

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

CALL TO ORDER

Chair Riley called the meeting to order at 7:00 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
Members absent: Rene Stadin, Andrew Spartz
Staff present: Administrator Kathy George
Others: Peter Spartz, Missy Polster, Gary Hinsch

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MEETING MINUTES

Motion Riley, second Palmer, to approve the minutes of the October 14, 2020 Planning Commission meeting. Motion passed 3-0. The Planning Commission did not meet in November.

PUBLIC HEARINGS

Continued: Proposed Zoning Map / Zoning Districts

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. A Public Hearing was held on October 14th, after being 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.

At the October Public Hearing, the Planning Commission members agreed to change three parcels from Public Recreation / Open Space to Suburban Residential. They also agreed to

change three parcels from Traditional Residential to Highway Mixed Use. Another parcel was changed from Suburban Residential to Highway Mixed Use. And another parcel was changed from Professional/Light Industrial to Suburban Residential.

Also, at the October meeting, the Planning Commission decided to continue the Public Hearing to be sure that all property owners have ample time to review the proposed changes and provide input. Since the November regular meeting fell on Veterans Day, it was decided to continue the Public Hearing to the December 9th Planning Commission meeting.

Tonight's Public Hearing Notice was published in the 11/26 and 12/3 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. Some property owners have contacted George for additional information.

George reviewed the proposed zoning map/districts, noting that the current zoning map has 13 districts. The new map has 8, making it much more manageable and straight forward. She stated that the Planning Commission also eliminated some restrictions as they reviewed language for each of the new districts, and cleaned up some language. The new zoning map also incorporates existing overlay districts, such as the shoreland overlay district.

Motion Palmer, second Frederickson, to open the public hearing at 7:10 p.m. Motion passed 3-0.

Chair Riley called for comments from the public. Missy Polster questioned the proposed zoning for her property. George stated that it is proposed to be suburban residential. Polster asked if she were allowed to run a business out of her barn. George stated that Home Occupations 1 and 2 are allowed without a permit. Home Occupations 3 and 4 are allowed with an Interim Use Permit. George will send Polster the definitions of the Home Occupation levels. *[After the meeting, George realized that she provided misinformation about Polster's property. Polster's property is currently zoned Highway Business and is proposed to be rezoned Professional Light Industrial Business Park. This information was shared with Polster after the meeting.]*

Gary Hinsch is a Sandstone Township Supervisor. He asked for additional information regarding the former airport zoning and the new Heliport ordinance. George will provide this information to him after the meeting.

Motion Palmer, second Riley, to close the Public Hearing at 7:25 p.m. Motion passed 3-0.

Motion Palmer, second Frederickson, to recommend the City Council adopt the new Zoning Districts and Zoning Map. Motion passed 3-0. George stated that she would like to make this recommendation at the January Council Meeting. She will also present the various other changes to City Code that the Planning Commission is recommending so that they can all be approved at the same time.

OLD & CONTINUING BUSINESS None

NEW BUSINESS

Review Proposed Property Acquisitions

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) 309 Park Avenue; 45.5328.000 (Friesendahl property)

The property owner has abandoned this homestead and would like to donate it to the City. The City has adopted a housing rehabilitation program in an effort to acquire and repair these types of properties, increasing their market value and making them available for new homeowners. The property is currently zoned R-1 Low Density Single Family Residential. It is proposed to be rezoned Traditional Residential, in accordance with the Comprehensive Plan. The continued use as single-family residential is an allowed use in the Traditional Residential District.

Motion Riley, second Palmer, to determine that the proposed acquisition of 309 Park Avenue is in compliance with the City's Comprehensive Plan. Motion passed 3-0.

- (2) 406 Commercial Ave N; 45.5374.000, 45.5375.000, 45.5376.000, 45.5377.000, 45.5378.000 (former site of Members Co-Op Credit Union)

This property is now vacant land with a car port and a shed located on it. The Credit Union has agreed to donate the property to the City for use as a new City Park. It is currently zoned Central Business District. It is proposed to be rezoned Historic Downtown District. The proposed use as a City Park is allowed in the Historic Downtown District with a Conditional Use Permit.

Motion Palmer, second Frederickson, to determine that the proposed acquisition of 406 Commercial Avenue North is in compliance with the City's Comprehensive Plan. Motion passed 3-0.

- (3) 401 Court Avenue N; 45.5370.000 (North Court Apartments)

The EDA is working with Trellis (formerly Community Housing Development Corp) on the redevelopment of The Rock (the historic highschool building). The current owner of North Court Apartments, Accord (formerly Community Involvement Program), have reached out to the City because they are interested in selling the property. This property is a Section 102 HUD housing project geared towards providing affordable housing to persons with disabilities. Eight Section 8 vouchers are attached to the 8 apartment units. The EDA and Trellis agreed that rolling this property into The Rock redevelopment plan would be a benefit to The Rock project and would also preserve the existing Section 8 vouchers – Accord has indicated that they will open the sale up to the market, thereby jeopardizing the Section 8 vouchers and the affordable housing for the current tenants.

The 2020 application for financing to the Minnesota Housing Finance Agency was not selected for funding. The EDA and Trellis will work on submitting again in the 2021 application round. Accord does not want to wait another year for the potential sale of their property. The EDA has agreed to purchase the property, with Trellis agreeing to manage the property, until such time as the financing comes through to redevelop The Rock, at which time North Court Apartments would be transferred over to Trellis.

This property is currently zoned R-2 High Density Residential. The proposed zoning is Traditional Residential, in accordance with the Comprehensive Plan. Three and Four-Family dwellings are allowed with a Conditional Use Permit in the Traditional Residential zone. Anything above that, such as this 8-unit apartment building, would be considered a non-conforming use.

Motion Palmer, second Riley to determine that, although the property will become a pre-existing non-conforming property, the acquisition of 401 Court Avenue North complies with the City's Comprehensive Plan as the actual use is not changing. Motion passed 3-0.

Commissioner Terms

Planning Commission members serve 3-year terms. The following terms expire in 2020: Andrew Spartz and Steve Palmer. Both have indicated a desire to continue serving additional 3-year terms.

Motion Riley, second Frederickson, to recommend the City Council appoint Andrew Spartz and Steve Palmer to serve 3-year terms on the Planning Commission (2021-2023). Motion passed 3-0.

OTHER None

ADJOURN: Motion Palmer, second Riley, to adjourn at 7:40 p.m. Motion passed 3-0.

Respectfully Submitted,
Kathy George, City Administrator