

**CITY OF SANDSTONE  
PLANNING COMMISSION  
September 12, 2018**

**CALL TO ORDER**

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

**ROLL CALL**

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

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

**MINUTES – Motion Palmer, second Frederickson, to approve the minutes from the August 8, 2018 Planning Commission Meeting. Motion passed 5-0.**

**PUBLIC HEARINGS:** None

**OLD & CONTINUING BUSINESS:**

- A. Section 517 of the Sandstone City Code Regarding Towers and Antennas - Previously, the Commission asked that the City Attorney review City Code Section 517 regarding Towers and Antennas for possible changes and updates. At the August Planning Commission meeting, commissioners reviewed the City Attorney's draft of proposed changes to the Code. Commissioners started questioning the relevance of the City regulating towers and antennas and directed Administrator George to have further discussions with the City Attorney. The City Attorney responded that the City Code deals with the location of where towers can go in Sandstone, how tall they can be, what setbacks apply, how they must be constructed, etc. The suggested amendments make the City's requirements clearer and more easily enforceable. Getting rid of the City's requirements altogether would mean wireless towers and facilities could be constructed wherever the companies want, at whatever height and appearance they want.

Commissioners reviewed the suggested changes. There was some discussion about what might happen if a tower falls over onto either public property or neighboring properties. It was thought that insurance and other City codes were in place to address the situation if something like that happened. It was also noted that towers must be setback from the nearest property line or public rights-of-way by a minimum distance equal to the height of the tower.

**Motion Gaede, second Frederickson, to recommend the City Council adopt the suggested revisions to City Code 517 regarding Towers and Antennas. Motion passed 5-0.**

B. Zoning Ordinance Update – The Planning Commission discussed a few follow up items from the August 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~~ **temporary storage 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 [Traditional Residential, Highway Mixed Use, Suburban Residential; Historic Downtown District would be 30 days; Industrial District would be unrestricted].*

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 recommended using the term “temporary storage containers” instead. Commissioners agreed with this term; however, asked staff to research definitions of “temporary storage containers” stating that they would like to prohibit the use of semi-truck boxes that are on wheel chassis or trailers.

Commissioners were comfortable with the following definition: *“Temporary storage containers” includes cargo containers without an axel, storage PODS, transport containers without an axel, any box-like container transported by truck or trailer without an axel. “Temporary storage containers” does NOT include railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, dumpsters. These items are not allowed to be used as temporary storage containers.*

Commissioners also discussed the use of temporary storage containers in the Highway Mixed Use District. Rather than limiting the use to 6 months per year, consensus was to allow the use, unrestricted.

- (2) While reviewing the Suburban Residential District in August, Commissioners felt that the language regarding Home Occupations should allow for a wider variety of home occupations, including outdoor uses. They felt that it may also make sense to allow for the proprietor to have employees, other than family. They also questioned the parking restrictions. Staff was asked to research the issue and report back to the Commission.

Since Home Occupations are allowed as an Interim Use in both the Traditional Residential District and the Suburban Residential District, Staff suggests adding “Additional Conditions” specific to Home Occupations in City Code Section 515.35, Subdivision 6, Interim Use Permits. Commissioners were comfortable with this approach. Staff will continue to work on this and bring recommended language back to the Planning Commission.

- (3) Wells and on-site sewage disposal systems: the current language reads:

*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.*

In checking with the County, the following response was received from Kelly Schroeder:

Kathy,

Given the fact we do not have an subdivision controls in the city, I think it falls back to the city ordinance, however the language should be updated to be in line with statute. Here is the exert from our septic ordinance:

**SSTS on Lots Created After January 23, 1996**

**All lots created after January 23, 1996 must have a minimum of two soil treatment and dispersal areas that can support trenches, seepage beds, mounds, and at-grade systems as described in Minnesota Rules, Chapters 7080.2200 through 7080.2230 or site conditions described in 7081.0270, Subp.3 through 7 at the time the plat or subdivision is approved.**

**A cluster SSTS that have a common interest lot where a central system is located shall meet this requirement by having the minimum of two soil treatment and dispersal areas on the designated lot.**

But you could say "All lots created January 23, 1996 and not having access to the public sewer system shall..." to make it work for your situation.

Schroeder also stated that there are no state regulations when it comes to requiring lots to prove they can support a well. Commissioners were comfortable with the County's language.

