

**CITY OF SANDSTONE
PLANNING COMMISSION
February 14, 2018**

CALL TO ORDER

Members present: Rene Stadin, Steve Palmer, Andrew Spartz, Randy Riley
Members absent: Cassie Gaede, Cassandra Linder, Reese Frederickson
Staff present: Administrator Kathy George
Others: None

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

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

MINUTES – Motion Palmer, second Stadin, to approve the minutes from the January 10, 2018 Regular Planning Commission Meeting. Motion passed 4-0.

PUBLIC HEARINGS: None

OLD & CONTINUING BUSINESS:

- A. Zoning Ordinance Update – The Planning Commission began the first steps in updating the City’s Zoning Ordinance, now that the Comprehensive Plan has been updated. Each Commissioner was provided with a copy of *Building Better Neighborhoods*, a publication on creating affordable homes and livable communities that was put out by the Greater Minnesota Housing Fund. Administrator George suggested that it is a helpful resource to consider as zoning districts are defined and standards are established.

Each Commissioner was provided with a copy of the current City Zoning Ordinance. There are 14 zoning districts currently established. George noted that there are differences between the districts listed in the Zoning Ordinance and the districts that are displayed on the current Zoning Map. For example, the Ordinance defines (R-1) Low-Density Residential District and (RV) Recreational Vehicle District; however, there are no such districts depicted on the Zoning Map. The Zoning Map displays (P) Large Lot Rural, (RM) Medium Density Residential, and (IG) General Industrial; however, these are not included in the Zoning Ordinance.

Each Commissioner was provided with a copy of the newly updated Comprehensive Plan. George stated that the Zoning Ordinance stems from the Comprehensive Plan as State Statute states that the Zoning Ordinance is intended for the purpose of carrying out the policies and goals of the land use plan. Because of this, the City has the ability to deny applications for land uses that are not in line with the Comprehensive Plan. George stated that the Comprehensive Plan and Future Land Use map can always be amended if some type of development presents itself and the City wants to allow the particular use; however, if it is something that the City is not supportive of and it does

not fall within the uses established in the Comprehensive Plan and Future Land Use map, the City can deny the application.

The Future Land Use map, the City's current Zoning Map, and a blank parcel map were displayed on the wall for ease of reference and discussion. The Commission then reviewed each of the land use designations displayed on the Future Land Use map, along with the description of each: Traditional Residential, Highway Mixed Use, Historic Downtown Business, Suburban Residential, Prospective Interchange Development, Professional/Light Industrial Business Park, Industrial, and Public Recreation & Open Space.

Commissioners were asked to consider the Zoning Districts and decide what they like or don't like about each one. After discussion, Commissioners were comfortable with the Future Land Use map with one exception – they would like the Anderson Recycling property to be included in the adjacent Industrial zoning district, rather than Highway Mixed Use. They did not want to hinder the current operation or future expansion of the business by designating it Highway Mixed Use. Otherwise, consensus was to use the Future Land Use map zoning designations for the updated Zoning Ordinance.

For the next meeting, Commissioners were asked to review the 14 zoning districts in the City's current Zoning Ordinance, noting what they like or don't like or anything they would like to further discuss or explore regarding any of them.

NEW BUSINESS:

- A. Meeting Date / Time – Commissioner Palmer asked for discussion about the meeting time, which is 7:00 p.m. He stated that other City meetings start at 6:00 p.m. and he wondered why the Planning Commission meetings don't start until 7:00 p.m. Commissioner Spartz and Chair Riley both stated that often times they do not get off of work until 7:00 p.m. and it would be difficult for them to attend a 6:00 p.m. meeting. No further action was taken.

OTHER: None

ADJOURN: Motion Spartz, second Riley, to adjourn. Motion passed 4-0. Time 8:10 p.m.

Respectfully Submitted,
Kathy George, City Administrator