

**Barnesville Planning Commission Meeting
Monday, June 5, 2023
City Hall Council Chambers**

Meeting was called to order at 6:36 p.m. by Brent Berg

Present: Brent Berg, Joshua Schroeder, Ben Schumann, Dawn Stuvland present at 6:58 p.m.

Absent: Michael Harbin, Dan Swenson

Others Present: City Zoning Administrator Jeremy Cossette, Planning staff member Karen Lauer, Public Citizens James (Jim) Braton, Jeff Braton, Sue Lass, Brady Tweeton, Ann Tweeton, Phillip Swenson, and Nathan Stokka

Approval of Agenda:

06-05-2023-01 Motion by Schumann, second by Schroeder to accept the agenda. Motion approved.

06-05-2023-02 Approval of Minutes: Motion by Schroeder, second by Schumann to accept minutes as written from the May 1, 2023 meeting. Motion approved.

a. Public Hearing: J&J Braton Properties LLC

A Public Hearing was published to consider J & J Braton Properties LLC request for a lot split which will would not meet lot area requirements, maximum lot coverage requirements, and lot depth located at Lots 15-17 Blk 4 & N 10' of Lot 3 Blk 30 located at address of 502 4th St SE

06-05-2023-03 Open Public Hearing- Motion by Schroeder, second by Schumann to open the Public Hearing at 6:37 pm. Motion approved.

Cossette reviewed the application of variance from J&J Braton Properties LLC and provided an overview of the variance request. The request was for a lot split which would result in lots that do not meet lot area requirements, maximum lot coverage requirements, and lot depth located at Lots 15-17 Blk 4 & N 10' of Lot 3 Blk 30 located at address of 502 4th St SE.

After Cossette gave an overview of the variance application, James (Jim) Braton spoke to the Commission. Braton stated that the reason for the variance was to allow for a possible sale of one of the buildings within the property, or both. Braton mentioned that the larger building on the north side of the property is an old church and that the house/garage was the old pastor house. Braton had mentioned that the house was on the property prior to the church and that with his history of the property that the property on the northside of the residence was gifted to the church to build the current building. Braton had mentioned that he wanted to do the variance process first before spending lots of money on a survey to make sure that he was able to go forward with the lot split. Braton had mentioned that they were land locked in the area and no room to expand, no additional property to add to the lot size. Sue Lass was in attendance but had not any more information to add on this variance as she has the dance studio within the current church building on the property. There was no other public that wanted to speak about this variance request.

06-05-2023-04 Close Public Hearing- Motion by Schroeder, second by Schumann to close the Public Hearing at 6:49 pm. Motion approved.

Meeting was put into recess at 6:49 p.m.

Meeting resumed at 6:52 p.m.

e. Discussion- Barnesville Planning Commission Vacancy

Since there were not enough Planning and Zoning Commission members present to go forward with any formal action, it was decided to discuss the planning and zoning vacancy. Nathan Stokka applied for this position and the previous applicant had to withdraw from consideration. Stokka presented with information about himself and talked about his background in the engineering field and that he is currently employed with the City of Fargo.

Stuvland arrived at the meeting at **6:58 p.m.** during this discussion

06-05-2023-05 Recommend Nathan Stokka to Commission- Motion by Schumann, seconded by Stuvland to recommend to the City Council for Nathan Stokka to the unexpired term from the resignation of Dustin Korynta. Motion carried

b. Action: J&J Braton Properties LLC Variance Request

Discussion on the J&J Braton Properties LLC variance. Information was given to Stuvland about what was spoken about during the public hearing since she was absent. Schroeder mentioned that the variance seemed necessary to make a lot split. Berg had mentioned that this would be different if in fact there was no land around the area to add to allow for large lots, but this lot is totally land locked. Berg also mentioned that there is no way to get around to splitting this lot without a variance. There were minor questions about the variance.

06-05-2023-06 Motion by Schroeder, second by Stuvland to recommend to the City Council for a lot split which will result in lots which will not meet lot area requirements, maximum lot coverage requirements, and lot depth located at Lots 15-17 Blk 4 & N 10' of Lot 3 Blk 30 located at address of 502 4th St SE

c. Public Hearing: Brady Tweeton Variance Request

A Public Hearing was published to consider Brady Tweeton request for a 13-foot variance to reduce the front yard setback from 25 feet to 12 feet for a new detached accessory building at Lot 1 Blk 4, Pedersons Lakeview Addition, located at address of 324 5th St NE

06-05-2023-07 Motion by Stuvland, second by Schumann to open the Public Hearing at 7:06 pm. Motion approved.

