

**Barnesville Planning Commission Meeting  
Monday, February 7, 2022  
City Hall Council Chambers**

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

**Present:** Brent Berg, Steve Mortenson, Michael Harbin, Paul Karsnia, Dustin Korynta, Rick Hamman.

**Absent:** Dawn Stuvland

**Others Present:** City Administrator Brenda Andrews, Planning Staff Karen Lauer.

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

**02-07-2022-01 Motion by Karsnia, second by Mortenson to accept the agenda as listed. Motion approved.**

**02-07-2022-02 Approval of Minutes: Motion by Hamman, second by Mortenson to accept minutes as written from 01-03-2022 meeting. Motion approved.**

**Business:**

**1. Oath of Office for Brent Berg:** Administered by Brenda Andrews, City Administrator

**2. Election of Officers:**

**02-07-2022-3 Motion by Hamman, second by Mortenson to nominate Brent Berg as Chair of the Planning and Zoning Commission. Motion approved.**

**02-07-2022-4 Motion by Hamman, second by Karsnia to nominate Dustin Korynta as Vice Chair of the Planning and Zoning Commission. Motion approved.**

**3. Discussion:** Adding "Accessory Structure" language to Zoning Ordinance in C-1, C-2, C-3, I-1 and I-2 zoning districts. The current ordinance reads "Accessory Structures in Residential Districts" and there aren't ordinance guidelines for commercial districts. The language will be amended to read "Accessory Structures", which will include a Residential District section and a Commercial/Industrial District Section. The City Attorney agreed with this suggestion. The specific zoning sections will need to be revised to have Accessory Structures as a Permitted Use. Subdivision 10 would be added to state "Accessory Structures are subject to the provisions of 7-0902, which is the Accessory Structures section.

Karen provided an updated Zoning Ordinance for each committee member. A copy of the draft of the ordinance regarding Accessory Structures was also provided and is included in this document. Each Subdivision of **Section 7-0902** was reviewed individually by the Planning Commission.

**SEC. 7-0902 ACCESSORY STRUCTURES IN COMMERCIAL AND INDUSTRIAL ZONES.** Accessory structures are permitted uses in these zoning districts with the following restrictions:

**Subd. 1. Use of Structure.** The use of the accessory structure is limited to the storage of inventory, supplies, and equipment related to the operation of the primary structure located on the lot. An entirely different business may not be operated out of the accessory structure.

**Subd. 2. Permitted Structure Size.** The maximum size of the structure is limited to thirty percent (30%) of the gross area of the primary structure.

**Subd. 3. Appearance of Structure.** Any accessory structure exceeding 150 square feet or located in the side yard must be similar in materials and/or color to the primary structure located on the lot.

**Subd. 4. Construction Type.** All accessory structures must be erected on a permanent foundation or anchored to the ground. Storage buildings not on a permanent foundation must be skirted to prevent animals access under the structure or built on a concrete footing.

**Subd. 5. Setback Requirements.** No accessory structures are allowed to be built within required setbacks of the underlying zoning district.

**Subd. 6. Height.** Accessory structures of 150 square feet or less shall not exceed eleven (11) feet in height to the peak. Accessory structures over 150 square feet shall not exceed fifteen (15) feet in height to the peak.

There was discussion regarding **Subd. 6 Height** – Current Language: “Accessory structures of 150 square feet or less shall not exceed eleven (11) feet in height to the peak. Accessory structures over 150 square feet shall not exceed fifteen (15) feet in height to the peak.” It was suggested to change the language regarding accessory structures over 150 square feet to be “accessory structures shall not exceed the height of the primary structure”. No other changes were recommended.

**Subd. 7. Building Permit Required.** Any accessory structure which is in excess of 120 square feet is required to have a building permit before construction may begin.

**The City Attorney also recommended the commission review the following:**

- a. **Number of Structures:** Limit the number of accessory structures to two, with one being 150 square feet or less. The combined size of the two accessory structures is not to exceed 30% of the square footage of the principal structure.
- b. **Structure Placement:** No accessory building shall be erected or located within either a front or side yard, except that accessory buildings may be permitted in the side yard behind the front building line of the principal structure, provided that the side yard setback required for a principal structure is maintained. [Language copied from Residential Ordinance.] Easement requirements will be addressed in Subd. 5.

- c. **Encroachment:** Refer to Subd. 7 of the Residential Ordinance for language. Karen will discuss with the city attorney if this language should be included in the Commercial Accessory Structure Ordinance.
- d. **Sequential Requirements:** Refer to Subd. 10 of the Residential Ordinance for language. This refers to accessory buildings may not be constructed before the primary structure. Karen will discuss with the city attorney if language from Residential Subd. 11 should be included with the Commercial Ordinance.

**02-07-2022-5 Motion by Harbin, second by Mortinson to call for a Public Hearing regarding changes which impact accessory buildings in commercial and industrial zones. This hearing will occur on Monday, March 7, 2022. Motion approved.**

**4. Building Permits: None.**

**5. Other Zoning Concerns:** This is Steve Mortinson's last meeting, after 16 years on the commission. Steve expressed his appreciation for the work Karen and of the commission. The Planning and Zoning Commission expressed thanks to Steve for his service on the commission.

**11-01-2021-06 Motion by Harbin, second by Mortinson to adjourn the meeting at 7:24 p.m. Motion approved.**

Minutes prepared by Shannon Jablonsky 02-08-2022