

**MINUTES
CLAY COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, APRIL 16, 2019
MEETING ROOM B - THIRD FLOOR COURTHOUSE**

Members Present: Amos Baer, Mark Klevgaard, Dan Langseth, Bill Davis, Jenny Mongeau, Andrea Koczur, Steve Mortensen

Members Absent: Randy Schellack, Curt Stubstad, Tim Brendemuhl, Joel Paulsen

Others Present: Emma Notermann, Tony Weigel, Rita Rueckert, Karen Lauer, Keith Langseth, Ace Gregg

INSTALLATION OF NEW PLANNING COMMISSION MEMBER

Steve Mortensen was installed as the newest member of the Planning Commission and he presented his notarized Oath of Office. Introductions of all members was done.

APPROVAL OF AGENDA

On motion by Bill Davis, seconded by Mark Klevgaard, and unanimously carried, the Planning Commission approved the Agenda.

APPROVAL OF MINUTES

On motion by Jenny Mongeau, seconded by Bill Davis, and unanimously carried, the Planning Commission approved the February 26, 2019 Minutes as presented.

CITIZENS TO BE HEARD

There were no citizens to be heard on matters not on the Agenda.

PUBLIC HEARING(S)

SJK Corporation – REQUEST FOR REZONING

The applicant is seeking approval to rezone parcels 16.028.2201 and 16.028.2202, part of the Northwest Quarter of Section 28, Township 137 North, Range 45 West, Humboldt Township.

On motion by Steve Mortensen, seconded by Dan Langseth, and unanimously carried, the Planning Commission opened the public hearing.

Emma Notermann, Planning & Zoning Technician, states Applicant is seeking to rezone 2 parcels which are adjacent to the Barnesville Joint Powers Zoning District. There has been a sale of the parcels and the new owner is Dawson HQ LLC. SJK Corporation and Dawson HQ LLC have both submitted an application for the request for rezoning.

Notermann states that the city can exercise their Joint Powers area for acquisitions. The County would have no zoning jurisdiction over these parcels once they would be re-zoned. There was discussion as to if these parcels would have more restrictive or less restrictive zoning.

Ace Gregg spoke to represent Dawson HQ. His company is looking to put some shops and offices in the building and indicates that the way the building is currently zoned, they are not able to accomplish that. Applicant states that they have no current plans to add additional buildings to the land and are only wishing right now is to only use the current building. The property currently has its own well and septic systems.

Karen Lauer representing the City of Barnesville as well as the Barnesville Area Joint Powers, originally formed in 1995. Their goal is to maximize the corridors coming into the community and to allow flexible zoning to accommodate more businesses. They have 7 different zoning districts within their Joint Powers area. Karen Lauer indicates that the Barnesville Area Joint Powers does support Mr. Gregg and the Applicant's request. The Barnesville Area Joint Powers has not increased its territory since formation and this would be their first request. Joint Powers did hold a public hearing regarding taking these two parcels into their jurisdiction.

Amos Baer asked if the Joint Powers Area would be able to be more restrictive than the County. Lauer states that the only code that is being withdrawn is the zoning ordinance and all other codes would remain in place.

On motion by Bill Davis, seconded by Steve Mortensen, and unanimously carried, the Planning Commission closed the public hearing.

Jenny Mongeau advised that the City Administrator for Barnesville had reached out to her and advised that the city administration does approve this request.

The Findings of Fact and Order were addressed by the Planning Commissioners as they pertain to the requested permit. All of the items can be addressed without conditions and none of them warranted further discussion.

On motion by Mark Klevgaard, and seconded by Bill Davis, and unanimously carried, the Planning Commission recommended that the rezoning request to be submitted for approval to the Clay County Board of Commissioners.

UNFINISHED BUSINESS

No unfinished business.

NEW BUSINESS

Emma Notermann, Planning & Zoning Technician, presented on the Solsmart Bronze designation. Clay County's participation in the Solsmart program began in May 2018. Notermann described the steps required to achieve the Bronze Solsmart designation and discussed the County's progress toward this Bronze level, as well as the regulation process for the County. There was discussion regarding the meaning of "brownfield". There were questions about the parameters of the building

restriction information and those were clarified. It was suggested that the restrictions for the RP Bio restrictive area be re-addressed. The concensus was to continue on the path toward the Bronze Solar Designation.

Adjourn:

On motion by Bill Davis, and seconded by Andrea Koczur, the meeting adjourned at 7:52 p.m.

Mark Klevgaard, Planning Commission Secretary