

**Barnesville Planning Commission Meeting  
Monday, April 3, 2023  
City Hall Council Chambers**

Meeting was called to order at 6:34 p.m. by Brent Berg

**Present:** Brent Berg, Dawn Stuvland, Joshua Schroeder and Dan Swenson.

**Absent:** Michael Harbin, Ben Schumann

**Others Present:** City Zoning Administrator Jeremy Cossette and Public Citizen Elijah Jones

**Approval of Agenda:**

**04-03-2023-01 Motion by Swenson, second by Stuvland** to accept the agenda  
Motion approved.

**04-03-2023-02 Approval of Minutes: Motion by Schroeder, second by Stuvland** to accept minutes  
as written from the March 6, 2023 meeting. Motion approved.

**OLD BUSINESS**

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

Discussion was held on the wording of the final changes to the zoning regulations about storage on undeveloped residential lots. The commission was unanimous that the current draft version of the ordinance on undeveloped residential lots should be brought forward for final approval with no additions or changes needed. The commission members indicated individually that they approval of this wordage. The following is what was approved by the commission:

Chapter 7-06 Other Provisions

Sec. 7-0602 Off-Street Parking and Loading Requirements

Subd. 10. Off-Street Residential Parking Restrictions.

B. Utility trailers or equipment, recreational camping vehicles (as defined in Sec. 5-0303 of the City Code), converted buses, converted vans, off-road vehicles, and recreational equipment, including, but not limited to, boats, snowmobiles or jet skis shall be parked in accordance with the requirements in this subdivision. The aforementioned items must be well maintained and in an operable condition and validly licensed.

Outdoor storage is allowed on vacant residential lots provided:

- I. No more than one vacant residential lot is used for storage
- II. Said vacant lot directly abuts, that is has a common lot line with a property under the same fee ownership.
- III. One of the lots contains an established dwelling.
- IV. 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 yar" area for storage. If the vacant lot is next to the lot on which the homes sit, the standard side yard setback would also apply.

**b. Discuss: Fencing Ordinance**

The draft ordinance about the fencing changes were reviewed. All present indicated that they were ok with the substance of the ordinance and that there should be no additions or changes needed. Berg had mentioned that there was a typo in the draft that will be finalized. The following changes were discussed for final change:

Chapter 7-08 Fencing and Screening  
Sections 7-0801 Fencing and Screening  
Subd. 5. Residential District Fences.

- A. All residential fences shall be placed within the property being fenced.
- B. Fences alongside property lines shall not be more than six (6) feet in height.
- C. Fences along any rear property line, which is also the rear property line of an abutting lot, shall not exceed six (6) feet in height.
- D. Fences along a rear property line, which line constitutes the side lot line of an abutting lot, shall not exceed six (6) feet in height.
- E. The screening provisions for residential districts shall supersede, where applicable, the provisions of this section.
- F. All posts or similar supporting instruments used in the construction of fences, shall be faced inward toward the property being fenced.
- G. All fences shall not obstruct drainage.
- H. Fences are not allowed within utility easements. Existing fences obstructing the use of utility easements shall be removed at the owner=s expense when access is required by the utility. Existing fences are those that are existing as of October 1, 2010.
- I. Fences in required front yards shall not exceed thirty-six inches (36") in height except that fences that are at least seventy-five percent (75%) open may be forty- eight inches (48") in height.

Subd. 6. Commercial and Industrial District Fences.

- A. Commercial and Industrial District fences are those fences located within commercial or industrial zoned areas of the City.
- B. Fences shall be placed within the property where the fence is being built.
- C. Fences extending across a required front yard or a required side yard which abuts a street on a corner lot shall be at least seventy five percent (75%) open for the passage of air and light and shall maintain the traffic visibility requirements of this Section.
- D. All commercial and industrial fences shall require a conditional use permit.
- E. Fences which are primarily erected as a security measure may have arms projecting into the applicant's property on which barbed wire can be fastened commencing at a point at least seven feet (7') above the ground.

**c. Discuss: Geothermal Ordinance**

A draft ordinance was provided to the group and there was a discussion on the proposed geothermal ordinance. Cossette had spoke with the City Building Inspector about having a local building permit along with the state permit. It was found that the State of Minnesota would permit the digging and pipe portion of a geothermal project, but a City building permit would be needed to hook the system up to a heating system within a house. After the explanation of keeping the city building permit, Berg had asked if there was no objection to the final wordage of the ordinance change, in which there was none.

Chapter 7-11 Geothermal Heating Systems

SEC. 7-1101. PURPOSE.

The purpose of this ordinance is to regulate the use of geothermal heating systems within the City of Barnesville.

SEC. 7-1102. STATE REQUIREMENTS.

Residents may install Geothermal Heating systems in the City of Barnesville provided they follow all rules in Minnesota Rules Chapters 4725.7050-4725.3875 and obtain all required permits through the State of Minnesota.

SEC. 7-1103. CITY REQUIREMENTS.

The City of Barnesville requires that all Geothermal Heating systems be registered.

