

**Barnesville Planning Commission Meeting  
Monday, March 6, 2023  
City Hall Council Chambers**

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

**Present:** Brent Berg, Dawn Stuvland, Michael Harbin, Ben Schumann, Joshua Schroeder and Dan Swenson.

**Absent:** All members were present.

**Others Present:** Planning staff member Karen Lauer, Michael Stein from the Record-Review and City Zoning Administrator Jeremy Cossette.

**Approval of Agenda:**

**03-06-2023-01 Motion by Swenson, second by Stuvland** to accept the agenda with additions of Vice Chair discussion.  
Motion approved.

**03-06-2023-02 Approval of Minutes: Motion by Stuvland, second by Harbin** to accept minutes as written from the February 6, 2023 meeting. Motion approved.

**OLD BUSINESS**

**a. Discuss: Regulation on storage on undeveloped residential lots**

Discussion was held by Cossette on coming up with language on a proposed ordinance change for undeveloped residential lots. Cossette had mentioned that after great length of research done by both Lauer and himself, that undeveloped residential storage was not something commonly regulated by governments. However, a small portion of the ordinance for the City of Arlington was brought forward for a start on this discussion. It was mentioned that if the commission didn't feel that it was necessary to make a change in the ordinance, that this topic could be placed on the covenants when someone purchases these lots. Berg mentioned that he would like to see this placed as an ordinance and discuss was held. Berg made mention that he liked the wordage from the City of Arlington ordinance in the subdivisions of I., II., and III. which Berg stated that it could be added to sub. 10 Off-Street Residential Parking Restrictions, under the subset subdivision of B, after the second paragraph. A draft was requested to add the three bullet points to this area and to bring back to the committee. In those cases where a property owner owns a vacant lot immediately behind the lot on which their home sits (abutting another street) the owner would be required to follow the standard "front yard setback" with regard to utilizing that "rear yard" area for any storage. If the vacant lot is next to the lot on which the home sits, the standard sideboard setbacks would also apply.

**b. Discuss: Fencing Discussion**

A draft ordinance was provided to the group and there was discussion on the proposed fence ordinance. Berg has requested that we take out the wordage of "and conform to the following:" under Sec. 7-0801 Fencing and Screening, Subd. 5. Residential District Fences., A. "All residential fences shall be placed within the property being fenced and conform to the following." No further discussion was held and all present were ok with the changes stated.

**c. Discuss: Possible changes to Geothermal Heating System section**

A draft ordinance was provided to the group and there was a discussion on the proposed geothermal ordinance. Lauer had presented why this topic needed discussion and that was when the Barnesville city code went into effect, it was in the early years of geothermal heating systems. Over the years the permitting and regulations had shifted over to the State of Minnesota. The State of Minnesota has primary jurisdiction over these systems and the permits of the State of Minnesota would need to happen prior to any permits from the City of Barnesville. Changes were presented. Swenson had suggested that we leave the Sec. 7-114. City Inspection and Monitoring of Geothermal Facilities, and Sec. 7-115. Defective Geothermal Heating Systems. It was the consensus to bring the changes forward for the next meeting.

**d. Discuss: Barnesville Commercial Park for “other licensed businesses such as massage therapy businesses?”**

Discussion was held on “other” licensed businesses that may require more regulations and some areas to speak about were added to the agenda. Other areas that were included were massage therapy establishment and massage therapist licenses, and indoor firearms shooting range. Discussion was held on the first topic of kennels. Lauer had indicated that kennels would be allowed in the joint powers area around Barnesville. It was spoken about how kennels are a needed necessity and having the ability to have a kennel business would be beneficial but the recommendation was to have a CUP for the I-1 and C-3 areas to allow these businesses. Discussion was held on the draft ordinance was provided in the agenda and to use that for guidance for a possible proposed change. Lauer stated in the past she has been approached by individuals with interest in opening businesses in the Commercial Park which include alcohol sales. Cossette noted that the city’s liquor ordinance was being updated to reference licensing for breweries and micro breweries. The group felt these types of businesses should also be considered from a zoning perspective. Staff were asked that putting this information together in a draft form and bring back to the commission for further discussion. The other areas of massage therapist and “other” licensed business was not spoken about.

**NEW BUSINESS**

**a. Vacancy on Planning Commission**

Since there was an accepted resignation, it was discussed on how the commission wants to move forward on filling the vacancy on the Barnesville Planning Commission. Lauer had mentioned that there was a local individual that was interested in serving on a commission. Lauer went over the individual’s background. It was the consensus of the commission to post the vacancy position and bring forward any candidates at the next meeting. The advertised position will be posted on the City’s newsletter, City’s website, City’s Facebook, and posted in the Barnesville Record Review.

**b. Vice Chair on Barnesville Planning Commission**

Discussion was held on having a new Vice Chair on the commission since the resignation of the former Vice Chair. Harbin stated that he would do it if no others were interested in it.

**03-06-2023-03 Accept Michael Harbin for Vice Chair: Motion by Swenson, second by Schroeder.** Motion approved.

**c. Building Permits:** permits were reviewed. No discussion

**d. Other Zoning Concerns:** Lauer had mentioned a project that was going to be done at the “old church” at Our Savior Church. Lauer had mentioned that the new owner had indicated that he will be applying for a variance for the construction of a garage, which the owner wants it the same size as the cement slab that is currently at the location. It was found that the owner will be applying for a variance and probably wanted it set for a May 2023 meeting for the variance. Lauer stated that it was just an FYI for now.

Next meeting is scheduled for Monday, April 3, 2023.

**03-07-23-04 Motion by Harbin, second by Swenson** to adjourn the meeting at 7:36 pm.

Minutes prepared by Karen Lauer and Jeremy Cossette, 03-07-23