

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

CALL TO ORDER

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

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

AGENDA – Motion Spartz, second Gaede, to approve the Agenda as presented. Motion passed 5-0.

MINUTES – Motion Palmer, second Spartz, to approve the minutes from the February 14, 2018 Regular Planning Commission Meeting. Motion passed 5-0.

PUBLIC HEARINGS: None

OLD & CONTINUING BUSINESS:

- A. Zoning Ordinance Update – The Planning Commission reviewed and discussed the Traditional Residential District, which is defined in the Comprehensive Plan as follows:

This designation strongly reflects the current pattern of residential use in the City. The district primarily includes single family detached units but also allows for single-family attached dwellings and multiple-family housing. This core residential area also supports institutional and public uses. Densities of 4-6 dwelling units per acre are common and anticipated to continue into future development of these lands. In some areas, it may be appropriate to develop multifamily housing at densities greater than 6 units per acre. Some portions of this district may be appropriate for lot splits, subdivision redevelopment or infill development. There are some areas of the residential district where limited commercial uses such as small retail (“corner stores”) or offices are appropriate with special use permits.

This District takes the place of R-1 Low-Density Residential and R-2 High-Density Residential Districts in the current City Code.

Current Permitted Uses:

- Single-family residential
- Two-family residential

- Essential services
- State Statutes have the following requirements:

Subd. 7. **Permitted single family use.** A state licensed residential facility or a housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts [9502.0315](#) to [9502.0445](#) to serve 14 or fewer children shall be considered a permitted single family residential use of property for the purposes of zoning, except that a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

Subd. 8. **Permitted multifamily use.** Except as otherwise provided in subdivision 7 or in any town, municipal or county zoning regulation as authorized by this subdivision, a state licensed residential facility serving from 7 through 16 persons or a licensed day care facility serving from 13 through 16 persons shall be considered a permitted multifamily residential use of property for purposes of zoning. A township, municipal or county zoning authority may require a conditional use or special use permit in order to assure proper maintenance and operation of a facility, provided that no conditions shall be imposed on the facility which are more restrictive than those imposed on other conditional uses or special uses of residential property in the same zones, unless the additional conditions are necessary to protect the health and safety of the residents of the residential facility. Nothing herein shall be construed to exclude or prohibit residential or day care facilities from single family zones if otherwise permitted by a local zoning regulation.

Consensus of the Commissioners was that these are appropriate permitted uses for the Traditional Residential District as well.

Current Permitted Accessory Uses:

- Private garages, parking spaces, and carports for licensed and operating passenger cars and trucks, not to exceed a gross vehicle weight of 12,000 pounds, as regulated by this section. For the purpose of this section, the gross vehicle weight is defined as the weight according to the manufacturer's specifications or the weight for which the vehicle is licensed, whichever is less. Private garages are intended for use to store the private passenger vehicles of the family or families resident upon the premises, and in which no business service or industry is carried on. Such space can be rented to non-residents of the property for private passenger vehicles or non-commercial vehicles, trailers, or equipment if sufficient off-street parking in full compliance with this section is provided elsewhere on the property. Such garage may not be used for the storage of more than one (1) commercial vehicle not exceeding 12,000 pounds gross vehicle weight and twenty-two (22) feet in length and eight (8) feet in height owned or operated by a resident of the dwelling unit. Truck tractors, semi-trailers, semi-tractors, or tractor-trailers may not be stored in residential districts.

There was discussion about the gross vehicle weight of 12,000 pounds; after checking, it was determined that a 350 truck is 10,000 pounds. Therefore, a maximum of 12,000 pounds is appropriate.

There was also discussion about the practice of parking truck tractors, semi-trailers, semi-tractors, or tractor-trailers in residential districts. Although this is not permitted, it is occurring at several residential properties throughout town. Commissioners discussed providing a place for these vehicles to park and further enforcing the current ordinance. The City Administrator will follow up on possibilities.

- Non-commercial greenhouses and conservatories.

- Swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
- Tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment.
- Boarding or renting of rooms to not more than one (1) person.
- Garage sales. The infrequent temporary display and sale of general household goods, used clothing, appliances and other personal property, provided the exchange or sale of merchandise is conducted within the principal structure or an accessory structure. Items for sale may not include personal property purchased for the purpose of resale. The number of garage sales on an individual's premises may not exceed four (4) per year, and each sale is limited to a three (3)-day duration, with hours of operation between 8:00 am and 10:00 pm. All garage sales shall end at 10:00 pm.
- The permitted area of accessory uses is as follows.

<u>Size of lot</u>	<u>Maximum square footage</u>
Minimum or less	875 square feet
Over 10,000 square feet	1,008 square feet

(Added, Ord. No. 99-06, section 2)

After discussion, consensus of the Commissioners was that these are appropriate accessory uses in the Traditional Residential District.

Current Interim Uses:

The following uses may be permitted upon the issuance of an interim use permit.

- Home occupations. The activity must be clearly incidental and secondary to the residential use of the premises. Permissible home occupations do not include the conducting of a retail business (other than by mail) or a manufacturing business of any kind on the premises. Only persons residing on the premises may be employed. Mechanical equipment may not be used that is not customarily found within dwellings. Not more than one room may be devoted to home occupation use. The home occupation may not require internal or external alterations to the dwelling. The entrance to the space devoted to the home occupation may be within the dwelling. There must be no exterior displays with the exception of exterior signs that are allowed by the city's sign regulations. There shall not be any exterior storage of equipment or materials used in the home occupation. A home occupation will not be permitted that results in or generates more traffic than one car for off-street parking at any one given point in time. Permissible home occupations include, but are not limited to the following: art studio, dressmaking, special offices of a clergyman, lawyer, architect, engineer, accountant, or real estate agent or appraiser, when located in a dwelling unit occupied by the same; and teaching, with musical, dancing and other instruction limited to one (1) pupil at a time.

