

**CITY OF SANDSTONE  
PLANNING COMMISSION  
September 9, 2020**

**CALL TO ORDER**

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

**ROLL CALL**

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

**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 5-0.**

**APPROVAL OF MEETING MINUTES**

**Motion by Palmer, second by Spartz, to approve the minutes of the July 8, 2020 Planning Commission meeting. Motion passed 5-0.** The Planning Commission did not meet in August.

**PUBLIC HEARINGS** None

**OLD & CONTINUING BUSINESS**

Zoning Ordinance Update – Fencing

The Planning Commission reviewed the City’s Fence Policy and determined that an ordinance should be created. In general, they made the following determinations:

- Fences shall not be erected where they create a visual safety hazard in the opinion of the Zoning Administrator.
- Fences shall sit on the property of the property owner installing the fence; fences may abut, but not sit directly on side lot lines of adjacent parcels. The “good side” of the fence shall face abutting properties, meaning that the posts shall face in toward the property on which the fence sit and the finished face of the fence shall face abutting properties. If the fence is within two feet of a property line, the adjoining property owner abutting the fence is allowed to finish the side of the fence facing his or her property.

- Fences shall be maintained to retain their aesthetic quality, screening abilities and function. Missing boards, rusting wire and posts and peeling paint shall be taken care of at the owner's expense as they occur.
- Traditional Residential District: maximum height in the front yard is 4 feet; maximum height in the side and rear yard is 6 feet. A yard that abuts any public street or highway right-of-way must conform to the requirements for a front yard; provided that the buildable lot width shall not be reduced to less than 30 feet.
- Suburban Residential District: maximum height is 6 feet. A yard that abuts any public street or highway right-of-way must conform to the requirements for a front yard; provided that the buildable lot width shall not be reduced to less than 30 feet.
- Historic Downtown District: maximum height is 6 feet.
- Highway Mixed Use District: maximum height is 7 feet.
- Industrial District: maximum height is 7 feet.
- Professional/Light Industrial Business Park District: maximum height is 8 feet.
- Prospective Interchange District: maximum height is 8 feet.
- Recreational and Open Space District: maximum height is 6 feet.
- In all districts:
  - Maximum height can be exceeded if permission is granted by the Planning Commission.
  - All fences must be 10' from the right-of-way; however, fences, walls, shrub plantings less than 2.5 feet in height are allowed up to the property line and within 14 feet of the corner. The Planning Commission will consider circumstances where the right-of-way extends deep into a property on a case-by-case basis. For example, sometimes the MN DOT right-of-way will extend excessively onto what would normally be considered a property owner's yard.
  - Allowable fencing material includes metal, wood, concrete, brick, vinyl or standard wire.
  - Barbed wire or electrified fences are prohibited except where specific approval has been given by the Planning Commission.
  - The required front yard of a corner lot shall not contain any wall, fence or other structure, tree, shrub or other growth which may cause danger to traffic on a street or public road by obscuring the view or obstructing or interfering with the passage of vehicles or pedestrians.

These provisions will be put into City Code format and presented to City Council for approval.

#### Follow Up Item – Parks and Recreation Spaces

When the Planning Commission and the City Council met in joint session to review the proposed new zoning districts and specifications, it was decided to allow parks and recreation spaces in additional districts. Commissioners reviewed language options and decided as follows:

- Traditional Residential District – Conditional Use: Parks, playgrounds, and other recreational uses.

- Suburban Residential District – Permitted use: Parks or outdoor recreational areas, paths and trails. Conditional Use: Public recreational, cultural, or administrative facilities; such as, but not limited to, golf courses, park buildings, or libraries.
- Historic Downtown District – Conditional Use: Parks, Playgrounds, public recreational, cultural, or administrative facilities; such as park buildings or libraries.
- Highway Mixed Use District – Conditional Use: Parks, Playgrounds, public recreational, cultural, or administrative facilities; such as park buildings or libraries.
- Prospective Interchange Development District – Conditional Use: Parks, Playgrounds, public recreational, cultural, or administrative facilities; such as park buildings or libraries.
- Professional/Light Industrial Business Park – not allowed.
- Industrial District – not allowed.
- Public Recreation and Open Space District – Conditional Use: Parks, Playgrounds, golf courses, public recreational, cultural, or administrative facilities; such as park buildings, or libraries.

Public Hearing: Set Date

The Planning Commission hosted two Open House events to provide an opportunity for property owners to come in and talk about the proposed new Zoning districts. These events took place on August 5<sup>th</sup> and August 12<sup>th</sup> from 4:00 p.m. – 8:00 p.m.

The Open Houses were advertised in the Pine County Courier (full page, full color ad) and a flyer was also distributed via Every Door Direct through the US Postal Service.

20 individuals stopped in between the two events. People mostly just wanted to see what the effect would be on their property. Some were in the Township and wanted to see what the plan was. Overall, there was good conversation and information provided.

The next step is to hold a Public Hearing regarding the new Zoning Map and Zoning Districts. Commissioners determined to hold the Public Hearing at the October 14<sup>th</sup> Planning Commission meeting. A notice will be placed in the Courier, and also mailed to all property owners.

**NEW BUSINESS** None

**OTHER** None

**ADJOURN: Motion by Stadin, second by Palmer, to adjourn at 8:00 p.m. Motion passed 5-0.**

Respectfully Submitted,  
Kathy George, City Administrator