

**CITY OF SANDSTONE
PLANNING COMMISSION
March 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, Randy Riley, Cassie Gaede
Members absent: Rene Stadin, Reese Frederickson
Council Members: Pete Spartz, Tim Franklin, Brandon Devlin, Phil Kester, Val Palmer
Staff present: Administrator Kathy George
Others: None

PLEDGE OF ALLEGIANCE

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

MINUTES – Motion Palmer, second Gaede, to approve the minutes from the February 13, 2019 Planning Commission Meeting. Motion passed 4-0.

PUBLIC HEARINGS: None

OLD & CONTINUING BUSINESS:

Zoning Ordinance Update. The Planning Commission and Council met in joint session to continue reviewing the proposed updates to the Zoning Ordinance. At the February meeting, Suburban Residential, Traditional Residential, Historic Downtown, and Prospective Interchange districts were reviewed.

The Highway Mixed Use District was discussed. This district takes the place of the current Highway Business District. The area designated for this district is from Rich's Bar to the Seymour properties on the west side of Main Street and the Fire Hall to Eiffler's property on the east side of Main Street. Discussion arose concerning Train Park, which is proposed to be part of the Highway Mixed Use District. It was noted that parks are not specifically mentioned as permitted uses in this District. After much discussion, it was decided to have the Train Park property and those parcels north of Train Park in the Historic Downtown District and have Lampert's Lumber property in the Highway Mixed Use District. Staff will look into appropriate language to allow for parks in all other districts. Parking of semi-trailer trucks if directly related to the principal use was added to Interim Uses. Adult Establishments were moved from Interim Uses to Conditional Uses.

The Industrial District was discussed. 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 Lunderff 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). The Planning Commission previously reviewed both of these sections and choose which portions are appropriate for the new Industrial District, keeping in mind that some of the I-1 and I-2 will be appropriate for the new Professional / Light Industrial Business Park District.

The Industrial District covers City property and Anderson Recycling on the west side of State Highway 23 and properties from the MN DOT Truck Station to the Halonen property on the east side of State Highway 23. It was decided to add Temporary Storage Containers to the list of Permitted Uses, with no restrictions on time or number. Restaurants, supper clubs, or other dining establishments were removed from the list of Conditional Uses. Clarifying language is needed regarding the statement that a certificate of occupancy may not be issued until the landscaping is completed. Staff will follow up on this with the Building Official.

Next, the Professional / Light Industrial District was discussed. This district takes the place of the current Medical Business District, Light Industrial District, and Special Industrial District. Parking of semi-trailer trucks was added to the list of Accessory Uses. Temporary Storage Containers were added as Permitted Uses with no restrictions as to time or number. There was much discussion about the requirement: *Building designs shall provide visual interest, variation in detailing, and eliminate long wall sections without windows.* Some felt this was too subjective. Others felt that the City shouldn't require something that will cost developers more money. Still others felt that the language is appropriate and helpful. **Motion by Spartz, second by Palmer, to change the requirement to read: *Developers are encouraged to create building designs that provide visual interest and variation in detailing.* Motion passed 3-1, with Gaede dissenting.**

The Public Recreation and Open Space District was then discussed. 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 district, which the Planning Commission has incorporated into the new Suburban Residential district.

NEW BUSINESS: None

OTHER: None

ADJOURN: Motion Spartz, second Gaede, to adjourn. Motion passed 4-0. Time 9:10 p.m.

Respectfully Submitted,
Kathy George, City Administrator