

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

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

ROLL CALL

Members present: Steve Palmer, Rene Stadin, Randy Riley
Members absent: Reese Frederickson, Andrew Spartz
Staff present: Administrator Kathy George
Others: Oliver Dykstra

Randy Riley was appointed by the City Council to fill the Council Representative seat on the Planning Commission. Commissioners Palmer and Stadin asked Riley to serve as Chair.

PLEDGE OF ALLEGIANCE

All present recite the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion by Palmer, second by Stadin, to approve the Agenda as presented. Motion passed 3-0.

APPROVAL OF MEETING MINUTES

Motion by Palmer, second by Riley, to approve the minutes of the August 14/19, 2019 and October 9, 2019 Planning Commission meetings. Motion passed 3-0.

PUBLIC HEARINGS None

NEW BUSINESS

Potential Purchase and Sale of Properties.

MN Statutes 462.356 states that if the City has adopted a Comprehensive Plan, then no publicly owned interest in real property within the City can be acquired or disposed of until after the Planning Commission has reviewed the proposed acquisition or disposal and reported its findings to the City Council as to compliance with the Comp Plan.

The following properties were discussed:

- (1) Sliver portion of parcel 30.0527.000
This parcel is split by Interstate 35, with a sliver located on the east side of I-35 and the bulk of the parcel located on the west side. The sliver parcel runs alongside the Sandstone Business Park, adjacent to EDA-owned parcels. This portion of the business park is currently zoned Light Industrial and is proposed to be zoned Professional / Light Industrial Business District, in accordance with the Future Land Use Map in the Comprehensive Plan that was adopted in December, 2017. Commissioners agreed that

there is no concern with the possible acquisition of this property as it relates to the Comp Plan.

- (2) 329 Minnesota Street; parcel 45.5093.001

This is one of the 5 tax-forfeited properties the City acquired and removed all the structures. The City proposes to sell this parcel to an individual who plans to build a single-family home. This property is currently zoned Medium Density Residential. This property is proposed to be zoned Traditional Residential, in accordance with the Future Land Use Map in the Comprehensive Plan. Commissioners agreed that there is no concern with the sale of this property as it relates to the Comp Plan.

- (3) 1114 Birch Avenue; parcels 45.4251.000, 45.4250.001, 45.4250.002

This is one of the 5 tax-forfeited properties the City acquired and removed all the structures. The City proposes to sell each parcel to individuals – the properties are currently being advertised for sale. This property is currently zoned Medium Density Residential. This property is proposed to be zoned Traditional Residential, in accordance with the Future Land Use Map in the Comprehensive Plan. Commissioners agreed that there is no concern with the sale of this property as it relates to the Comp Plan.

- (4) 605 Park Avenue; parcel 45.5434.000

This is one of the 5 tax-forfeited properties the City acquired and removed all the structures. The City has offered the lot to Habitat for Humanity. Habitat plans to build a single-family residence on the property in 2021. This property is currently zoned Medium Density Residential. This property is proposed to be zoned Traditional Residential, in accordance with the Future Land Use Map in the Comprehensive Plan. Commissioners agreed that there is no concern with the sale of this property as it relates to the Comp Plan.

- (5) 313 Park Avenue; parcel 45.5327.000

This is one of the 5 tax-forfeited properties the City acquired and removed all the structures. The City has offered the lot to Habitat for Humanity. Habitat plans to build a single-family residence on the property in 2021. This property is currently zoned Medium Density Residential. This property is proposed to be zoned Traditional Residential, in accordance with the Future Land Use Map in the Comprehensive Plan. Commissioners agreed that there is no concern with the sale of this property as it relates to the Comp Plan.

- (6) 310 Park Avenue; parcel 45.5341.000

This is one of the 5 tax-forfeited properties the City acquired and removed all the structures. The Fire Department recently conducted a training burn on the house. A contractor will be removing the debris, foundation, and garage. Once the lot is cleared, it will be offered for sale. This property is currently zoned Medium Density Residential. This property is proposed to be zoned Traditional Residential, in accordance with the Future Land Use Map in the Comprehensive Plan. Commissioners agreed that there is no concern with the sale of this property as it relates to the Comp Plan.

- (7) EDA owned parcels 45.0101.014, 45.0101.013, 45.0039.001, 45.0040.000, 45.5638.000, 45.5639.000. The EDA acquired the first 4 parcels (45.0101.014, 45.0101.013,

45.0039.001, 45.0040.000) years ago with the idea that they would be used for the new Medical campus. The other two parcels (45.5638.000, 45.5639.000) are near the Golf Course, which the City previously owned. The EDA has determined that these parcels are excess and they would like to sell them. An appraisal will be done on each parcel and then they will be advertised for sale.

45.0101.014 and 45.0101.013 are currently zoned Business Highway. They are proposed to be zoned Suburban Residential, in accordance with the Future Land Use Map in the Comprehensive Plan. The remaining 4 parcels are currently zoned PUD Single Family Residential. They, too, are proposed to be zoned Suburban Residential, in accordance with the Future Land Use Map.

