

**CITY OF SANDSTONE
PLANNING COMMISSION
January 9, 2019**

CALL TO ORDER

Chair Riley called the meeting to order at 7:05 p.m.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

OATH OF OFFICE – Newly re-appointed Planning Commissioner Members Stadin, Riley, and Gaede recited the Oath of Office.

AGENDA – Motion Gaede, second Palmer, to approve the Agenda as presented. Motion passed 6-0.

MINUTES – Motion Palmer, second Gaede, to approve the minutes from the December 12, 2018 Planning Commission Meeting. Motion passed 6-0.

PUBLIC HEARINGS: None

OLD & CONTINUING BUSINESS:

In December, the Planning Commission discussed the Professional / Light Industrial District. Discussion continued regarding a few follow up items:

(1) One of the **Accessory Uses** listed is stated:

Storage of merchandise solely intended to be retailed by a related and established principal use.

In looking at this further, Administrator George asked if this is contradictory to the **Permitted Uses** of:

Cold storage plants and warehousing, and

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.

And is also perhaps in conflict with the **Conditional Use**:

Indoor and outdoor storage of vehicles, materials, or open sales.

After discussion, Commissioners decided to eliminate the listing under Accessory Uses so that any indoor or outdoor storage is handled as a Conditional Use.

- (2) Under Architectural Standards, more discussion occurred regarding the following:

Building designs shall provide visual interest, variation in detailing, and eliminate long wall sections without windows.

After further discussion, Commissioners agreed to change the language as follows:

The City encourages building designs that provide visual interest, variation in detailing, and architectural consistency.

- (3) Under Other standards and requirements, Commissioners wanted to see what other communities have in their ordinances for the following:

Storage of materials. An accessory building may not be constructed to permit the keeping of articles, goods or materials in the open or exposed to public view. When necessary to store or keep such materials in the open, the lot or area must be fenced with a screening fence at least six (6) feet high. Storage is limited to the rear two-thirds of the property measured by area.

Pine City handles storage of materials as Conditional Uses:

Permanent Outdoor Display and Sales as a Primary or Principal Use
Indoor Storage or Warehousing
Outdoor Storage or Warehousing

Sandstone's ordinance already states that "Indoor and outdoor storage of vehicles, materials, or open sales" is considered a Conditional Use. Commissioners decided to eliminate the "Storage of Materials" paragraph and just handle storage of materials with a Conditional Use Permit.

- (4) Also under Other standards and requirements, Commissioners wanted to see what other communities have in their ordinances for the following:

Inspections and testing for compliance. To assure compliance with the standards in this subsection, the council 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 council after thirty (30) days notice. The costs incurred having the investigations or tests will be borne by the city, except when the results of such disclose non-compliance with the performance standards (with this section), in which event the investigation or the owner or operator must pay testing cost. This procedure does not preclude the city from making tests and

investigations if it finds appropriate to determine compliance with the performance standards.

Pine City's Ordinance states:

In order to assure compliance with the performance standards set forth above, the Planning Commission may require the owner or operator of any permitted use to make such investigations and tests as may be required to show adherence to the performance standards.

Commissioners agreed that this is a simple and reasonable substitution for what Sandstone's current ordinance has.

- (5) The Commission then discussed the Public Recreational & Open Space District, which is defined in the Comprehensive Plan as follows:

Land uses designated as public open space on the map are reserved for public parks or natural areas or other publicly owned lands.

Administrator George explained that this District would likely take the place of the Agriculture / Open Space District; however, the City eliminated the AO District in 1997 and replaced it with the Large Lot Rural (RR) District, which has already been incorporated into the new Suburban Residential District.

Discussion centered around whether or not Ag/Open Space is appropriate, or if Public Recreation was appropriate for the remaining area in Sandstone. The remaining area consists mostly of publicly-owned land by the City (Robinson Park, KREEC), the DNR (Land Management, Banning State Park), and the Federal Government (Prison). There are two parcels currently used for residential purposes – Greenly and Tribby. Commissioners agreed it makes more sense to zone the area Public Recreation, making the Greenly and Tribby parcels allowed as non-conforming uses than to spot zone those two parcels. If residential development were to occur in the future, these areas can be revisited.

Commissioners reviewed the Agricultural – Open Space District language in Pine City's zoning ordinance, the Parks & Recreational District language in Aitkin's zoning ordinance, and the Agricultural-Open Space District language in Lindstrom's zoning ordinance for comparison and discussion purposes.

After review, Commissioner agreed that Aitkin's Parks & Recreational District language fits best with the intention of Sandstone's Public Recreational & Open Space District, with some minor modifications:

(A) *Purpose.* The Public Recreational & Open Space zoning district is intended to preserve, protect and enhance land set aside for public parks or natural areas or other publicly owned lands. The areas and facilities provide many benefits to city residents and visitors. They provide recreational and cultural opportunities; preserve natural and scenic areas; and offer refuge from the built, urban

environment. The Public Recreational & Open Space District is intended to be applied exclusively to publicly-owned lands.

(B) *Compatibility.* The Public Recreational & Open Space zoning is compatible with every other zoning classification and any property that meets the purpose and intent of this zoning classification.

(C) *Lot and density requirements.* There is no minimum lot size associated with the Public Recreational & Open Space Zoning classification. Setbacks established for the adjacent zoning district shall apply.

(D) *Performance standards.* The following performance standards apply to all development in this zone.

- (1) *Walking, hiking, biking.* Recreational activity uses are allowed if not completed on private property. Appurtenances to the allowed use shall also be allowed if constructed greater than ten feet from a neighboring property line.
- (2) *Preserved natural areas.* Preservation of open land for the preservation of open space and for the enjoyment of the public shall be permitted.

With the completion of this district, the Planning Commission is finished with re-districting work for the new zoning ordinance. Administrator George suggested that the City Council be invited to the next Planning Commission meeting on February 13th to review all of these changes. After that, the Planning Commission will continue with the updating process by reviewing the various other sections of the Sandstone City Code that relate to zoning; such as, signage, parking, etc.

NEW BUSINESS: None

OTHER: None

ADJOURN: Motion Spartz, second Gaede, to adjourn. Motion passed 6-0. Time 7:40 p.m.

Respectfully Submitted,
Kathy George, City Administrator