- (4) The Commission then reviewed and discussed the Industrial District, which is defined in the Comprehensive Plan as follows:

*This district is characterized by having good access to State Highway 23. Lots or parcels in this district are guided to buildings and associated office, administrative and truck service facilities for the following activities: manufacturing, fabrication, assembly, processing, packaging, compounding or storage of materials, goods and products. Unlike the Medical Business and the Highway Mixed Use districts, this area will allow for development with a lower set of standards of design and a higher intensity of use. Even with these allowances, this district's proximity to the river and*

*Banning State Park means that design and practices which protect the adjacent natural resources are important.*

This District is currently not described in the current City Code; however, several parcels on the existing zoning map are identified for General Industrial. These parcels include Mike Johnson's pit (now proposed to be Park), the wastewater treatment plant (now proposed to be Suburban Residential), 605 Old Military Road (owned by Bruce Christensen – now proposed to be Highway Mixed Use), a portion of Lundorff Drive (Credit union, etc. – now proposed to be Professional/Light Industrial), and Anderson Recycling (the only area proposed to be "Industrial").

The City Code does have a section for Light Industrial (I-1) and Limited Industrial (I-2). Commissioners reviewed both of these sections and choose which portions are appropriate for the new Industrial District, with the following resulting language:

Industrial District (I). Subdivision 1. Purpose. This district is characterized by having good access to State Highway 23. Lots or parcels in this district are guided to buildings and associated office, administrative and truck service facilities for the following activities: manufacturing, fabrication, assembly, processing, packaging, compounding or storage of materials, goods and products.

Subd. 2. Permitted uses. (Subd. 2, Amended, Ord. 2015-04)

- a. Auto and truck washes.
- b. Cold storage plants and warehousing.
- c. Carpet cleaning, dry cleaning and dyeing, laundry employing any number of persons, providing the cleaning fluid has a base which is of non-explosive material.
- d. Electric appliance assembly.
- e. Growing, handling, crating, sorting and shipping nursery stock.
- f. Laboratory, research, experimental and testing.
- g. Essential services.
- h. Storage and sale of lumber, coal, brick, stone, contractors supply yard, provided such use is entirely enclosed within a substantial fence not less than eight (8) feet in height.
- i. Plumbing, heating, glazing, painting, paper-hanging, roofing, ventilating, and electrical contractors and supply shops; blacksmith shop, tin shop, print shop, newspaper plant, carpentry, soldering, and welding establishments.
- j. The manufacturing, compounding, processing and packaging or treatment of food products such as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals and toiletries.
- k. The manufacturing, compounding, assembling treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-

precious metals or stones, shell, textiles, tobacco, wood (excluding planing mill), yarns and paint not requiring a boiling process.

- l. Any other manufacturing or industrial enterprise, operation or process, whether making, assembling, repairing, buffing, finishing, plating, polishing, tempering, packing, shipping, or storing providing that any resulting cinders, dust, flashing, fumes, gas, noise, odor, refuse, matter, smoke, vapor or vibration is confined effectively to the premises and no extra fire hazard is created.
- m. Railway and motor freight depot or trucking terminal, provided that the truck entrance is appropriate to safely and adequately accommodate the movement of trucks.
- n. Recycling centers.
- o. Storage in bulk of, or warehouse for, such material as building material, contractors' equipment, furniture, food, fabrics, hardware and similar goods when entirely contained in an enclosed roofed building.
- p. The sale or distribution, storage and distribution of supplies, equipment and goods.
- q. Other manufacturing, production, processing, cleaning, storage, servicing and repair of materials, goods or products determined by the planning commission and confirmed by the city council to be similar to the above conditional uses and which conform to the purpose and performance standards of the district.

Subd. 3. Accessory uses.

- a. Buildings for the storage of yard care equipment.
- b. Bus or taxi loading or unloading facilities.
- c. Storage of merchandise solely intended to be retailed by a related and established principal use.
- d. Parking lots.
- e. Unheated buildings and structures for a use accessory to the principal use.
- f. Off-street parking as regulated by this section.
- g. Off-street loading.
- h. Signs subject to regulations in section 415.

Subd. 4. Conditional uses.