Commissioners would like to add Air B&B's and Small Engine & Related Equipment Repair as Interim Uses. Staff will research appropriate language to present at the next Planning Commission meeting.

Current Conditional uses:

The following uses may be permitted upon the issuance of a conditional use permit.

- Parks, playgrounds, golf courses, and other recreational uses.
- Hospitals, nursing homes, assisted living units and associated medical facilities which are accessory to and located in close proximity to the facilities.
- Churches and church-related facilities.
- Educational and cultural facilities.
- Bed and breakfast services.
- Towers for amateur radio operators and towers/antenna on churches, governmental buildings and schools (see section 517).
- Three (3) and four (4) family dwellings.
- Planned unit development (PUD).
- Non-motor fuel repair shops, including appliances, computers, etc. as a home occupation.

After discussion, consensus of the Commission was to add Small Retail “Corner” Stores -- (small grocery, bakery, barber shop, photography studio, animal grooming establishment) and Professional Offices (dental, clinic, chiropractors, architects, attorneys, artist’s studio) as Conditional Uses.

Current Performance standards.

- Minimum parcel size:
 - 8,000 square feet for single-family dwellings
 - 9,000 square feet for two-family dwellings
 - 11,000 square feet for three and four family dwellings
- Minimum lot width:
 - 80 feet for single-family and two-family dwellings
 - 100 feet for all other uses

There was discussion about lowering the minimum width to 50 feet for single-family dwellings and 80 feet for all other uses as a way to make properties more affordable and encourage in-fill development; however, consensus of the Commission was to keep the minimum widths as they currently are, acknowledging that many of the lots in this district do not meet these minimums.

- Front yard setback:
 - 30 feet or in line with adjacent neighboring residential structures, whichever is less

- Rear yard setback:
 - 20 feet if facing the property line
 - 10 feet if parallel to the alley
- Side yard setback: 10 feet
- Maximum height of structure: 35 feet
- Maximum land covered by all structures: 35%
- Minimum residential living space for single family: 900 square feet
- Minimum residential living space for duplex housing units: 1300 square feet

Commissioners questioned this minimum standard, noting that each unit's living space would only be 650 square feet. They would prefer for it to be closer to the minimum for single family dwellings. Staff will look into this further and bring additional information to the next Planning Commission meeting.

- Buildings must be on permanent foundations.

Consensus of the Commission was that these are appropriate performance standards for the Traditional Residential District; however, they would like more information on minimum residential living space for duplex housing units.

The Historic Downtown District will be discussed at the April Planning Commission meeting.

NEW BUSINESS:

- A. Meeting Date – Last month, Commissioners talked about the specific meeting time of 7:00 p.m. The majority present stated that 7:00 p.m. works well for them.

Since that meeting, staff sent out the following e-mail:

As we begin the process of re-writing our zoning code, I'm thinking it would be really helpful to have consistent attendance at our meetings. I've noticed that this has been difficult to achieve and I'm wondering if Wednesday is not the best night to have the meeting. I would like some feedback from each of you as to which night of the month would work out best for you. Please let me know soon so that we can make the appropriate adjustments. If the 2nd Wednesday of the month is the best night, please tell me that, too. I'd really like to hear back from all 7 of you.

Responses received:

- 1st or 2nd Thursday or the month
- Mon, Tues, Wed or Thursday
- 2nd Wednesday is fine; not Mon or Fri
- Wednesdays are tough; but will make it work
- Mon or Tues

Commissioners discussed various factors – busy schedules, other commitments, Wednesday’s traditionally being family/church night, etc. **In the end, consensus of the Commission was to stick with the current schedule of 7:00 p.m. on the second Wednesday of each month.**

OTHER:

- A. There was discussion about rental properties and whether or not the City could require that upon the sale of a rental property it be converted to single-family homeownership. The City is not able to make this a requirement. Administrator George stated that perhaps the City could try to purchase some of the more problematic properties and demolish the buildings, preparing the lot for redevelopment opportunities. It was also noted that perhaps upon a change in ownership, a rental inspection would be required.
- B. The Planning Commission received a resignation from Cassandra Linder. She stated that she is finding it difficult to fit the meetings into her schedule. **Motion by Spartz, second by Palmer to accept the resignation of Cassandra Linder. Motion passed 5-0.**

Commissioners then discussed the desired number of members. Currently, with 7 members it has been difficult to have a quorum of 4 at each meeting. If the number of members were reduced to 5, attendance by 3 members would constitute a quorum. Commissioners were supportive of reducing the requirement to 5 members; however, at this time, the requirement will remain at 7. If in the future, through natural attrition, there are 5 members, the Commission will consider recommending the change to the Council at that time.

- C. It was reported that there is no new information regarding the pending Heliport Ordinance.
- D. It was also reported that the County’s proposed government center building project should be coming to the Commission for a Conditional Use Permit hearing at the April meeting.

ADJOURN: Motion Spartz, second Gaede, to adjourn. Motion passed 5-0. Time 8:05 p.m.

Respectfully Submitted,
Kathy George, City Administrator