

**Barnesville Planning Commission
Regular Meeting
Monday, June 7, 2021
City Hall Council Chambers**

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

Present: Steve Mortensen, Michael Harbin, Paul Karsnia, Dustin Korynta and Brent Berg

Absent: Dawn Stuvland and Rick Hamman

Others Present: Karen Lauer, John Chattin, Ryan Hauck

AGENDA

06-07-21-01 Motion by Steve, second by Paul to accept the agenda as listed. Motion approved.

MINUTES

06-07-21-02 Motion by Mike, second by Steve to approve the minutes from the March 29, 2021 meeting. Motion approved.

Clarification of Accessory Building Ordinance

Ryan Hauck would like to construct a post frame, metal building in the southeast corner of his lot at 550 10 St SE. Refer to map included in the Agenda Packet. There was a lot of discussion back and forth regarding the City Code for Accessory Buildings and the history of the intent of the code. The group felt that Karen should review the ordinances with regard to prior action on steel roofing material subject and post frame construction in residential zoned districts. After a lengthy discussion, it was agreed that based on the current wording – “must be similar in design, materials and color to the primary structure located on the lot” that the Planning Commission could consider granting a Variance to Mr. Hauck and Mr. Hauck was directed to apply for a Variance. Karen explained the application process to Mr. Hauck and he expressed understanding.

Public Hearing – Conditional Use Permit for a Planned Unit Development in the Commercial Park

06-07-21-03 Motion by Paul, second by Mike to open the Public Hearing at 7:30 pm. Motion approved.

The Barnesville EDA has applied for a Conditional Use Permit for a Planned Unit Development in the Commercial Park. This application is similar to that of the First Phase of the Commercial Condos – “Barnesville Shops and Storage”. All but 1-1/2 lots in Phase One have been sold. Bids for Phase Two will be opened tomorrow. The area for Phase Two is directly east of Phase One, between the Third Addition and Phase One.

06-07-21-04 Motion by Mike, second by Dustin to close the Public Hearing at 7:45 pm. Motion approved.

PUD Standards for the Barnesville Commercial Condo Park were reviewed and recommended changes to the Standards were explained to the Board. Refer to information included in the Agenda Packet for information. There was discussion back and forth regarding #4 under Conditional Uses in the Barnesville Commercial Condo Park and whether or not it should be under “Permitted” or “Conditional”.

It was recommended to add a #3 under Permitted Uses in the Barnesville Commercial Condo Park to state "Single person office or business with no customer visitation." The Conditional Uses section will not change. Changes to #1a and #2a will be accepted as written.

Motion by Steve, second by Dustin to recommend to the City Council that the Conditional Use Permit for a Planned Unit Development for a Planned Unit Development in the Barnesville Commercial Condo Park for Phase 2 with the following conditions:

1. Setbacks and the site layout shall be done in accordance with the attached Preliminary Plat for the Barnesville commercial park 4th addition. This preliminary plat indicates that the front setback shall be 20 feet for south lots, 25 feet for all other lots, the rear setback shall be 10 feet and the side setbacks shall be 5 feet.
2. The Planned Unit Development will be developed in accordance with the attached document entitled PUD Standards - Barnesville Commercial Condo Park – Phase 2.
3. This conditional use permit is subject to all other zoning ordinances.
4. The City of Barnesville reserves the right to add, delete, or amended these conditions if health, safety of welfare considerations warrant. No action to add, alter, or amend conditions will occur except after mailed and published notice and a public hearing before the Planning Commission to consider such addition, deletion, or alteration of these conditions
5. The applicant agrees to revocation of the conditional use permit upon verifiable evidence of violation of any of the terms and conditions listed herein. Said revocation of other violations not listed in the conditional use permit will not occur except after mailed and published notice and a public hearing before the Planning Commission to establish a record of said violations and to give the petitioner a right to enter into the record any mitigating or contradicting evidence.

Motion approved.

Public Hearing – Preliminary Plat – Barnesville Commercial Park 5th Addition.

06-07-21-05 Motion by Paul, second by Mike to open the Public Hearing at 7:50. Motion Approved.

A copy of the Preliminary Plat is included in the Agenda Packet. Karen explained the platting of this area. Out lot D will be an asphalt path for pedestrian access to the Commercial Park. The 5th Addition is adjacent to the Del Acres Gilbertson Third Addition. There will be a tree row planted between the commercial and residential property. Trees have been ordered through Thompson Greenery and will arrive sometime in August.

Karen stated that 15 lots have been sold in the Del Acres Gilbertson Third Addition.

06-07-21-06 Motion by Steve, second by Paul to close the Public Hearing at 7:55 pm. Motion Approved.

Final Plat – Barnesville Commercial Park – 5th Addition.

06-07-21-07 Motion by Mike, second by Dustin to recommend to the City Council approval of the Preliminary and Final Plats for the Barnesville Commercial Park Fifth Addition. Motion Approved.

Info Only – Building Permits

Building Permits for April and May were reviewed.

Other Zoning Concerns

None

Next Meeting Date: Tuesday, July 6, 2021 at 6:30 p.m. Karen will verify with Commission members that a quorum will be present.

06-07-21-08 Motion by Mike, second by Paul to adjourn at 8:07 pm. Motion Approved.

Submitted by:
Karen Lauer
Planning & Zoning staff