- A. Property owners are required to register their systems by providing the City Administrator with all State of Minnesota approved permits prior to installation.
- B. Before installing Geothermal Heating system, residents are required to obtain a City of Barnesville Building Permit.

SEC. 7-1104. CITY INSPECTION AND MONITORING OF GEOTHERMAL FACILITIES. In connection with the principal functions and activities of the city resource management responsibility, city officials may, upon reasonable notice to the owner, enter upon any property within the city for purposes of inspecting geothermal facilities, or monitoring the operational characteristics of such facilities, when such inspection or monitoring is reasonably necessary to the assessment of other indices related to geothermal or ground water reservoir management, or protection of the public safety and welfare. The city shall provide affected property owners or occupants with reasonable prior notice, describing the nature, purpose, and duration of the necessary inspection or monitoring; such inspections or monitoring shall be conducted in accordance with applicable city and state procedures for inspections. If any person refuses to permit any officer or employee to enter and inspect, the City officer or employee shall not attempt to force entrance, but shall, with the assistance of the City Attorney, seek a search warrant or other appropriate court order.

SEC. 7-1105. DEFECTIVE GEOTHERMAL HEATING SYSTEMS.

Whenever the City Administrator determines that any geothermal heating system within the city is by the nature of its construction, installation, or operation is adversely interfering with other geothermal heating systems, or is polluting groundwater or surface water, the Administrator shall promptly notify the affected owner, by certified mail, of the wasteful or defective geothermal heating system and require said owner to repair or adjust the geothermal heating system within twenty- four (24) hours; a geothermal heating system continuing wasteful or defective operation after expiration of the twenty-four (24) hours may be prosecuted

**d. Discuss: Barnesville Commercial Park – Kennels**

Discussion was held for kennels within the city along with the Commercial Park. It was discussed about the possible CUP and conditions that were done prior to a residential home business that was allowed for business. After a long discussion, Schroeder had mentioned to have a “commercial kennel” and would be for four or more dogs. Discussion was held and found that having a “commercial kennel” definition. The proposed zones to allow for “commercial kennel’s’ were spoken about in zones C-2, C-3, I-1, I-2 but would be a conditional use permit. A draft will be presented at the May 2023 meeting for more follow up on this topic.

**e. Review: Zoning Ordinance related to Exterior Materials**

Final discussion was held on this previously discussed and approved topic from 2022. It was again discussed if that was the intent of the commission, and it was found that the current wordage that was proposed will go forward for finalization. Berg had asked if there needed to be any more discussion, however no other discussion was held. Below was the wordage that was approved for a change within the city code:

Chapter 7-06 Other Provisions  
Sec. 7-0601 Structural Regulations  
Subd. 2. Building Type and Construction

No galvanized or unfinished steel, galvauium or unfished aluminum buildings walls or roofs, ~~except those specifically intended to have a corrosive designed finish~~ shall be permitted in any zoning district except in association with farming operations, or in industrial zones, or as permitted by conditional use permit.

**f. Discuss: Vacancy on Barnesville Planning Commission Update**

Cossette had informed the Commission that there were so far two individuals that were interested in the Barnesville Planning Commission but that the position would be open until April 6, 2023. Elijah Jones was an applicant and was present in the meeting. Berg had asked Jones to introduce himself and give a little background about himself. After the introduction, this topic was tabled until the May 2023 Commission meeting to have an interview with the current two applicants along with any other person that may apply before the deadline.

**NEW BUSINESS**

**a. Laundromat Zoning**

There was lots of different information on the possibilities of language of laundromat zoning was given within the monthly packet. Discussion was held and Cossette had mentioned the memo put together by Lauer about the possibility of using the definition of “personal and professional services.” However, after the Commission was aware that laundromats are already within our zoning under a C-3 as permitted use, it was recommended by Berg to use the same wordage in zones of C-1, C-2, I-1, I-2 as a permitted use. Berg also had requested to put in a definition of what a laundromat is so that in the future we wouldn't have issues with dry cleaning types of business as a laundromat is a low impact business. After minor discussion, it was favored by the commission to bring this wordage forward. Berg had asked if anyone else wanted different wordage but was found by that all agreed that this would be sufficient by no objections.

**b. New Liquor ordinance and zoning of new types of businesses**

Cossette did an overview of the new liquor ordinance that was passed by the City Council in March 2023 in which there was added business types of licensed brewpubs, microbrewery taprooms, and micro distillery cocktail rooms. Cossette had asked if the commission was comfortable with just keeping it under the restaurant and beverage type of business or if they wanted to have specific wordage for these businesses that may not fit great into this category. It was decided to look at towns such as Fargo, Moorhead, or Fergus Falls that have these types of businesses and what they have done for zoning of these businesses. The commission tabled this until the next meeting.

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

**d. Other Zoning Concerns:** None

Next meeting is scheduled for Monday, May 1, 2023.

**04-03-23-03 Motion by Swenson, second by Schroeder** to adjourn the meeting at 7:55 pm.

Minutes prepared by Jeremy Cossette, 04-04-23