

Barnesville Planning Commission Meeting
Monday, October 23, 2023
City Hall Council Chambers

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

Present: Brent Berg, Michael Harbin, Nathan Stokka, Dan Swenson, Joshua Schroeder

Absent: Dawn Stuvland, Ben Schumann

Others Present: Jeremy Burnside, Ley Bouchard- Record Review, Zoning Administrator Jeremy Cossette, Planning staff member Karen Lauer,

10-23-2023-01 Approval of Agenda: motion by Swenson, second by Harbin to accept the agenda: Motion approved.

10-23-2023-02 Approval of Minutes: motion by Schroeder, second by Stokka to accept the October 2, 2023 meeting minutes as presented. Motion approved.

OLD BUSINESS

a. Burnside CUP- conditions of permit clarification

Cossette briefed the Commission on the Burnside CUP. Cossette stated that prior to the October 2023 City Council Meeting there was discussion on sending this request back to the Commission to review the conditions of the new CUP request. Cossette had spoken to Burnside prior to that meeting and it was agreed by Burnside also that it would be a great move to consider the recommended conditions for the City Council. Cossette indicated that Lauer, Burnside, and himself met up prior to the Commission meeting to discuss possible language and conditions for the new CUP. Provided in the packet was a list of possible conditions to be considered for the Burnside request. Cossette reviewed the possible language and conditions. When speaking with the Commission about storage, Lauer mentioned that the new covenants for this property along with the Shops and Storage had changed. That it should be noted in the language of the CUP to include the language for the parking versus storage definitions. Berg had asked about the west side fence that was on the site plan for the 2022 CUP application and if that would still be included for this CUP. This question was asked about the discussion if a west fence was to be recommended to be included with a possible north fence if a north building wouldn't be done by December 31, 2028. It was discussed that currently Burnside does the snow removal for that Shops and Storage and that Burnside takes the snow and brings across his property, to the west to dump in a retention pond west of his property. It was recommended not to include a fence as a recommended condition for this property. The Commission reviewed all the recommendations and agreed to recommend the conditions as stated below.

10-23-2023-3 Action: CUP for outside storage on a commercial lot- Jeremy and Chandler Burnside

The recommendation to the City Council for a CUP for outside storage on a commercial lot should be:

1. No building materials except the building materials used for the building the structures may be stored on the property. The outside storage cannot be more than 12 feet in height.
2. Outside storage will be limited to four (4) construction trailers – either enclosed trailers or flatbed trailers and two (2) pieces of construction equipment – backhoes, skidsteers, excavators and similar equipment with wheels.
3. Areas where outside storage is placed must be placed with gravel, crushed concrete, asphalt, or milled-off asphalt by October 1, 2024.
4. The south building will be built and have a certificate of occupancy by October 1, 2024. This includes at a minimum rate of putting poles into the ground by August 15, 2024.
5. The north building should be constructed and have a certificate of occupancy by December 31, 2028 or if the north building is not constructed by that date, an obscuring fence would be required for the full length of the north property line.

6. Certificate of Occupancy will not be issued until a 10-foot concrete apron is completed in front of all overhead doors in which this applies to both the north and south buildings.
7. The applicant agrees to revocation of the conditional use permit upon reasonable articulable evidence of a violation of any of the terms and conditions herein. Said revocation for other violations not listed in the CUP will not occur except after a mailed and published notice and a public hearing before the Barnesville Planning Commission to establish a record of said violation and to give the property owner's a right to defend such action.
8. The building/s are subject to all other zoning ordinances and building code regulations.
9. The City of Barnesville reserves the right to add, delete, or amend these conditions if health, safety, or welfare considerations warrant. No action to add, alter, or amend conditions will occur except after mailed and published notice and a public hearing before the Barnesville Planning Commission and action by the Barnesville City Council to consider such addition, deletion, or alteration of these conditions.
10. The site plan is attached for the future development of this property and depicts **THE GENERAL PLANS** rough estimates of the site development.

Definitions:

Parking: *“Parking” means the temporary placement of currently licensed, registered and operable motor vehicles (including motorcycles), trailers, campers, boats or similar personal property, delivery trucks, service vehicles, other commercial vehicles, and commercial trailers and of operable motorized heavy equipment on the Building Parking area or approved pad, within a Lot or within contiguous Lots outside a building; upon designated parking areas covered with concrete, asphalt surfaces for periods of time not in excess of twenty-one (21) days. Parking areas must be free of vegetative growth.*

Storage: *“Storage” means placement within a Lot or within contiguous Lots outside of a building of inoperable or operable motor vehicles, delivery trucks, service vehicles, other commercial vehicles, heavy equipment, recreational vehicles, boats, motor homes, motorcycles, trailers, all-terrain vehicles, campers, bicycles, scooters, snowmobiles, personal watercraft or similar personal property or placement of personal property not consistent with the daily operation of the business located at the Lot or contiguous Lots in or upon any vehicle, trailer, or some similar items for periods of time in excess of twenty-one (21) days.*

Motion by Harbin, second by Swenson to recommended to council for the above Conditions to be adopted for Conditional Use Permit for Burnsides to allow outside storage on a commercial lot. Motion approved.

NEW BUSINESS

- a. **None**
- b. **Building Permits:** none included as the September 2023 permits were presented at the October 2, 2023 meeting
- c. **Other Zoning Concerns:** None

Next meeting is scheduled for Monday, December 4, 2023 at 6:30 pm.

10-23-23-10 Motion by Harbin, second by Stokka to adjourn the meeting at 7:21 pm.

Minutes prepared by Jeremy Cossette, 10/24/2023