

Barnesville Planning Commission Meeting
Monday, June 6, 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, Michael Harbin, Dustin Korynta, Dan Swenson, Joshua Schroeder, and Ben Schumann

Absent: Dawn Stuvland

Others Present: City Administrator Brenda Andrews, Planning Staff Karen Lauer, Police Chief Joel Voxland, Resident Craig Labelle, Jean Bernier, Other Concerned Residents

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

06-06-2022-01 Motion by Harbin, second by Schroeder to accept the agenda as listed. Motion approved.

06-06-2022-02 Approval of Minutes: Motion by Korynta, second by Harbin, to accept minutes as written from 04-04-2022 meeting. Motion approved.

Business:

1. **Oath of Office for Josh Schroeder and Ben Schumann:** Administered by Brenda Andrews, City Administrator
2. **Bernier Variance**

06-06-2022-03 6:35 pm Public Hearing Open Motion by Swenson, second by Harbin to Open Public Hearing for Bernier variance. Motion Approved

Discussion: City Administrator Andrews outlined the documentation presented to the Planning Commission regarding a variance request for a residential property located at 802 4 1/2 Avenue NE. The variance is to allow for a steel roof on the existing detached accessory building.

The Variance is being requested regarding Subd. 5 Appearance of Structure, which states - Any accessory building over 150 square feet or located in the side yard must be similar in design, materials, and color to the primary structure on the lot.

City Administrator Andrews also noted that City Hall received calls from six neighbors in favor of the variance.

Jean Bernier advocated on behalf of her family and outlined that the shingles currently on the building were CertainTeed Shingles purchased from the local lumber yard. It was noted that these shingles were popular in Barnesville and eventually found to have a high failure rate. The shingles on the accessory building are past their useful life and need to be replaced. The black steel that has been purchased matches the black shingles on the home. When Clark Bernier applied for the building permits, Sid referred Clark Bernier to Karen Lauer to discuss the zoning ordinance requirements.

06-06-2022-04 6:41 pm Public Hearing Closed Motion by Schroeder, second by Harbin to Close Public Hearing for Bernier variance. Motion Approved

Discussion: The roofs on the detached accessory building and the home would not match until the time that the home roof is replaced. The Planning Commission agreed that they would make the condition that at such time that the roof on the house is replaced, it will match the steel roof of the accessory building. The project is to be completed by September 1, 2022.

06-06-2022-05 Action Motion by Swenson, second by Korynta to Recommend to City Council approval of the variance is to allow for a steel roof on the existing detached accessory building at the residential property located at 802 4 1/2 Avenue NE. With the condition that when the roof on the house is replaced, it will match the steel roof of the accessory building. The project is to be completed by September 1, 2022. Motion Approved

3. Tobble and Shelly Krueger Extension

06-06-2022-06 7:49 pm Public Hearing Open Motion by Korynta, second by Harbin to Open Public Hearing for Tobble and Shelly Krueger, request a one-year extension on their conditional use permit and variance for their detached accessory building on their property at 1013 5th Street SE. Motion Approved

Discussion: City Administrator Andrews outlined the documentation presented to the Planning Commission regarding Tobble and Shelly Krueger's request for a one-year extension on their conditional use permit and variance for their detached accessory building on their property at 1013 5th Street SE. In July 2021 the City Council approved a CUP and a variance that allowed the Krueger's to build the accessory building as outlined in their request. Due to the construction costs, the project has been delayed. The Kruegers have indicated that they do not intend to start the construction until 2023 and finish the project by August 15, 2023.

The applicant is to construct a detached accessory building that would exceed the maximum allowed size by 720 square feet. The Zoning Ordinance indicates that the floor area of the garage may not exceed the ground coverage of the dwelling unless approved by a **Conditional Use Permit.**

The **Variance** extension being requested regarding Subd. 5 Appearance of Structure, which states - Any accessory building over 150 square feet or located in the side yard must be similar in design, materials, and color to the primary structure on the lot.

No public spoke regarding this one-year extension.

06-06-2022-07 7:53 pm Public Hearing Closed Motion by Harbin, second by Korynta to Close Public Hearing for Krueger variance. Motion Approved

Discussion: It was confirmed that in 2021 Planning Commission approved a Conditional Use Permit and variance as the Kruegers will be using steel with brick wainscoting in an attempt to match the existing home. The property backs up to the Dean's Bulk Property. It was clarified that building permits are typically for six months, but costs have skyrocketed due to the unforeseen circumstances of construction. The Kruegers are hoping that construction costs will fall and they can start their project.

