

**CITY OF SANDSTONE
PLANNING COMMISSION
January 10, 2018**

CALL TO ORDER

Members present: Rene Stadin, Steve Palmer, Andrew Spartz, Cassie Gaede
Members absent: Randy Riley, Cassandra Linder, Reese Frederickson
Staff present: Administrator Kathy George
Others: Council Liaison Pete Spartz

Vice Chair Stadin called the meeting to order at 7:00 p.m.

AGENDA – Motion Palmer, second Gaede, to approve the Agenda as presented. Motion passed 4-0.

MINUTES – Motion Palmer, second Spartz, to approve the minutes from the December 13, 2017 Regular Planning Commission Meeting. Motion passed 4-0.

PUBLIC HEARINGS:

- A. Heliport Ordinance – Essentia Health petitioned the City to adopt a heliport ordinance. The City is not required to adopt an ordinance; however, the hospital’s license for the heliport is conditioned upon certain licensing standards which do include lack of obstructions and other issues related to the land surrounding the heliport. The Notice of Public Hearing was published in the October 26th and November 2nd editions of the *Pine County Courier*. No comments were received. The Public Hearing was opened at the November 8th Planning Commission meeting; however, the ordinance was not ready to be presented. Therefore, the Public Hearing was continued to the December 13th Planning Commission meeting. The ordinance was still not ready to be presented; therefore, the Public Hearing was continued to tonight’s meeting.

The Public Hearing was opened (continued). The City received a request from Essentia Health for a six-month extension of time to consider the Zoning application. This would push the deadline for the City to take action out to July 25th, 2018. The City Attorney recommended the Planning Commission close the Public Hearing with no further action. When the draft ordinance is ready, the Public Hearing will be re-noticed and advertised.

Motion Spartz, second Palmer, to close the Public Hearing with no further action on the zoning request at this time and further accepting the request for a six-month extension. Motion passed 4-0.

- B. City Code 911.14 – Keeping of Chickens
City Code 911.01 – Definitions
City Code 911.07 – Farm Animals

The Planning Commission has been working on an ordinance that would allow the keeping of chickens in the Low-Density Residential District (R-1), Medium-Density Residential District (RM), and High-Density Residential District (R-2/RH) with certain limitations. The Public Hearing notice was published in the December 28th and January 4th editions of the *Pine County Courier*. No comments have been received.

Motion Spartz, second Gaede, to open the Public Hearing. Motion passed 4-0.

Vice Chair Stadin called for any comments from the public. No comments were offered. **Motion Spartz, second Gaede, to close the Public Hearing. Motion passed 4-0.**

Commission members then discussed the draft ordinance. Commissioner Palmer questioned the requirement that the interior height of chicken coops be a minimum of 6 feet. He provided information from Home Depot showing that their pre-fabricated chicken coops are 49” or 50” high. After discussion, Commissioners were comfortable with changing the minimum to 4 feet. It was also noted that 6(h) should be eliminated: *For rental properties, written landlord consent must be submitted to the City*. This requirement is covered by Subd 4.

Commissioners discussed whether this ordinance will set a precedence for allowing other farm animals to be kept in the residential districts of the City; such as, goats or cows. Commissioners felt that these larger animals would not be appropriate. It was determined that such potential requests will be handled if and when they are presented to the Planning Commission.

Motion Palmer, second Gaede, to recommend the City Council adopt City Code 911.14 – Keeping of Chickens, with the noted changes; and further to adopt amendments to City Code 911.01 – Definitions, and City Code 911.07 – Farm Animals. Motion passed 4-0.

OLD & CONTINUING BUSINESS: None

NEW BUSINESS:

- A. Zoning Ordinance Update – The City Administrator asked for discussion on the process to update the City’s Zoning Ordinance, now that the Comprehensive Plan has been adopted. She suggested the Planning Commission work on the process without hiring a consultant, stating that firms can be hired throughout the process for any specialty work needed; such as, mapping. Planning Commission members agreed, stating that they did the last Zoning Ordinance update themselves as well. The Administrator will proceed with the process, starting with establishing and defining the desired zoning districts and bringing the information back to the Planning Commission.

OTHER: The Commission was informed that the Council has approved two purchase agreements for lots at the new Industrial Park. This starts a 90-day due diligence period during which time the developer can perform tests on the properties and refine their plans. A public hearing will be held in April, at which time the developer’s plans should become public. The EDA can decide at any time to back out of the sale if they determine that it is not in the best

interest of the City. Once the sale is final, the developer must begin construction within 18 months.

The Administrator reported that the City received a Small Cities Development Program grant which will be used to rehabilitate owner-occupied homes and commercial buildings in the downtown area. She stated that 12 homeowners have come forward and appointments to help them with the application process have been set up. She further stated that the City is exploring possibilities related to the redevelopment of The Rock – the old High School building on Court Avenue North. She also reported that the City is still one of the locations being considered for a maintenance facility on the proposed Northern Lights Express (NLX) line that will run from Minneapolis to Duluth.

ADJOURN: Motion Spartz, second Palmer, to adjourn. Motion passed 4-0. Time 8:00 p.m.

Respectfully Submitted,
Kathy George, City Administrator

DRAFT