournment

**10-04-2021-06 Motion by Stuvland, second by Karsnia to adjourn the meeting at 7:04 p.m.
Motion approved.**

Minutes prepared by Shannon Jablonsky 10-6-2021