

**CITY OF SANDSTONE
PLANNING COMMISSION
December 11, 2019**

CALL TO ORDER

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

All present recite the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MEETING MINUTES

Motion by Palmer, second by Riley, to approve the minutes of the November 13, 2019 Planning Commission meeting. Motion passed 4-0.

PUBLIC HEARINGS None

NEW BUSINESS None

OLD & CONTINUING BUSINESS

Zoning Ordinance Update: Residential Planned Unit Development

The current Zoning Code includes a Residential PUD District. Properties that are currently zoned Residential PUD are proposed to be zoned Suburban Residential or Prospective Interchange Development on the new Zoning Map. Going forward, the Residential PUD District would be considered an overlay district.

“Planned Unit Development” is allowed as a Conditional Use in the current Large Lot Rural District, the Low-Density Residential District, and the High-Density Residential District. A PUD is allowed as a Conditional Use in the new Traditional Residential and Suburban Residential Districts.

Administrator George noted that “Commercial PUD” is allowed in the new Highway Mixed Use District. She asked if the Planning Commission want to expand that to include Residential PUDs. Commissioners did not want to do that, stating that they prefer to keep the Highway Mixed Use District mainly for commercial uses.

Commissioners reviewed the language in the current Zoning Code for the Residential PUD District and made changes as appropriate, mostly to be consistent with the language used in the Business PUD code. They did add a provision that the development must include plans for tornado/storm shelter areas.

Commissioners also considered the suggestion from the SolSmart representatives to offer incentives or make it a requirement for buildings to meet “solar-ready” standards in the PUD code. After discussion, Commissioners were not in favor of adding this requirement or of offering incentives.

City Code 515.37, subdivision 11, Accessory Buildings and Structures

Administrator George asked for review and discussion of this section. She recommends the requirements be placed within the Performance Standards of each District, rather than having a separate section in the General Conditions section. Commissioners agreed that these standards should be included in the Performance Standards to each District.

Commissioner reviewed the language and made changes. They added a provision that accessory structures in residential districts are not allowed in the front yard. They eliminated the maximum square feet restriction for sheds and garages, noting that stated setbacks and maximum impervious surface coverage limits can dictate the size of structures.

Outstanding / Follow Up Items

Commissioners reviewed the list of items yet to be reviewed regarding the Zoning Ordinance update, as follows:

- Home Occupations
- Fish Houses
- Parking of truck tractors, semi-trailers, semi-tractors, and tractor-trailers in the Residential District
- Definitions – private clubs, places of assembly, truck stops, light industrial,
- What is meant by the reference to the State of MN Vehicle Code (Manufactured Home Park Overlay District) *check MN Statutes Chapter 168*
- What the minimum width of streets should be to accommodate fire trucks – ***it was noted that the City Street Standards indicate that pavement shall be a minimum of 30’ wide. Commissioner Spartz stated that this should be sufficient.***
- What is meant by “sheet metal roofs” (Architectural Standards)

Other sections that the Planning Commission will be reviewing include:

- City Code 1310: Parking
- City Code 415: Signage
- City Code 420: Land Disturbance
- City Code 430: Stormwater Management
- City Code 435: Commercial and industrial building maintenance
- Shoreland District (S-2)

- Kettle River District (S-1)
- Floodplain Overlay District

Public Hearing Process

The Planning Commission has been working on updating the Zoning Ordinance since February, 2018. The Planning Commission and the City Council have agreed that the 8 districts included in the City of Sandstone Comprehensive Plan will be used for the new Zoning Ordinance. The Planning Commission has reviewed all of the current zoning districts and has determined the boundaries of the new 8 zoning districts.

There is still work to be done; however, Administrator George stated that the Planning Commission may want to consider holding public meetings / open houses in order to start receiving input from property owners. This would not be the public hearing process, but would help to address any questions or concerns before getting to that point. Commissioners agreed that this would be a logical next step and decided that May would be the best time to hold the open house(s). In the meantime, the Commission will continue to work on the other areas of the Zoning Code as described previously.

OTHER

Commissioners reviewed City Code 800.19, which is a section of the Streets and Sidewalks code. This section deals with “New buildings”, requiring that an impervious surface driveway from the curb line to the property line of the lot be in place. They agreed to remove the language setting the specifications for the driveway (type, rate of rise, thickness), along with the requirement for the deposit of a cash escrow. These changes will be presented to City Council for amendment to the Streets and Sidewalks code. They will also be incorporated into the Zoning Code for each district.

ADJOURN: Motion by Palmer, second by Spartz, to adjourn at 8:25 p.m. Motion passed 4-0.

Respectfully Submitted,
Kathy George, City Administrator