

**Barnesville Planning Commission Meeting
Monday, June 27, 2022
6:30 pm
City Hall Council Chambers**

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

Present: Brent Berg, Dawn Stuvland, Dan Swenson, Joshua Schroeder, and Ben Schumann

Absent: Dustin Korynta and Michael Harbin

Others Present: City Administrator Brenda Andrews, Planning Staff Karen Lauer, Mayor Jason Rick, Resident Jed Peterson, Resident Nate Samarzja, Residents Rob and Crystal Thorson

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

06-27-2022-01 Motion by Swenson, second by Schumann to accept the agenda as listed. Motion approved.

06-27-2022-02 Approval of Minutes: Motion by Schroeder, second by Swenson, to accept minutes as written from June 6, 2022 meeting. Motion approved.

Business:

1. Burnside Conditional Use Property

06-27-2022-03 6:32 pm Public Hearing Open Motion by Stuvland, second by Schumann to Open Public Hearing for Burnside Conditional Use Permt. Motion Approved

Discussion: City Administrator Andrews outlined the documentation presented to the Planning Commission regarding a Conditional Use Permit request to allow outdoor storage on Jeremy Burnside's commercial property located at the south 155 feet of Block 3, Lot 7, Barnesville Commercial Park Third Addition, per the recorded Planned Unit Development (PUD) document, outdoor storage is only allowed by Conditional Use Permit and only on this specific area of the PUD.

Jeremy Burnside addressed the Planning Commission and outlined the trailer storage and the plans to build a rental storage unit on the south side and his office and shop on the north side of the property with storage in between the buildings.

Nate Samarzja posed questions and asked for clarification regarding outdoor storage, recorded Covenants, lot storage, and setbacks. Staff and Commission Members answered his questions.

Rob and Crystal Thorson addressed the planning commission and voiced their concerns regarding the outdoor storage, their view from their residence, and the need for a fence or building timeline.

City Administrator Andrews also noted that City Hall received a call from a neighbor requesting not to see the outdoor storage and a timeline as to when the building will be built.

Jeremy Burnside outlined that the south building will have 12-foot side walls and a roof 17-18 feet to the peak.

06-27-2022-04 6:56 pm Public Hearing Closed Motion by Stuvland, second by Swenson to Close Public Hearing for Burnside Conditional Use Permit. Motion Approved

Discussion: Brent Berg reviewed that per the recorded PUD Standards, outdoor storage is only allowed by Conditional Use Permit. There was discussion on fencing the area, types of storage, the timeline of getting the building up, the property's location, personal items, and the placement of the outdoor storage.

Upon further discussion, the consensus was that Jeremy should move the building materials inadvertently delivered to the property and that the materials would be moved in two weeks. Personal storage and non-construction materials on trailers will not be allowed. No building material except the building material used for the building of the shop/storage would be stored on the property. Erecting a building would be preferred no later than December 31, 2023, as specified in the site layout which Burnside provided Or a 12-foot fence would need to be erected by December 31, 2023. If there is no building or 12-foot fence by December 31, 2023, on January 1, 2024, all items need to be removed, and there will be no outdoor storage. Only Jeremy Burnside's construction trailers will be permitted to be stored on the premises, and the construction materials cannot be more than 12 feet high. Once the buildings are erected, there will be no requirements for an east gate or a west fence between the buildings.

06-27-2022-05 Action Motion by Schumann, second by Schroeder to Recommend to City Council approval of the Conditional Use Permit is to allow for outdoor storage with the following conditions:

- 1) No building material except the building material used for the building of the shop/storage would be stored on the property.
- 2) Burnside will have until December 31, 2023 to construct the south building as shown in the plans OR a 12-foot solid fence would need to be erected on the north side of the drainage easement. If by that date neither a building or fence is completed, all items stored outdoors need to be removed, and there will be no outdoor storage.
- 3) Before constructing the south building, only Jeremy Burnside's construction trailers will be permitted to be stored on the premises. No personal storage will be allowed.
- 4) At all times before and after the buildings are built, the outdoor storage cannot be more than 12 feet high.
- 5) Once both the buildings are erected, there are no requirements for an east gate or a west fence between the buildings at the commercial property located at south 155 feet of Block 3, Lot 7, Barnesville Commercial Park Third Addition.

Motion Approved

2. Garage for 223 3rd Street NE (Former Hosanna Fellowship Church)

Lauer outlined a memo that the City Attorney wrote that the creation of single-family homes required a garage and needed to be included in the permit. Sid Fossan, Karen Lauer, and Brenda Andrews have agreed that A Temporary Certificate of Occupancy can be obtained if the garage is completed. Items such as the overhead garage door are on back order. The owners would have to show proof that the

garage door has been paid, is on backorder, and would be installed within 30 days of receipt of the back-ordered item. – no action is needed

3. Covered porch that is open on all three sides on the rear of the building set back adjustment for the side yard - pages 7-2-4, 7-2-5 of the zoning ordinances

Planning Staff Lauer outlined that the current language is for front and side yard setbacks, not backyard setbacks. There was a discussion of the property's location in relation to other properties. As there are no rules against the backyard setback, the plan is to move ahead as outlined. There was a quick discussion on the accessory building ordinance (page 7-9-1) as it relates to maximum building size. It was determined that the builder, Jed Peterson, will bring variance to the next regularly scheduled meeting. – no action is needed at this time

4. Steel Roofing

There was a dialogue that there are metal roofs that look more like asphalt shingles and a discussion on copper and steel painted metal roofing. The consensus is that we would like a consistent look of the homes, and there would be more reviews on roofing. – no action is needed at this time. Staff was directed to put together a document summarizing requests and actions taken by the Planning Commission from 2015 to present for Variance requests regarding steel roofs and detached accessory buildings for review by the Planning Commission at their next meeting.

Building Permits: The building permits for June were reviewed.

5. Update On 101 4th Street NE Selling Bicycles In A Residential Area

The resident has erected a small temporary fence and has placed many of the bicycles behind the small fence. Police Chief Voxland has been working with the individual regarding eliminating many of the other items that were on the property without the strongly worded letter from the attorney. There have been positive changes, so we are holding off on the letter for now. The attorney has the letter written and is waiting on Police Chief's direction to send the letter.

06-27-2022-06 Motion by Schroeder, second by Swenson, to adjourn the meeting at 8:29 p.m.
Motion approved.

Minutes prepared by Brenda Andrews 07-01-2022