

**CITY OF SANDSTONE
PLANNING COMMISSION
August 8, 2018**

CALL TO ORDER

Chair Riley called the meeting to order at 7:30 p.m.

ROLL CALL

Members present: Steve Palmer, Andrew Spartz, Randy Riley, Cassie Gaede
Members absent: Reese Frederickson, Rene Stadin
Staff present: Administrator Kathy George
Others: Mayor Pete Spartz; Council Member Brandon Devlin

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

MINUTES – Motion Palmer, second Gaede, to approve the minutes from the July 11, 2018 Regular Planning Commission Meeting. Motion passed 4-0.

PUBLIC HEARINGS: None

OLD & CONTINUING BUSINESS:

A. Zoning Ordinance Update – The Planning Commission discussed a few follow up items from the July meeting:

- (1) Commissioners continued to discuss “storage pods” on a temporary, time-limited basis. Staff has found the following language from another community:

No more than one shipping container, intermodal shipping container or freight container may be stored in a side or rear yard in all zoning districts, provided that any such side yard storage shall not be adjacent to a street and all setbacks are met. The container may be located on the property for a period not to exceed six (6) months per year, while storage is required for remodeling or other activities relating to the property.

Commissioners had decided that the timeline would be 30 days for the Historic Downtown District. If the property owner needs more than 30 days, they will have to discuss it with the Planning Commission. The use would be unrestricted in the Industrial District. The use would be allowed in other zoning districts for up to six months with a Permit.

Commissioners were not comfortable with the terms “shipping container”, “intermodal shipping container”, or “freight container”, as they do not want semi-truck boxes used for storage.

Staff recommends using the term “temporary storage containers” instead. Commissioners agreed with using this term and asked Staff to research appropriate

definitions of “temporary storage containers”. They would like to prohibit the use of semi-truck boxes that are on wheel chassis or trailers.

- (2) Commissioners continued to discuss towers and antennas and asked to have the City Attorney review Section 517 of the City Code to see if updates are required. The City Attorney has reviewed Section 517 and recommended changes will be addressed under a separate Agenda item.

- (3) With regard to the Highway Mixed Use District, Commissioners discussed “Minimum transitional yard requirements”. Currently, City Code states:

With the exception of a lot that is being exclusively used for essential services, for each front, side or rear yard in any B-2 district abutting, or abutting except for an intervening alley, a residential district, there must be provided a front, side or rear yard equal in size to the minimum front, side or rear yard required in the residential district.

Rather than this current language, Commissioners asked the Administrator to research language that would provide adequate buffering between uses.

Staff recommends the following:

*With the exception of a lot that is being exclusively used for essential services, for each front, side or rear yard in any B-2 district abutting, or abutting except for an intervening alley, a residential district, there must be provided **heavily landscaped screening of 80%. Percentages shall be determined by amount of structure that can be seen during leaf-on conditions.***

After discussion, consensus of the Commission was to go with the staff recommendation.

- (4) Suburban Residential District – The Planning Commission reviewed and discussed the Suburban Residential District, which is defined in the Comprehensive Plan as follows:

This district is characterized by a lack of available public infrastructure (water, sewer and highways) and an established pattern of residential use. Intended for future lots or parcels whose primary use is larger lot single family residential, with densities ranging from 1 unit per 5 acres to 1 unit per 10 acres. Secondary uses may include agricultural or hobby farms, public or private open space, community schools, churches or other institutional uses, including those facilitating recreational events or activities. This district serves as a transition between Open/Rural areas and more intensive uses in closer proximity to major roadways.

This District takes the place of Large Lot Rural District (RR) in the current City Code:

515.12 Large lot rural district (RR). Subdivision 1. Purpose. The purpose of the RR district is to allow low-density residential development in the fringe areas of Sandstone not served by sanitary sewer, to retain the rural character of such areas as a permanent land use, and to provide an alternative living environment within the city with all the services, except sanitary sewer, and benefits available to city residents. The public water system may be available to some areas within the RR district. Lot size is limited to not less than five (5) acres.

Subd. 2. Permitted uses.

- a) Single-family detached dwellings.
- b) Parks or outdoor recreational areas, paths and trails.
- c) State licensed residential facilities, housing with services establishments, licensed day care facilities and group family day care facilities as defined and permitted by Minnesota Statutes Section 462.357, subdivision 7.

Subd. 3. Accessory uses.

- a) Private recreational facilities such as tennis courts or swimming pools used by the resident owners and guests.
- b) Private garages and carports.
- c) Signs as regulated by city code, section 415.
- d) Essential public service structures, such as, but not limited to, sewer lift stations or water wells and storage tanks.
- e) The permitted area of accessory uses is as follows:

<u>Size of lot</u>	<u>Maximum square footage</u>
Minimum or less	1,008 square feet
Over five (5) acres	2,000 square feet

Commissioners discussed maximum square footage. They decided that they would rather limit the impervious surface coverage on lots in the Suburban Residential District instead of setting maximum square footage for accessory uses. After discussion, consensus was to set the maximum impervious surface coverage at 50%.

Subd. 4. Interim Uses. The following uses may be permitted upon the issuance of an interim use permit.