Cossette gave an overview of the variance application from Brady Tweeton. After Cossette gave an overview of the variance application, Brady Tweeton spoke of the application quickly. There was a building permit question that was spoken about in reference to fire protection within this proposed structure. After Tweeton briefly spoke, Phillip Swenson asked if he could see a design of what was proposed. Berg went over and showed Swenson the design that was provided along with explaining the information that was presented. After showing Swenson the information, Swenson said he had no comment and that it appeared that Tweeton is doing his job to allow for the accessory building.

06-05-2023-08 Motion by Schumann, second by Schroeder to close the Public Hearing at 7:14 pm. Motion approved,

d. Action: Brady Tweeton Variance Request

Berg did a quick overview for the Commission about the variance application, the uniqueness of the house set on the property, along with the rest of the rules and regulations being followed. Cossette mentioned that the house on the property is set such as no accessory building could be built and that the accessory building itself would be allowed on the property without a variance. It was also noted that

the 12-foot setback would be from the right-of-way and that where the driveway would be, there is no sidewalks at that location. Schroeder asked Tweeton if it was his intent to use the accessory building for storage and vehicles within the driveway, which Tweeton stated that it was his intent to put a vehicle in the garage and not use the driveway to park his vehicles in.

06-05-2023-09 Motion by Stuvland, second by Schroeder to recommend to City Council to approve Brady Tweeton's variance request for a 13-foot variance to reduce the front yard setback from 25 feet to 12 feet for a new detached accessory building.

e. Discussion: New Liquor ordinance and zoning of new types of businesses

Cossette had mentioned that the discussion of these new liquor business types was held in the past months, including last month it was asked to provide a better map of the I-2 Zone to possibly include that area as a permitted zone for these businesses. Discussion was held on that zone on Hwy 34 on the east side of Barnesville. Schumann thought it was a great area to include as possible location of liquor businesses that would want to use. It was decided to add the I-2 zone as permitted use under the proposed changes that have been previously spoken about. This change will be presented in the future with other zoning ordinance changes which were agreed upon by the commission.

NEW BUSINESS

a. Discuss: Parking Requirements at business locations

Cossette and Lauer discussed that recently there was discussion held about the new proposed Cenex Building in Barnesville. At a meeting that Cossette and Lauer attended, parking requirements were addressed but the engineering firm for the project had requested that the Planning Commission take it into advisement about the parking requirements as they pertain to parking at the fuel pumps. Cossette and Lauer did research on this topic and some different zoning requirements were given to the Commission. It was noted that the research done, it was found that the City of Bloomington allowed for .5 parking spots per location at the fuel pumps, but that their per square foot was less for full parking spots. This was talked about at great length. However, the Commission determined that even if .5 was even going to be considered, that the lot as proposed still was a long ways off the current zoning requirements. Berg finally stated that they must come up with a better parking option for us to even look at this further. Cossette and Lauer will reach out to the engineering firm and advise them of the Commission's discussion and decision as this will stay open for future discussion, but at this point the Commission believed there was no reason to discuss further.

b. Discuss: Is a CUP necessary for all commercial fences?

Cossette and Lauer gave a background on the past EDA meeting and a possible change to allow fences within this location. However, Lauer had mentioned that allowing the fences and then having them go through the process of a CUP is a lengthy process and wanted to have full discussion. Berg had started the conversation about the fences and to then maybe spell out the fence materials used for individual spots. The beginning of the conversation was directly towards the Industrial Park and the Shops and Storage area. However, during the multiple variables discussed, there was a broader picture of the different zones that may have fences. Ultimately it was determined that allowing a fence without a CUP that it wasn't in the best interests for throughout the different commercial zones and that under specific CUPs these could be addressed. This was the final consensus of the Commission to leave it as it stands and to have CUPs for commercial fences.

c. FYI: EDA Shops and Storage- front yard setback.

Lauer presented information about the Shops and Storage discussion at the last EDA meeting. Lauer had explained that there was a recent termination of a contract to buy a lot on the southside of the Shops and Storage due to the setback requirements and the utility easement on the rear side of the lots with the utility lines on the northside of the easement. Lauer had mentioned that with this, there is no way to build a storage facility that is normally 34 feet deep. Lauer had stated that the EDA Board has

taken action to request a 2-foot front yard setback possible change to their Conditional Use Permit (CUP) for the Shops and Storage Planned Unit Development (PUD). At this time the specific language for that request is being determined to be brought to the Planning Commission next month. After discussion about what this will do for parking, it was decided to plan this for public hearing and actionable action at the next Planning Commission meeting.

d. Building Permits:

Permits were reviewed and no issues noted

e. Other Zoning Concerns: None

Next meeting is scheduled for Monday, July 10, 2023 at 6:00 pm.

06-05-23-10 Motion by Stuvland, second by Schumann to adjourn the meeting at 8:25 pm.

Minutes prepared by Jeremy Cossette, 06-06-23