

**CITY OF SANDSTONE
PLANNING COMMISSION
February 12, 2020**

CALL TO ORDER

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

ROLL CALL

Members present: Steve Palmer, Randy Riley, Andrew Spartz
Members absent: Reese Frederickson, Rene Stadin
Staff present: Administrator Kathy George
Others: None

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 3-0.

APPROVAL OF MEETING MINUTES

Motion by Palmer, second by Spartz, to approve the minutes of the January 8, 2020 Planning Commission meeting. Motion passed 3-0.

PUBLIC HEARINGS None

NEW BUSINESS None

OLD & CONTINUING BUSINESS

Zoning Ordinance Update: City Code Section 515.25 Kettle River Wild and Scenic River and Floodplain District (S-1)

Administrator George spoke with Dani McNeil, Staff Hydrologist with the MN DNR, letting her know that the City is reviewing this section of Code and asking for her to review it as well, which she did. McNeil stated that since our City is relatively small in size and we have only a few public waters, our existing document is a good starting point. In her opinion, we could leave the current S-1 section intact, unless we have any current/ongoing issues, or if we foresee any new developments within the overlay area.

Even though the City has the General Floodplain Ordinance (City Code 530), McNeil recommended keeping S-1 stating that because of the Kettle River's unique classification as a State Wild and Scenic River, the higher standards are warranted even though some of the language is redundant. The Planning Commission hasn't reviewed the Floodplain Ordinance yet, but that will come in the future.

The current zoning map does not have markings to delineate this S-1 district. The new zoning map will.

In looking at Beacon, it looks like there is only 1 parcel along the Kettle River (in the City limits) that is privately owned.

Commissioners reviewed City Code Section 515.25. Several updates are proposed regarding underlying zoning and corrections to references to various statutes or rules. New language for variances will be used. Otherwise, the section will largely remain the same.

Zoning Ordinance Update: City Code Section 515.27 General Shoreland District (S-2)

Dani McNeil, Staff Hydrologist with the MN DNR, also reviewed this section of Code. Again, she stated that since the City is relatively small in size and has only a few public waters, our current Code is a good starting point. Unless we are having any issues or foresee any new developments within the shoreland area, we could leave the language as it currently is.

The current zoning map does not have markings to delineate this S-2 district. The new zoning map will.

Commissioners reviewed City Code Section 515.27. Several updates are proposed regarding references to various statutes and rules. Follow up items include determining exactly where Wolf Creek is, if it is located within the City limits. Also, determining what type of “river” Skunk Creek and Wolf Creek are, as this affects various items listed in Subd 5, District Provisions. The new language for variances will also be incorporated.

OTHER

Administrator George reported that a building permit has been pulled (and paid for) for the new assisted living facility that is planned on the Sandstone Health Care Center property. They plan to start construction this spring. Additionally, Dollar General has applied for their building permit.

ADJOURN: Motion by Spartz, second by Palmer, to adjourn at 7:45 p.m. Motion passed 3-0.

Respectfully Submitted,
Kathy George, City Administrator