

**Barnesville Planning Commission
Regular Meeting
Tuesday, September 7, 2021
City Hall Council Chambers**

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

Present: Steve Mortenson, Michael Harbin, Paul Karsnia, Dustin Korynta, Rick Hamman and Brent Berg.
Absent: Dawn Stuvland

Others Present: Interim City Administrator John Chattin and EDA Executive Director Karen Lauer

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

09-07-21-01 Motion by Mortenson, **second** by Harbin to accept the agenda as listed.
Motion approved.

Approval of Minutes from August 2, 2021 Meeting:

09-07-21-02 Motion by Harbin, **second** by Karsnia to approve the minutes from the August 2, 2021 meeting. **Motion approved.**

1. Public Hearing – Amendments to sections of the Zoning Ordinance.

09-07-21-03 Motion by Mortenson, **second** by Korynta to open the Public Hearing at 6:35 p.m.
Motion approved.

- **Rules and Definitions - Proposed Addition:** 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.
- **Moved Buildings – Proposed Changes to Item #2:** If a CUP is approved, ~~the applicant will be required to provide a cash deposit or performance or completion bond in an amount set in the CUP in the amount of \$5,000 shall be filed with to the City Clerk prior to a moving permit being issued, and be signed by a good and sufficient surety, setting forth the completion date therein.~~ Such ~~bond deposit~~ is for the purpose of ensuring that alterations and repairs to the structure to bring it up to code as required in the building permit are accomplished.
- **Accessory Structures in Residential Districts – Proposed Changes to Subd. 2:** Subd. 2. Ground Coverage./Permitted Structure Size For lots 10,000 square feet or under in area, the total floor area of any garage(s) and accessory buildings may not exceed 1,000 square feet; for lots over 10,000 square feet to 15,000 square feet the total floor area of any garage(s) and accessory buildings may not exceed 1,200 square feet; for lots over 15,000 square feet to 20,000 square feet the total floor area of any garage (s) and accessory buildings may not exceed 1,400 square feet; for lots over 20,000 square feet to 25,000 square feet the total floor area may not exceed 1,600 square feet; for lots over 25,000 square feet to 30,000 square feet the total floor area of any garage(s) and accessory buildings may not exceed 1,800 square feet; for lots over 30,000 square feet to 35,000 square feet the total floor area may not exceed 2,000 square feet and for lots exceeding 35,000 square feet the total floor area of any garage(s) and accessory buildings may not exceed 2,500 square feet; and in all cases the total floor area may not exceed the ground coverage of the dwelling, less any attached garage, unless approved by a conditional use permit. ~~The ground coverage shall be calculated as the square footage within the perimeter of the house, less any attached garage. For all houses except single family rambler style homes, the ground coverage shall be calculated as the square footage within the perimeter of the house, less any attached garage, multiplied by 150%. For all bi-level and tri-level style houses, the ground coverage for the accessory building shall be calculated as the square~~

footage of the largest livable area, less the garage. For a rambler or four-level split style home, the ground coverage of the home would be calculated as the perimeter of the home, less the garage.

No members of the public in attendance.

**09-07-21-4 Motion by Harbin, second by Hamman to close the Public Hearing at 6:40 p.m.
Motion approved.**

2. Action – Recommendation to City Council on textual changes.

**09-07-21-5 Motion by Mortenson, second by Harbin to send to City Council as rewritten.
Motion approved.**

3. Public Hearing – City of Barnesville Conditional Use Permit (CUP) Request for illuminated signs at the new Firehall Liquors Building being constructed at 721 Front Street North.

**09-07-21-6 Motion by Korynta, second by Karsnia to open the Public Hearing at 6:40 p.m.
Motion approved.**

The city applied for a CUP because all illuminated signs require it. Refer to agenda packet for details regarding the location and design of the signs.

**09-07-21-7 Motion by Hamman, second by Harbin to close the Public Hearing at 6:48 p.m.
Motion approved.**

4. Action – Recommendation to the City Council on CUP request.

09-07-21-8 Motion by Hamman, second by Korynta to recommend to the City Council approval of the CUP with the condition that the City applies for an is approved for a Variance to have more than one wall sign. Motion approved.

5. Special Meeting on Monday, September 13, 2021 at 5:30 p.m. in the City Council Chambers to address Chris and Michelle Hoppe's rezoning and variance requests for the construction of an accessory building south of current detached garage. Refer to page 16 of the Agenda Packet for information.

6. Info Only – Building Permits

7. Other Zoning Concerns – Karen received a call from a resident who is planning to place accessory building in his yard in the Del Acres Gilbertson 2nd Addition. The building will have a "tin" roof and will be 10' x 12' or 10' x 14' in size. The resident states the building will be placed on a gravel/sand slab in the side yard. As per City Code, accessory structures under 150 square feet and placed in the rear yard are exempt from the requirement of structure materials matching to the house.

Coffee Kiosk Update – Due to project cost, the coffee kiosk will not be built in Barnesville at this time. She is currently "testing" a location in Fergus Falls; if this goes well, she may revisit establishment of the coffee kiosk in Barnesville.

Old Lumber Yard – Has been purchased and the new owner plans to divide the structure to be leased to other businesses, but the structure needs a lot of work.

8. Adjournment

**09-07-21-9 Motion Harbin, second by Mortenson to adjourn the meeting at 7:19 p.m.
Motion approved.**

Minutes prepared by Shannon Jablonsky 9-8-2021