Commissioners agreed that there is no concern with the sale of these properties as it relates to the Comp Plan.

(8) City owned parcel 45.0022.000 – Compost Site

The City is moving the compost site out to where the treatment plant is on south Pine Avenue. Thereafter, they are willing to sell this parcel. The property is currently zoned General Industrial. It is proposed to be zoned Industrial. The Future Land Use Map shows the property as Suburban Residential; however, the Planning Commission had determined that this area will be zoned Industrial. Commissioners agreed that there is no concern with the sale of this property as it relates to the Comp Plan.

(9) City owned parcel 30.0512.003

This is the site of the current Streets & Parks Department shop building, and is located outside of the City limits, in Sandstone Township. The shop is moving to the John Wright Building. An appraisal will be done and then the property will be offered for sale. Zoning is irrelevant, because the property is located outside of the City limits and is not included in the Comp Plan's Future Land Use Map. Commissioners agreed that there is no concern with the sale of this property as it relates to the Comp Plan.

(10) Hawkinson/Hattenberger parcel 45.0112.000

The City has agreed to purchase this parcel for additional right-of-way and stormwater management. The property is currently zoned Central Business District. It is proposed to be zoned Highway Mixed Use, in accordance with the Future Land Use Map. Commissioners agreed that there is no concern with the purchase of this property as it relates to the Comp Plan.

(11) Old Creamery Site 45.0032.000

This parcel is on the County's tax forfeit list and is offered for sale. The potential buyer will have to do some environmental testing. The County is considering transferring the parcel to the City for \$1 and letting the City work with the buyer on the sale and the environmental testing. The property is currently zoned Highway Service District. It is proposed to be zoned Highway Mixed Use, in accordance with the Future Land Use Map. The buyer proposes a permitted use for the property. Commissioners agreed that there is no concern with the purchase/re-sale of this property as it relates to the Comp Plan.

OLD & CONTINUING BUSINESS

Review October 9th Meeting Discussion

- a. Solar Considerations. A quorum was not present at the October 9th Planning Commission meeting; however, those present (Palmer, Frederickson, Stadin) made the following determinations:
 - (1) Roof-mount solar could be allowed as an accessory use in the following zoning districts: Traditional Residential, Suburban Residential, Prospective Interchange Development, Professional/Light Industrial Business Park, Historic Downtown, Highway Mixed Use, Industrial, and Public Recreational & Open Space.
 - (2) Ground-mount solar could be allowed as an accessory use in the following districts: Traditional Residential, Suburban Residential, Prospective Interchange Development, Professional/Light Industrial Business Park, Highway Mixed Use, Industrial, and Public Recreational & Open Space.
 - (3) Solar gardens could be allowed with a Conditional Use Permit in the following districts: Suburban Residential and Prospective Interchange Development.
 - (4) Various definitions should be added to the City Code.
 - (5) Rooftop solar arrays should be added to the list of height regulation exceptions as currently noted in City Code 515.37.5.
 - (6) Wherever screening is required in City Code, standards could be limited to maintain the design function of roof-mount solar energy systems. For ground-mount systems, Commissioners agreed that screening shall not affect the design operation.
 - (7) Commissioners did not feel that it is necessary to change impervious surface coverage or size of accessory structures to accommodate solar systems. They also did not see the need to consider parking requirement incentives to encourage solar carports.
 - (8) With regard to the recommendation to consider incentives or requirements for making buildings meet “solar-ready” standards in flexible zoning areas such as Planned Unit Development District, Commissioners agreed to discuss the suggestion when they review the PUD Code.
- b. Commercial Tier 3 District. Commissioners reviewed this district which exists in the current Zoning Code and determined that it is not necessary in the new Zoning Code.

Commissioners Palmer, Stadin, and Riley concurred with these determinations as made at the October 9th Planning Commission meeting.

Zoning Ordinance Update: Business Planned Unit Development

The current Zoning Code includes a Business PUD District. No properties are designated as Business PUD on the Zoning Map. Commissioners reviewed this section and decided to re-name it to Commercial Planned Unit Development and to apply this district as an overlay district.

Currently, “Commercial PUDs” are permitted uses in the Highway Business (B-2) District and in the new Highway Mixed Use District. “PUD offices for medical services...” are permitted uses in the current Medical Business (B-4) District and in the new Professional/Light Industrial Business Park. Commissioners determined that these should all be listed as conditional uses, not permitted uses. They also agreed that the Prospective Interchange District could include Commercial PUDs as a conditional use. Commissioners reviewed the rest of the language in the current Zoning Code for the Business PUD District and decided that no additional changes are necessary.

OTHER

Commissioners and George discussed the process of re-zoning the entire town. George stated that a public hearing will be required, and all property owners would receive notice. There will also be a notice placed in the *Pine County Courier*. This will be further discussed at the next Planning Commission meeting.

ADJOURN: Motion by Palmer, second by Stadin, to adjourn at 7:55 p.m. Motion passed 3-0.

Respectfully Submitted,
Kathy George, City Administrator