

Barnesville Planning Commission Meeting
Tuesday, September 05, 2023
City Hall Council Chambers

Meeting was called to order at 6:31 p.m. by Brent Berg

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

Absent: None

Others Present: Mary Ann Sheffler, Kenneth Just, City Zoning Administrator Jeremy Cossette, Planning staff member Karen Lauer,

Approval of Agenda:

09-05-2023-01 Motion by Harbin, second by Stuvland to accept the agenda.
Motion approved.

09-05-2023-02 Approval of Minutes: Motion by Stuvland, second by Stokka to accept minutes with the minor change of adding Dan Swenson as present from the July 10, 2023 meeting. Motion approved.

Public Hearing

A public hearing was published to consider a request from the Barnesville VFW for a Conditional use Permit (CUP) for an LED sign to install a permanent pole mounted LED sign to replace the moveable sign currently at the location of Barnesville Original Townsite, Blk 34, Lots 13 and 14 with the address of 202 Front Street South.

09-05-2023-03 Open Public Hearing- Motion by Stuvland, second by Swenson to open the Public Hearing at 6:33 pm. Motion approved.

Cossette did an overview of the Barnesville VFW request on a Conditional Use Permit for an LED sign. Cossette indicated that the LED sign meets the requirements for the CUP use in zones C-1, C-2 and I-1. C-1 zoning allows building setbacks at zero feet and right up to the property line so the sight triangle would not apply. Cossette had stated that the property is owned by Ronald and Jane Salber, who approved of this on this property along with Ronald did sign the Barnesville City Application for Conditional Use Permit. After Cossette gave the full overview, Berg had asked Kenneth Just who was in the audience why not put the sign on the VFW Building, meaning the northside facing this proposed area. Just spoke to the commission and explained that the sign should not be on the building because the exterior of the building needs to be redone in the future. Just went on to give an overview and thought that the LED sign would give back to the full community and allow advertisement for other nonprofits in the city, along with event to be posted. There was discussion on the height of the sign and Lauer said they had discussed different heights and compared it to other signs in the city and decided seven feet to be optimal. They felt the sign needs to be lower so drivers can see it without their eyes leaving the road. Schumann did bring up possibility of vandalism and Just replied that no matter the height, if someone wants to vandalize it, they will do it. Schroeder asked if someone riding a bicycle would hit it and there was discussion of having someone at the base such a flowerpot or other ideas but nothing more came of the discussion. Lauer did note that this sign edge would have an in-set from the sidewalk and that nothing would overhang the sidewalk. After more discussion about the possible conditions that were listed in Cossette's memo for consideration it was asked of Lauer if she spoke with Salber about no additional signs at that location. Lauer said she had not but that she would have that discussion with Salber about this requirement.

09-05-2023-04 Close Public Hearing- Motion by Swenson, second by Schumann to close the Public Hearing at 6:54 pm. Motion approved.

Action: CUP for LED Sign- Barnesville VFW

After the public hearing was closed, Cossette went over the Conditional Use Permit recommendations which are:

1. Applicant will acquire a building permit from the City of Barnesville.
2. Construction of the sign must begin within one year of the approval date.
3. No additional permanent, freestanding signage will be allowed on the property.
4. No additional signage may be added to the freestanding pole which would cause the total square footage to exceed 100 square feet

After understanding the conditions, it was the consensus to approve with the said recommendation CUP language that was presented.

09-05-2023-05 Recommend to the City Council to approve the CUP application for an LED Sign installed to a permanent pole at the location of Barnesville Original Townsite, Blk 34, Lots 12 and 14 with a physical address of 202 Front Street South. Motion by Harbin, second by Schumann for approval, Motion approved. The Conditions for the CUP that were approved above are:

1. Applicant will acquire a building permit from the City of Barnesville.
2. Construction of the sign must begin within one year of the approval date.
3. No additional permanent, freestanding signage will be allowed on the property.
4. No additional signage may be added to the freestanding pole which would cause the total square footage to exceed 100 square feet

Public Hearing

A public hearing was published to consider an ordinance change for the Conditional Use requirements for the C-3 zoning district

09-05-2023-06 Open Public Hearing- Motion by Harbin, second by Stuvland to open the Public Hearing at 7:01 pm. Motion approved.

Cossette did an overview of what was spoken about at the July 10, 2023 meeting about the C-3 zone in terms of commercial fences. Staff had recommended removing the requirement of a CUP requirement in the C-3 zone because this zone has the Development Control Board along with Declaration of Commercial Standards and Protective Covenants that cover commercial fences. After Cossette addressed the commission, Lauer stated that this discussion started at the EDA Board and to have one level of approval instead of the multiple levels as of now. Lauer stated that the EDA Board did support making the change. Lauer did an overview of the makeup of the Development Control Board and stated that two (2) members from the EDA are the Development Control Board, along with (2) members from the City Council, and one (1) member from the Planning and Zoning Commission. Berg had asked if we were to add more commercial property in the future to the additional of the C-3 current and how that would work. Lauer did stated that zoning of a new area would be something that the Commission would be involved in and if needed they could amend this change or simply add a new commercial zone such as C-4 zone.

09-05-2023-07 Close Public Hearing- Motion by Schumann, second by Swenson to close the Public Hearing at 7:08 pm. Motion approved.

Action: Ordinance Change for CUP requirements for the C-3 zoning district

After closing of the public hearing, there was very little discussion, and it was the consensus of the board that the below language be amended in ordinance:

7-0801. Fencing and Screening

Subd. 6 Commercial and Industrial District Fences

C. **Except in the C-3 Zone**, all commercial and industrial fences shall require a Conditional Use Permit.

09-05-2023-08 Recommend to the City Council to amend the city ordinance to exclude the C-3 zoning district from the Conditional Use Permit (CUP) requirements. Motion by Swenson, second by Stokka for approval, Motion approved

NEW BUSINESS

a. **Building Permits:** Permits were reviewed, and no issues noted

b. **Other Zoning Concerns:** None

Next meeting is scheduled for Monday, October 2, 2023 at 6:30 pm.

09-05-23-09 Motion by Harbin, second by Schroeder to adjourn the meeting at 7:14 pm.

Minutes prepared by Jeremy Cossette, 09-06-23