

**Barnesville Planning Commission Meeting
Monday, July 10, 2023
City Hall Council Chambers**

Meeting was called to order at 6:01 p.m. by Brent Berg

Present: Brent Berg, Ben Schumann, Dawn Stuvland, Michael Harbin, Nathan Stokka, Dan Swenson

Absent: Joshua Schroeder

Others Present: Mayor Jason Rick, City Zoning Administrator Jeremy Cossette, Planning staff member Karen Lauer,

Approval of Agenda:

07-10-2023-01 Motion by Stuvland, second by Schumann to accept the agenda. Motion approved.

07-10-2023-02 Approval of Minutes: Motion by Schumann, second by Stuvland to accept minutes as written from the June 5, 2023 meeting. Motion approved.

Oath of Office for Nathan Stokka

City Zoning Administrator Jeremy Cossette administered the Oath of Office for Nathan Stokka

Public Hearing

A public hearing was published to consider an EDA request to change the Conditional use Permit for the Planned Unit Developments in the Barnesville Commercial Park front yard setback. The amendment requested are for the south side lots of the Barnesville Commercial Park Fourth Addition and the Barnesville Commercial Park Fifth Addition from the current 20 feet to 18 feet.

07-10-2023-03 Open Public Hearing- Motion by Harbin, second by Stuvland to open the Public Hearing at 6:04 pm. Motion approved.

Cossette reviewed the Barnesville EDA Board request on a Conditional Use Permit change to the Planned Unit Development for Barnesville Shops and Storage. Cossette informed the commission that the amendment was for the southside lots of the Barnesville Commercial Park for a decrease in the front yard setback from the current 20 feet to an 18-foot setback. Cossette had stated that due to the ditch on the southside of these lots, the utilities were placed on the farthest northside of the easement for electrical and fiber. Because of this issue, it causes problems for someone to build a 34-foot depth building, which is a very common size. The depth on these lots is 64 feet, including the 10 foot rear easement and 20 foot setback and hence the depth issue. Cossette had stated that letters went out to all lot owners within the 350 feet of these lots and also published the public hearing in the Barnesville Record Review. Cossette and Lauer did not receive any feedback from the community prior to this public hearing.

No public attending the public hearing and was closed.

07-10-2023-04 Close Public Hearing- Motion by Swenson, second by Harbin to close the Public Hearing at 6:07 pm. Motion approved.

Action: EDA-PUC Front Yard Setback

During the discussion Harbin had asked about 18 feet and if it was enough for someone to park on the front side of a building. Lauer had mentioned that many of the current shops that pickups park at an angle and that 18 feet would not allow a full-sized crew cab pickup to park on the front side. However, it

was noted that the driveway to these shops are not city streets, and they are private driveways, so no one would be in a roadway.

The legal description of the lots was identified in this action as: Barnesville Commercial Park 4th Add., Blk 2, Lots 1, 2, 3, 4 and Barnesville Commercial Park 5th Add., Blk 2, Lots 9, 10.

07-10-2023-05 Recommend to the City Council to amend the CUP-PUD for the Barnesville Shop and Storage southside lots for front yard setback to decrease 2 feet from 20-feet to 18-feet. Motion by Harbin, second by Schumann for approval, Motion approved.

NEW BUSINESS

a. Discuss: Zone C-3 and commercial fences (CUP)

Cossette and Lauer discussed that at the June 5, 2023, that it was reviewed about commercial fences and if they should require a CUP. It was recommended at that meeting to keep the CUP requirements in place. However, after the June 2023 meeting, Lauer and Cossette had met about the C-3 Zone and if it would be the intent to keep a conditional user permit when the C-3 area is already governed by a Development Control Board that oversees the development in the C-3 zone. Berg had asked about the makeup of this board in which Lauer gave an overview of the board and what the different members bring to this committee. The zoning map was reviewed with the commission and after these questions The commission was unanimously for bringing the commercial fence discussion to a public meeting to remove the CUP requirement for the C-3 zone only.

b. Building Permits: Permits were reviewed, and no issues noted

c. Other Zoning Concerns: None

Next meeting is scheduled for Monday, August 7, 2023 at 6:30 pm.

07-10-23-10 Motion by Harbin, second by Schumann to adjourn the meeting at 6:25 pm.

Minutes prepared by Jeremy Cossette, 07-11-23