

**Barnesville Planning Commission
Regular Meeting
Tuesday, July 6, 2021
City Hall Council Chambers**

Meeting was called to order at 6:30 p.m. by Steve Mortenson

Present: Steve Mortensen, Rick Hamman, Michael Harbin, Paul Karsnia and Dustin Korynta

Absent: Brent Berg and Dawn Stuvland

Others Present: Interim City Administrator John Chattin, EDA Director / Interim Planning Staff Karen Lauer, Mike Cleveland, Mike and Deb Beckett, Ryan and Chelsey Hauck

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

07-06-21-01 Motion by Harbin, second by Karsnia to accept the agenda as listed. **Motion approved.**

Approval of Minutes from June 7, 2021 Meeting:

07-06-21-02 Motion by Karsnia, second by Korynta to approve the minutes from the June 7, 2021 meeting. **Motion approved.**

MICHAEL CLEVELAND VARIANCE:

07-06-21-03 Motion by Hamman, second by Harbin to open the public meeting at 6:35 pm. **Motion Approved.** Public Hearing regarding Michael Cleveland's request for a variance to construct a 30' x 42' detached building at his property located at 805 11 Av SE. A copy of the application, site plan, site analysis and ordinance are included in the agenda packet. Mr. Cleveland applied for a variance as per Lauer's recommendation; however it was later determined that a conditional use permit is what is needed in this situation. Refer to Lauer's memo, which is included in the agenda packet.

Mr. Cleveland explained his plans for his building to the commission. He does metal and wood work as hobbies and would like a building big enough to accommodate these, as well as store his vehicle and other property to keep it out of the elements and secure. He stated that the building will match the house, which is a trilevel. It will be stick built with 12' side walls. He is hoping to construct the building next year.

Neighbors, Mike and Debra Beckett, expressed concern regarding the size and placement of the building. They are requesting the building be built further back on the property so it doesn't obstruct the view from their patio and so it is more in line with their accessory building that is at the back of their property.

07-06-21-04 Motion by Korynta, second by Harbin to close the public hearing at 6:51 pm. **Motion Approved.**

The commission then discussed the issue and how the footprint formula is calculated. Board members felt that the current formula may in fact not work for tri-level homes and that there should be additional discussion at the next Planning Commission meeting.

07-06-21-05 Motion by Harbin second by Korynta to recommend to the City Council that the variance be denied based on the fact that the applicant needs to apply for a Conditional Use Permit because the proposed building exceeds the ground coverage of the building by 971 square feet. **Motion Approved.**

RYAN HAUCK VARIANCE:

07-06-21-06 Motion by Karsnia, second by Hamman to open the public hearing at 7:18 pm. **Motion Approved.** Public hearing regarding Ryan Hauck's request for a variance to construct a detached accessory building at his property located at 550 10 St NE. Mr. Hauck is requesting a variance regarding the appearance of the planned accessory building. He would like to construct a 32' x 58' metal building that would be the same color scheme as the house, but would be constructed using vertical steel, rather than horizontal steel used on the house. All information regarding the structure is included in the Agenda Packet. Refer to Lauer's memo for more information.

07-06-21-07 Motion by Korynta, second by Harbin to close the public hearing at 7:25. **Motion Approved.**

Lauer referred to the League of Minnesota Cities for guidance regarding variances. The following criteria (practical difficulties test) were suggested to be followed when considering a variance:

1. Reasonableness – Will the variance allow the property owner to use the property in a reasonable manner?
2. Uniqueness – Is the variance necessary because of circumstances unique to the property, not caused by the land owner?
3. Essential Character – Will the variance alter the essential character of the locality? For example, will the resulting structure be out of scale, out of place or otherwise inconsistent with the surrounding area?

If the applicant does not meet all three factors of the statutory test, then a variance should not be granted. Even if the practical difficulties test is met, variances should only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan. This is the same language that occurs in State Statute.

The language in the city's zoning ordinance states, "Any accessory building over 150 square feet and located in the side yard must be similar in design, material and color to the primary structure" This needs to be considered in granting this variance.

Most members felt that the requested variance would allow for the construction of a building that would be in harmony with the purposes and intent of the ordinance. Given the proximity of the lot to the two large steel buildings on the adjacent MN DOT property, the size of the lot, and dense screening from an established tree line on the north and south sides of the lot that the use of the vertical steel would be aesthetically similar to the home.

07-06-21-08 Motion by Hamman second by Korynta to allow for the use of vertical steel siding and a steel roof; provided the building is white with black wainscoting and a black roof. Mortenson voted against the motion. **Motion Approved.** The City Council will receive the recommendation and take action at the meeting next Monday at 7:00 p.m.

BARNESVILLE EDA VARIANCE:

07-06-21-09 Motion by Hamman, second by Karsnia to open the public hearing at 7:50 pm. **Motion Approved.** Refer to the agenda packet for details of the EDA's request.

07-06-21-10 Motion by Karsnia, second by Harbin to close the public hearing at 7:58 pm. **Motion Approved.**

07-06-21-11 Motion by Korynta, second by Hamman to amend the original CUP and PUD standards for the Commercial Condos – Phase 1 to include the south 155 feet of Block 3, Lot 7. **Motion Approved.** The City Council will receive the recommendation and take action at the meeting next Monday at 7:00 p.m.

REVIEW LANGUAGE IN ACCESSORY BUILDING ORDINANCE

07-06-21-12 Motion by Hamann, second by Karsnia to table discussion until the next meeting.

INFO ONLY –BUILDING PERMITS

Lauer reported that she has forgotten to provide the building permits but that she would e-mail the information to board members in the morning.

ADJOURNMENT

07-06-21-12 Motion by Harbin, second by Karsnia to adjourn the meeting at 8:07 pm.

Minutes prepared by Shannon Jablonsky and Karen Lauer