- a. Indoor and outdoor storage of vehicles, materials, or open sales.
- b. Publicly owned buildings such as fire stations, maintenance garages and storage facilities.
- c. Towers for amateur radio operators and towers/antenna (see section 517).

- d. Taxi/transit services.

Subd. 5. Lot area and setback requirements.

- a. Minimum lot width: A lot should not be less than 150 feet in width.
- b. Setback requirements: Principal uses must comply with the following setback requirements.

Front yard	A minimum of 40 feet
Rear yard	A minimum of 40 feet
Interior side yard	A minimum of 15 feet
Street side yard	A minimum of 40 feet
- c. Buffer requirements: A building must be set back a minimum of fifty (50) feet from a zoning district boundary line, which separates the Industrial District (I) from a residential district. The areas between buildings in the Industrial District (I) and such streets and boundaries of any residential district will be utilized as a buffer between the two zoning districts. A vegetative buffer must be planted in this area using native groundcover, shrubs, or trees and must be continuously maintained by the Industrial District (I) property owner.
- d. Road setback: A building must be set back a minimum of forty (40) feet from any state highway, major or secondary thoroughfare, county highway or any road in use by the public prior to the creation of the Industrial District (I).

Subd. 6. Other standards and requirements.

- a. Landscaping requirements. Open areas of a site, lot, tract, or parcel must be graded to provide proper drainage, and except for areas used for parking, drives, or storage, must be landscaped with trees, shrubs, ornamental landscape materials, or planted ground cover. Plans for the landscaping and screening must be submitted for approval to the city before any permit will be issued. The plan must show the location, type, quality, and size of all existing and proposed trees and plantings in or proposed for the landscaping area. A certificate of occupancy may not be issued until the landscaping is completed in accordance with the approved plans. The owner must maintain the landscaping in an attractive and well-kept condition. Vacant lots, tracts, or parcels must be properly maintained.
- b. Storage of materials. An accessory building may not be constructed for the purposes of keeping articles, goods or materials otherwise in the open or exposed to public view. When necessary to store or keep such materials in the open, the lot or storage area must be fenced with a screening fence that is at least six (6) feet high. Storage is limited to the rear two-thirds of the property measured by area.
- c. Glare, fumes, heat. Glare, fumes or heat may not be produced in any building in this district that is noticeable at the distance of more than fifty (50) feet from the building in which it is produced.
- d. Exterior lighting. Lights used for exterior illumination must be directed away from adjacent properties and oncoming traffic.

- e. Waste material. Solid waste materials, debris, refuse, or garbage must be kept within a completely enclosed building or in closed containers which are stored in racks. Waste material may not be washed into the public storm sewer system without first having received a permit to do so from the city council. If the permit is not granted, a waste disposal plan must be submitted to the planning commission and the city council for approval. The plan must not require additional land for continual operation and should not cause a detrimental effect to the adjacent properties.
- f. Drainage. In the development, improvement or alteration of land, the natural direction of draining may not be changed unless the council approves plans for the development. Run-off must be properly channeled into a storm drain, watercourse, or ponding area, and staff must approve a storm water drainage plan.
- g. Inspections and testing for compliance. To assure compliance with the standards in this subsection, the city may require the owner or operator of any industrial use to make such investigations and tests as may be required to insure adherence to the standards. The investigation and tests must be carried out by an independent testing organization selected by the city after thirty (30) day notice. The costs incurred for the investigations or tests will be borne by the city, except when the results of such disclose non-compliance with this subsection, in which event the owner or operator must pay testing costs incurred by the city. This procedure does not preclude the city from performing its own tests and investigations that it finds appropriate in order to determine compliance with the code.
- h. Additional Requirements. The planning commission or the city council may require additional items from the applicant as they deem necessary in order to assess compatibility of the proposed use with the goals of the Industrial District and with the other existing or proposed uses within the Industrial District.

**NEW BUSINESS:** None

**OTHER:** Commissioners were provided with the DRAFT Heliport Ordinance. The Public Hearing will be held at the October 10<sup>th</sup> Planning Commission meeting. Commissioners were asked to review the draft and let Staff know of any questions or concerns that they may have at this point.

**ADJOURN: Motion Stadin, second Frederickson, to adjourn. Motion passed 5-0. Time 8:20 p.m.**

Respectfully Submitted,  
Kathy George, City Administrator