06-06-2022-08 Action Motion by Swenson, second by Schroeder to Recommend to City Council approval of the Recommendation to City Council Tobbie and Shelly Krueger for a one-year extension on their variance for their detached accessory building on their property at 1013 5th Street SE to be completed no later than August 15, 2023.

4. 101 4th Street NE selling bicycles in a residential area

Police Chief Voxland outlined for the Planning Commission that the individual renting the house at 101 Fourth Street NE has amassed numerous bikes. Voxland stated that the renter buys, repairs, and resells the bicycles. Voxland presented screenshots of several Facebook postings of the bikes being offered by the seller, who is listed as Dane Steuber. Voxland outlined the complaints, and the amount of bicycles has increased over the past few weeks.

The neighbors at the meeting outlined that the yard is also strewn with inoperable vehicles and junk, making it a major eyesore.

Another neighbor wondered if the occupant was running a legal business.

It was discussed that in Barnesville, for a home-based business, All activities must be carried on within the confines of an accessory structure. In this case, the activity is outside, which would be a violation.

The meeting pointed out that the house's occupant has a handicap, the extent of which was not known.

It was noted that this issue has been in front of the Property Maintenance Committee. This committee has been pressing for a cleanup of the property and has sent letters to the property owner and the renter.

The Planning Commission directed City Administrator Andrews to contact the city attorney asking for legal action and request that both the occupant and the owner of the house will receive a letter explaining the city ordinance and the penalties for violations, the fines, and the consequences of inaction.

5. Sewer Service Lines

An area plumbing contractor, business owner, and Barnesville resident Craig Labelle, addressed the commission about his concerns about the condition of sewer service lines to some older homes in Barnesville and the cost for replacement. It was confirmed that when homeowners have to replace these lines, they typically cost \$10,000 to \$15,000.

The usual process in Barnesville is that the homeowner approaches the city before the work is started and requests deferring payments to their property tax statements. The petition is brought to City Council, which considers the issue.

During the discussion, it was pointed out that the homeowner can add as a rider to their homeowner's policy a coverage package for private utility lines.

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

223 Third Street NE is currently for sale, and individuals are considering changing the use from a church to a single-family home. A church can be in a residential area and not be regarded as commercial property. Because there is no garage on the property, converting the church to a

residence would require one to be constructed to meet zoning requirements. It was confirmed that the occupancy code is based on property use.

Garage Space. All single-family homes built, assembled, or placed on a residential lot must provide, at the minimum, access to and space for sheltered, off-street parking for two standard-sized automobiles. This garage space shall consist of a building with walls and a roof capable of providing complete sheltered separation from the elements. A building with open sides, such as a carport, shall not be sufficient to meet this minimum requirement. This garage space shall be included in the initial building permit submitted for the construction, assembly, or placement of the home on the residential lot. A certificate of occupancy shall not be issued until this garage space requirement is met. (Source: Ord. 2017-05)

The Planning Commission directed City Administrator Andrews to contact the city attorney asking to interpret the language and if the new owner needs to apply for a CUP or a variance.

7. Definition of "outside storage" as related to Commercial Park PUD

In July 2021, a revision to the Planned Unit Development (PUD) for the Shops and Storage Area in the Barnesville Commercial Park. In that document it states that "Outdoor storage may be allowed on the south 155 feet of Block 3, Lot 7; Barnesville Commercial Park Third Addition by Conditional Permit only". A similar reference to "outside storage" is included in the recorded Covenants for the Barnesville Commercial Park. Neither of these documents defines the words "outside storage" or "outdoor storage". EDA Executive Director Karen Lauer was present to ask for clarification from Commission members with regard to the words "outdoor storage". Specifically, was the intention of the Planning Commission that would include the parking of equipment such as forklifts, construction trailers, utility trailers, or similar equipment with wheels. The property has been sold and the owner wishes to store this type of equipment on the property. Chairman Greg indicated that those items would in fact be outside storage and that the owner should apply for a Conditional Use Permit. Lauer said she would provide that information to the property owner.

8. Building Permits: The building permits for March, April, and May were reviewed.

9. Other Zoning Concerns: Next meeting is scheduled for Monday, June 27th at 6:30 pm at the City Hall Council Chambers, as the first Monday in July is the 4th of July

06-06-2022-09 Motion by Harbin, second by Korynta, to adjourn the meeting at 8:16 p.m.
Motion approved.

Minutes prepared by Brenda Andrews 06-08-2022