- a) 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 felt that these restrictions were more applicable to the Traditional Residential areas of town and that the Suburban Residential areas should allow for a wider variety of home occupations, including outdoor uses. They felt that under certain circumstances it makes sense to allow for the proprietor to have employees, other than family; such as, operating a nursery. They also didn't think the parking restrictions were applicable. Staff was asked to research the issue and report back to the Commission.

Subd. 5. Conditional uses. The following uses may be permitted upon the issuance of a conditional use permit.

- a) Cemeteries.
- b) Private or public golf courses, country clubs, and recreational facilities.
- c) Public schools or equivalent private and parochial schools.
- d) Churches.
- e) Public recreational, cultural, or administrative facilities such as, but not limited to, park buildings or libraries.
- f) **Agricultural uses. Added by the Commission.**
- h) **Hobby farms. Added by the Commission.**
- f) Planned unit developments (PUD).
- g) Towers for amateur radio operators and towers/antenna on churches, governmental buildings and schools (see section 517).

Subd. 6. Height regulations. No structure shall exceed thirty-five (35) feet in height.

Subd. 7. Yards abutting a public street or highway right-of-way. For purposes of this RR district, any yard that abuts any public street or highway right-of-way must conform to the requirements for a front yard.

Subd. 8. Performance standards.

- a) The minimum lot size is five (5) acres for residential sites without public sewer.

~~Minimum lot size is 18,000 square feet for residential sites with public sewer. Non-residential sites except essential services, without a public sewer require a minimum lot size of ten (10) acres. Minimum lot size for non-residential sites with public sewer is three (3) acres.~~

Commissioners removed these two sentences because anything less than 5 acres would have to go through a subdivision process and likely would be rezoned to PUD or Traditional Residential. Additionally, if public sewer is available, the lots should be zoned Traditional Residential.

- b) Front yard setback is 40 feet.
Rear yard setback is 30 feet.
Side yard setback is 15 feet.
- c) Minimum lot width:
200 feet for sites without public sewer
~~100 feet for sites with public sewer~~
Commissioners removed this requirement, stating that it is not appropriate for the Suburban Residential District.
- d) Minimum lot depth:
240 feet for sites without public sewer
~~120 feet for sites with public sewer~~
Commissioners removed this requirement, stating that it is not appropriate for the Suburban Residential District.
- e) Buildings must be on permanent foundations.
- f) Minimum residential living space: 900 square feet for single-family use.
- g) Any use requiring potable water and a sewage disposal system and not having access to the public water or sewer system must demonstrate that soil conditions will allow a well and two (2) on-site sewage disposal systems. State requirements for such on-site water and disposal systems apply.

Commissioners asked staff to check with the County on this requirement.

Subd. 9. Parking. Within the RR district, the requirements of subsection 515.37, subdivision 10 apply with the following additional minimum requirements for parking related to non-residential uses, such as schools or churches.

- a) Off-street parking and any related drives within a parking area may not be located nearer to a street or highway right-of-way than twenty (20) feet.
- b) ~~Off-street parking and any related drives may not be located within fifteen (15) feet of any principal structure.~~

Commissioners stated that it is not practical to expect that schools or churches should locate their parking structures at least 15 feet away from their buildings.

- c) The required minimum space between parking lots and street right-of-ways or

structures as regulated in subsection 515.37, subdivision 10.

Commissioners would like to discuss parking further after they revisit Home Occupations.

~~Subd. 10. Regulation of detached accessory structures. The following regulations apply to all lots or parcels of less than five (5) acres in area. Lots larger than five (5) acres are exempt from these regulations.~~

- ~~a) A single detached accessory building, including barns, machine sheds, etc., may not exceed the square feet of area delineated in section 515.12, subdivision 3(e). For purposes of calculating allowable square footage, the square footage of above grade and below grade swimming pools is not included.~~
- ~~b) A single detached accessory structure may not exceed the gross area encompassed by the foundation of the residential structure.~~
- ~~e) Fish houses must be included in the calculation of the gross maximum square footage for detached accessory structures. Only one (1) fish house is permitted on a residential home site. Each fish house shall be currently licensed per the State of Minnesota regulations.~~
- ~~d) The exterior design and color of the accessory structure must be compatible with the exterior design and color of the principal building.~~

After much discussion, Commissioners decided to eliminate this section entirely. Previously, they determined to limit the impervious surface coverage on lots to 50%. They did not feel that fish houses should be singled out. And they were not concerned with property owners' color choices.

NEW BUSINESS:

- (A) Section 517 of the Sandstone City Code Regarding Towers and Antennas – Previously, the Commission had asked for the City Attorney to review Section 517 of the City Code for possible changes and updates. The City Attorney provided a draft update to the Code. After much discussion, staff was directed to ask the City Attorney if the ordinance is even necessary because the FCC has exclusive jurisdiction. What does it accomplish? What problem is it addressing?

OTHER: None

ADJOURN: Motion Gaede, second Spartz, to adjourn. Motion passed 4-0. Time 8:40 p.m.

Respectfully Submitted,
Kathy George, City Administrator