

**Barnesville Planning Commission
Regular Meeting
Monday, August 2, 2021
City Hall Council Chambers**

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

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

Absent: Rick Hamman

Others Present: Interim City Administrator John Chattin, EDA Director Karen Lauer, Philip Rogers, Tobbie Krueger, Shelly Krueger and Trevor Krueger

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

08-02-21-01 Motion by Mortenson second by Stuvland to accept the agenda as listed. **Motion approved.**

Approval of Minutes from July 6, 2021 Meeting:

08-02-21-02 Motion by Harbin, second by Korynta to approve the minutes from the July 6, 2021 meeting. **Motion approved.**

- 1. Public Hearing – PHILIP ROGERS: Request a Variance to reduce the required setback in front of a garage.**

08-02-21-03 Motion by Karsnia, second by Stuvland to open the Public Hearing at 6:31 p.m. **otion approved.**

Philip Rogers has completely renovated the property at 801 3rd Street Southeast. Photos of the project are included in the Agenda Packet. Philip would like to construct a new garage in a slightly different configuration than the old east-facing garage that was removed from the property. The garage measures 26' x 30', with the door facing north. There is a wide boulevard in this area, which creates a long distance from the curb to the property line. The required setback from the front of the garage to the right-of-way is 18 feet under current ordinance; Philip is asking the distance be reduced to 11 feet. **Mr. Rogers is requesting a 7-foot Variance.**

No questions or comments from the public.

08-02-21-04 Motion by Harbin, second by Karsnia to close the Public Hearing at 6:39 p.m. **Motion approved.**

- 2. Action – Rogers Variance Request.** The proposed garage will be sided and shingled to match the house. Upon reviewing the Three Factor Test for approving a Variance, it was recommended that the Variance be approved.

08-02-21-05 Motion by Harbin, second by Karsnia to recommend approval of the Variance to the City Council. **Motion approved.**

- 3. Public Hearing – TOBBIE & SHELLY KRUEGER: Conditional Use Permit request to construct a 40' x 50' accessory building, which exceeds the ground coverage of the home by 720 square feet and a Variance request to allow for the use of vertical steel siding.**

08-02-21-05 Motion by Karsnia, second by Harbin to open the Public Hearing at 6:44 p.m. Motion approved.

Refer to the Agenda Packet for details of this request. The property in which the structure is to be built is 150' deep by 300' wide and the home sits on the far north edge of the property. The lot is 45,000 square feet. The home has a brick exterior. The allowable accessory building size for this lot is currently 1,940 square feet (based on size of the house and existing accessory building). The property abuts Dean's Bulk Service storage tank area. The proposed structure will have vertical steel siding with brick to match the house 4 feet up and will have water and sewer. No questions or comments from public.

08-02-21-06 Motion by Mortenson, second by Korynta to close Public Hearing at 6:55 p.m. Motion approved.

4. Action – Krueger Conditional Use Permit and Variance Request.

08-02-21-07 Motion by Mortenson, second by Harbin to approve the additional 720 square feet beyond the 1,280 square feet allowed under existing rules. Motion approved. CUP is granted based on the unique size of the lot. Currently there are no plans for the city to expand into the field east of this property.

08-02-21-08 Motion by Karsnia, second by Korynta to approve the Variance for vertical steel siding above brick wainscoting on prevailing two sides, with the other two sides being steel to match the house and the roof will be shingled to match the house. The project is to be completed no later than August 15, 2022. Motion approved.

5. Review Language in Accessory Building Ordinance

Calculation of ground coverage for tri-level homes. Sample plan is included in the Agenda Packet. Language to be changed is on Page 24 Subdivision 2 in the Agenda Packet: "For all houses, except single story, rambler style houses, the ground coverage for the accessory building shall be calculated as the square footage within the perimeter of the house, less any attached garage, multiplied by 150%." It is suggested to change the language to read "For all bilevel and trilevel style houses, the ground coverage for the accessory building shall be calculated as the square footage of the largest livable area, less the garage multiplied by 150%. For a rambler and four-level split the ground coverage of the accessory building would be calculated as the perimeter of the house less the garage.

08-02-21-09 Motion by Harbin, second by Stuvland to call for a public hearing regarding language changes to Subdivision 2. Motion approved.

6. Discussion: Definition of Bulk Storage In Zoning Ordinance – Refer to page 30 of the Agenda Packet. There have been questions from people wanting to use buildings for "bulk storage". Bulk Storage is defined as "(1) storage in a warehouse of supplies and equipment in large quantities, usually in original containers, as distinguished from bin storage; (2) storage of liquids, such as petroleum products in tanks, as distinguished from drum or packaged storage."

08-02-21-10 Motion by Harbin, second by Mortenson, to call for a public hearing regarding the definition of bulk storage. Motion approved.

7. Discussion: Moved-In Building section of Zoning Ordinance – Refer to page 31 and 32 of the Agenda Packet. There was discussion regarding how fees are determined and it is recommended that there be a standard fee no matter anticipated cost of the project and adjust

the wording to be more specific. The deposit is intended to cover administrative fees should the project not be completed as intended and will be refunded to property owner upon completion of the project. The city attorney recommended the amount of the deposit be \$5,000 and changing the word "shall" to "be required". It was suggested that the ordinance be changed to read *"If a CUP is approved, a cash deposit in the amount of \$5,000 will be filed with the City Clerk prior to the Moving Permit being issued. Such deposit is for the purpose of ensuring that alterations and repairs to the structures to bring it up to code as required in the building permit are accomplished"*. Karen and John will write the draft.

08-02-21-11 Motion by Harbin, second by Stuvland to call for a public hearing regarding language changes to the Moved-in Building section of the Zoning Ordinance. Motion approved.

8. Info Only – Building Permits

9. Other Zoning Concerns: None

10. Next Meeting Tuesday September 7, 2021 in City Hall Council Chambers.

11. 08-02-21-12 Motion by Harbin, second by Karsnia to adjourn the meeting at 8:01 p.m. Motion approved.

Minutes prepared by Shannon Jablonsky