

**CITY OF SANDSTONE  
PLANNING COMMISSION  
February 13, 2019**

**JOINT MEETING WITH THE SANDSTONE CITY COUNCIL**

**CALL TO ORDER**

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

**ROLL CALL**

Members present: Steve Palmer, Andrew Spartz, Rene Stadin, Randy Riley, Cassie Gaede, Reese Frederickson  
Council Members: Pete Spartz, Tim Franklin, Brandon Devlin, Phil Kester  
Members absent: Council Member Val Palmer  
Staff present: Administrator Kathy George  
Others: None

**PLEDGE OF ALLEGIANCE**

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

**MINUTES – Motion Palmer, second Gaede, to approve the minutes from the January 9, 2019 Planning Commission Meeting. Motion passed 6-0.**

**PUBLIC HEARINGS:** None

**OLD & CONTINUING BUSINESS:**

Zoning Ordinance Update. The Planning Commission and Council met in joint session to review the proposed updates to the Zoning Ordinance. Administrator George explained that the current Zoning Ordinance includes 14 districts. The current Zoning Map includes 13 districts. Some districts noted in the Zoning Ordinance are not included on the Zoning Map. And some listed on the map are not included in the Zoning Ordinance. She stated that the Planning Commission reviewed the current Zoning Map in comparison to the Future Land Use Map that was produced as part of the Comprehensive Plan update and decided to use the 8 districts identified on that map for the new Zoning Ordinance, with some modifications.

The current Section 515.07, subdivision 1, Establishment of Districts was reviewed with the proposed changes annotated. George noted that the Business Planned Unit Development District, the Residential Planned Unit Development District, the Recreational Vehicle District, and the Shoreland Districts are typically handled as overlay districts. The Planning Commission has not discussed these districts yet. The Planning Commission also still needs to discuss the Commercial Tier 3 District, which will likely be eliminated.

The Suburban Residential District was discussed. This district takes the place of the current Large Lot Rural District. It was noted that language and requirements for Home Occupations are still being discussed by the Planning Commission. The various proposed changes were

reviewed. Questions arose regarding Fish Houses – whether they are accessory structures, the number allowed on a lot, their location, and whether or not they count in the impervious surface calculation. Staff will follow up on this and suggested that it might be best to cover this in the chapter that addresses storage of recreational vehicles in the General Conditions (515.37, subd 13) section of the ordinance. A question was also asked about Wind Turbines – whether they fall under the Tower/Antenna ordinance or whether they would be allowed. Staff will research this item and report back.

The Traditional Residential District was discussed. This district takes the place of the current Low Density Residential and High Density Residential districts. The various proposed changes were reviewed and discussed. The parking of recreational vehicles (fish houses, boats, etc.) was discussed as well. It was also noted that the Planning Commission would like to identify a place where truck tractors, semi-trailers, and tractor-trailers can park in town because they currently are not allowed in residential districts. Questions arose regarding parking requirements for the added conditional uses of small retail corner stores and professional offices. This will be addressed in the chapter that addresses parking (515.37, subd 10) in the General Conditions section of the ordinance.

Next, the Historic Downtown District was discussed. This district takes the place of the current Central Business District. Under Permitted Uses, it was suggested to add the words “non-motor fuel” to repair services such as jewelry, radio, and television repair shops. It was noted that “private clubs” should be defined. *[Upon review, Club or Lodge is currently defined as a non-profit association of persons who are bona fide members paying dues.]* Apartments are allowed as conditional uses provided they are located above the first floor. Discussion revealed that they should also be allowed behind the store front, or in the basement. Staff will research appropriate language. A definition for “places of assembly” will be added to the ordinance. Under Performance Standards, there is a 10-foot setback from alleys. All agreed to add “platted alleys” for clarification.

The Prospective Interchange Development District was then discussed. This district takes the place of the current Interchange Business District. There was discussion about the minimum square footage of 10,000 feet for general retail and professional office spaces. After much thought, all agreed to leave it at 10,000. If someone proposed something smaller, they could go through a variance process and the Planning Commission and Council could then determine if it is appropriate. All agreed that smaller footprint businesses should be guided toward the Historic Downtown or the Highway Mixed Use districts. Seasonal Produce Stands were eliminated as interim uses as they are handled with Special Event Permits or Peddlers Permits. Some requirements were eliminated from the interim use of Entertainment/Recreational facilities: the annual calendar of events, the schedule of operation, and curfew language. The Planning Commission had added Truck Stops as a conditional use. The question arose regarding what the difference is between a Truck Stop and a Gas Station (which is a permitted use). Staff will research definitions of “Truck Stop” for further review and discussion.

It was determined to end the meeting at this point. The Joint Meeting/discussion will continue at the March 13<sup>th</sup> Planning Commission meeting.

**NEW BUSINESS:** None

**OTHER:** None

**ADJOURN: Motion Palmer, second Stadin, to adjourn. Motion passed 6-0. Time 8:40 p.m.**

Respectfully Submitted,  
Kathy George, City Administrator

DRAFT