

**CITY OF SANDSTONE  
PLANNING COMMISSION  
October 14, 2020**

**CALL TO ORDER**

Chair Riley called the meeting to order at 6:00 p.m. This meeting took place in-person at City Hall with a Zoom Video Conference option.

**ROLL CALL**

Members present: Steve Palmer, Randy Riley, Reese Frederickson, Andrew Spartz  
Members absent: Rene Stadin  
Staff present: Administrator Kathy George  
Others: Peter Spartz, Lucy Kester, Ron & Lorraine Lucas

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**Motion Palmer, second Riley, to approve the Agenda as presented. Motion passed 4-0.**

**APPROVAL OF MEETING MINUTES**

**Motion Spartz, second Palmer, to approve the minutes of the September 9, 2020 Planning Commission meeting. Motion passed 4-0.**

**PUBLIC HEARINGS**

Proposed Zoning Map / Zoning Districts

**Motion Palmer, second Riley, to open the public hearing at 6:03 p.m. Motion passed 4-0.**

City Administrator George explained that the City undertook the process of updating the Comprehensive Plan after completing the Roadmap to the Future process in 2016. The Comp Plan is a process used to establish a vision for how the community will grow and develop over the next 10, 15, or 20 years. It is a comprehensive process that includes much input from the public. The Comp Plan was adopted in 2017.

The Comp Plan laid out a Future Land Use Map, which was considered by both the Planning Commission and the City Council to be an appropriate starting point for updating the City's zoning map and zoning districts. The Planning Commission has been working on these updates for over two years. Two open house events were held in August, giving people an introduction to the proposed Land Use Map.

Tonight's Public Hearing Notice was published in the 10/1 and 10/8 editions of the *Pine County Courier* and the associated issues of the *Evergreen*. The notice was also mailed out to all property owners, as well as being posted on the City Hall bulletin board.

George reviewed the current Zoning Map and compared it to the proposed Zoning Map. The current Zoning Map includes the following Districts:

- RR Large Lot Rural
- P – Large Lot Rural
- RM – Medium Density Residential
- RH – High Density Residential
- PUD – Single Family Residential PUD
- CBD – Central Business
- BH – Highway/Service
- B4 – Medical Business
- CT3 – Tier 3 Commercial
- INT – Interchange
- I1 – Light Industrial
- I2 – Limited Industrial
- IG – General Industrial

The proposed Zoning Map has the following Districts:

- Traditional Residential
- Suburban Residential
- Historic Downtown
- Highway Mixed Use
- Prospective Interchange
- Professional / Light Industrial Business Park
- Industrial
- Public Recreation/Open Space

George then asked for a review of the following parcels:

45.0073.000 owned by Ron & Lorraine Lucas. This 40-acre parcel is currently zoned Large Lot Rural. It is proposed to be rezoned Public Recreation/Open Space. Ron Lucas had contacted George noting his concerns that the proposed rezone would make his property useless and could constitute a taking. This was followed up by a letter from Lucas' attorney, Bradley Kletscher. George stated that the Public Recreation/Open Space District is intended to be applied exclusively to publicly-owned lands. Lucas spoke on his behalf as well, stating his desire that the property be zoned Suburban Residential.

45.0072.000 owned by Arnold & Roberta Tribby. The property owner has not contacted the City; however, this 10-acre parcel is located east, adjacent to the Lucas property. The parcel is currently zoned Large Lot Rural and is proposed to be rezoned Public Recreation/Open Space. The same situation would apply to this parcel. George asked for consideration to rezone this parcel Suburban Residential as well.

45.0143.001 owned by Lee Greenly. This 33+ acre parcel is also currently zoned Large Lot Rural and is proposed to be rezoned Public Recreation/Open Space. Greenly has not contacted the City either. George asked for consideration to rezone the parcel Suburban Residential.

All of the other parcels that are proposed to be rezoned Public Recreation/Open Space are currently owned by Banning, the DNR, the State, the City, or the Federal Government.

45.0107.000 owned by James Betz, Richard & Brenda Long. This 36+ acre parcel is currently zoned in two different districts. The larger west portion is currently zoned Light Industrial. The smaller east portion is currently zoned Large Lot Rural. The parcel is split by the railroad tracks running through them. The entire parcel is proposed to be rezoned Professional / Light Industrial Business Park. The property owners have contacted the City and object to the current Light Industrial and to the proposed Professional / Light Industrial zoning. They feel it is better suited for suburban residential. George suggested that this entire parcel be rezoned Suburban Residential.

45.0101.013 owned by the City EDA. This 4-acre parcel is land-locked. The EDA currently has a purchase agreement with the owner of 45.0101.009. If this purchase goes through, the EDA has required that the property owner combine the two lots. 45.0101.009 is proposed to be rezoned Highway Mixed Use. 45.0101.013 is proposed to be rezoned Suburban Residential. George noted that if the two parcels are combined, the zoning will be Highway Mixed Use. If the sale does not occur, 45.0101.013 will be rezoned Suburban Residential.

45.5513.000, 45.5512.001, 45.5512.000 owned by Joshua Vork. These three parcels are used for the business Vork's Auto and are located behind the car wash and the pregnancy resource center, with access from State Highway 23. Vork has not contacted the City; however, George recommends these three parcels be rezoned Highway Mixed Use to match the 4<sup>th</sup> Vork parcel 45.5551.000 (which has the access to the Highway).

Chair Riley called for further comments from the public. Lucy Kester asked if there was any potential development in the business park. It was noted that the one potential developer has asked for an extension of the Due Diligence period until July, 2021.

**Motion Palmer, second Spartz, to approve the Suburban Residential zoning for parcels 45.0073.000, 45.0072.000, 45.0143.001 and 45.0107.000. Motion passed 4-0.**

**Motion Riley, second Palmer, to approve the Highway Mixed Use zoning for parcels 45.5513.000, 45.5512.001, 45.5512.000. Motion passed 4-0.**

Commissioners felt it was a good idea to keep the Public Hearing open to provide additional time for property owners to come forward with any concerns they may have. The next regular Planning Commission meeting is scheduled for November 11<sup>th</sup>; however, with that day being a Federal holiday, no meetings will take place. Rather than reschedule, consensus of the Commissioners was to forego meeting in November.

**Motion Palmer, second Spartz, to continue the Public Hearing to the December 9<sup>th</sup> Planning Commission meeting. Motion passed 4-0.**

**OLD & CONTINUING BUSINESS** None

**NEW BUSINESS** None

**OTHER** None

**ADJOURN: Motion by Palmer, second by Spartz, to adjourn at 6:40 p.m. Motion passed 4-0.**

Respectfully Submitted,  
Kathy George, City Administrator

DRAFT