

**CITY OF SANDSTONE
PLANNING COMMISSION
August 14, 2019**

CALL TO ORDER

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

ROLL CALL

Members present: Steve Palmer, Randy Riley, Cassie Gaede
Members absent: Reese Frederickson, Rene Stadin, Andrew Spartz
Staff present: Administrator Kathy George
Others: Peter Spartz, Alanea White, Peter Oleszczuk, Jared DeVoursney, Jim Lundberg

A quorum was not present at the meeting; therefore, no action could be taken on the Agenda items.

PUBLIC HEARINGS:

Midwest MN, LLC – Variance Request - The City received an application for a Variance from Greg Oleszczuk, Midwest MN, LLC to allow for 33 off-street parking stalls with typical dimensions of 9-feet x 20-feet, for the development of a new Dollar General store that will be located on the southwest corner of Ashley Street and State Highway 123, parcel 45.5629.000.

City Code Section 515.37, subdivision 10(c) states:

Retail stores and service establishments require 1 parking space per 150 square feet of floor space and outdoor sales space.

Jim Lundberg, on behalf of the developer, stated that there will be 7,263 square feet of floor space, which would require 49 parking stalls. He reported that Dollar General's guidelines require 30 parking stalls for this footprint; however, the developer is proposing 33 parking stalls.

The Public Hearing notice was published in the August 1st and August 8th editions of the *Pine County Courier*. It was also mailed to all property owners located within 350 feet of the development property.

One comment has been received from an adjoining property owner regarding the lot located adjacent to the development property, at the corner of Old Military Road and Highway 123. The property owner is concerned with stormwater runoff. Staff reported that City Engineer Greg Anderson is reviewing this concern.

The Layout Plan, Grading Plan, Erosion Control Plan, Utility Plan, and Landscape Plan have been provided to City Engineer Greg Anderson for review as well.

Since a quorum of the Planning Commission was not present; the public hearing was recessed until Monday, August 19, 2019, at 7:00 p.m.

**CITY OF SANDSTONE
PLANNING COMMISSION, *CONTINUED*
August 19, 2019**

CALL TO ORDER

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

ROLL CALL

Members present: Steve Palmer, Randy Riley, Cassie Gaede, Andrew Spartz
Members absent: Reese Frederickson, Rene Stadin
Staff present: Administrator Kathy George
Others: Peter Spartz, Alanea White

PUBLIC HEARING, *CONTINUED*:

Midwest MN, LLC – Variance Request – The Planning Commission resumed the Public Hearing on the variance request of Midwest MN, LLC to provide 33 parking stalls at the new Dollar General development located on the southwest corner of Ashley Street and State Highway 123.

Motion Spartz, second Gaede, to open the Public Hearing. Motion passed 4-0.

Staff provided a review of the variance request, stating that the layout would also allow for off-street loading. Chair Riley called for any comments from the public. No comments were received.

Motion Spartz, second Palmer, to close the Public Hearing. Motion passed 4-0.

Commissioners made the following findings regarding the Variance request:

1. The property owner proposes to use the property in a reasonable manner not permitted by the code;
2. Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has had no control. That the unique circumstances do not result from the actions of the landowner. Commissioners noted that the reduction in parking spaces will help with stormwater runoff concerns as well;
3. The variance, if granted, will not alter the essential character of the neighborhood; and
4. Granting the variance is in harmony with the general purpose and intent of City Code and consistent with the comprehensive plan.

Motion Riley, second Spartz, to recommend the City Council approve the variance to City Code 515.37, subdivision 10(c), to allow for 33 off-street parking spaces for the new Dollar General store development, which is 16 spaces less than required.

Motion passed 4-0. This recommendation will be taken to the August 21st Council Meeting for final action.

ADJOURN: Motion Palmer, second Gaede, to adjourn. Motion passed 4-0. Time 7:15 p.m.

Respectfully Submitted,
Kathy George, City Administrator

DRAFT