

**Barnesville Planning Commission Meeting
Monday, March 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, Dan Swenson, Rick Hamman.

Absent: Dawn Stuvland and Dustin Korynta

Others Present: City Administrator Brenda Andrews, Planning Staff Karen Lauer, Joshua Schroeder and David Renecker, 902 4th Street SE

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

**03-07-2022-01 Motion by Karsnia, second by Harbin to accept the agenda as listed.
Motion approved.**

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

Business:

- 1. Public Hearing regarding changes that impact accessory buildings in commercial and industrial zones:**

**03-07-2022-03 Motion by Karsnia, second by Harbin to open the Public Hearing at 6:35 pm.
Motion approved**

Lauer reviewed the changes being proposed to the Zoning Ordinance. The first being that the name of Chapter 7-09 would be renamed to "Accessory Structures" to allow for a new section, "Accessory Buildings in Commercial and Industrial Zones".

The second group of changes would add "Accessory Structures" as a Permitted Use in the C-1, C-2, C-3, I-1 and I-2 zoning districts and also adding new subdivision language stating that, "Accessory structures are subject to the provisions of Section 7-0902."

The third change being proposed would create an entirely new Section 7-0902, "Accessory Structures in commercial and Industrial Zones" stating that accessory structures are permitted uses in these zones with restrictions related to Use of Structure, Structure Placement, Setback Requirements, Maximum Number of Structures, Maximum Structure Size, Appearance of Structure, Construction Type, Height, Sequential Requirements and Building Permit required.

After presenting the proposed changes, David Renecker questioned why the setback requirements for buildings in commercial and industrial zones would be different than the setback requirements in residential zoned areas. Lauer recited the setback requirements currently included in the Zoning Ordinance for the C-1, C-2, C-3, I-1 and I-2 districts. It was noted that there were some differences. Hamann indicated that in commercial and industrial areas you often see larger buildings so a larger setback is appropriate to create a buffer with neighboring parcels. Renecker had several other questions regarding setbacks which were answered by commission members. Berg stressed that the reason for making these changes

was to correct a previous change whereby owners of commercial and industrial buildings would be unable to construct accessory buildings under any circumstances.

**03-07-2022-04 Motion by Karsnia, second by Hamman to close the Public Hearing at 7:04 pm.
Motion approved**

Discussion/Action: Commission members felt that the proposed language accurately reflected the discussions from previous meetings. Schroeder questioned how these changes would impact Thompson Greenery. It was noted that their property is located in the Joint Powers Zoning District. It was also pointed out that all existing accessory structures are grandfathered in and those owners would not be required to make changes to comply with any changes.

After additional discussion the consensus of commission members was that they were comfortable recommending to the City Council that all of the language changes related to accessory structures in commercial and industrial zones.

**03-07-2022-05 Motion by Hamman, second by Harbin to recommend to the City Council that the proposed changes to accessory structures in commercial and industrial zoned areas be approved.
Motion approved.**

c. Building Permits: None.

d. Other Zoning Concerns: Paul Karsnia shared with the group that his family had made the decision to move to Bemidji to be closer to family and that he was submitting his letter of resignation effective at the end of the April 4, 2022 meeting. Berg indicated that perhaps Ben Schumann who has applied for the open positions on the Planning Commission back in January might still be interested in serving. Lauer indicated that she had spoken to Schumann earlier today about another opening on another board. Lauer was asked to reach out to Schumann to make him aware of this new opening on the Planning Commission. Hamann indicated that he would be willing to stay on a little longer until a new candidate is identified. In general, the plan would be that at the April meeting Dan Swenson will be officially sworn in and Joshua Schroeder would be sworn in at the May meeting to fill the vacancy created by Karsnia's resignation.

The next meeting of the Planning Commission is scheduled for Monday, April 4 in the City Council Chambers.

**03-07-2022-06 Motion by Harbin, second by Hamann to adjourn the meeting at 7:16 p.m.
Motion approved.**

Minutes prepared by Karen Lauer 03-08-2022