

**CITY OF SANDSTONE  
PLANNING COMMISSION  
February 10, 2021**

**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, Rene Stadin  
Members absent: Andrew Spartz  
Staff present: Administrator Kathy George  
Others: Keith & Ruth Carlson, Gary Zikan, Scott Swanson, Jen \_\_\_\_\_

**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 Palmer, second Frederickson, to approve the minutes of the December 9, 2020 Planning Commission meeting. Motion passed 4-0.** The Planning Commission did not meet in January.

**PUBLIC HEARINGS**

Harvest Christian School – Zoning Amendment

The City received an application for a Zoning Amendment from Harvest Christian School. They are in the process of purchasing the former Gateway Clinic property at 204 Lundorff Drive and would like to move their school functions there from the current location at 21 Minnesota Street.

The Lundorff Drive property is zoned Highway Mixed Use (the previous zoning was Highway Business District). Schools (public or private) are not an allowable use in the Highway Mixed Use District. The Zoning Code does allow “Public schools or equivalent private and parochial schools” as a conditional use in the Suburban Residential District. “Educational and cultural facilities” are allowed as a conditional use in the Traditional Residential District. Schools are not an allowable use in any of the other zoning districts.

The Future Land Use Map in the Comprehensive Plan that was adopted in 2017 has the Lundorff Drive property geared towards Suburban Residential. However, when the Planning Commission recently updated the zoning districts and zoning map, they considered this area along the highway to be best served by the Highway Mixed Use District. The purpose of the Highway Mixed Use District is stated as follows: *This district is established to accommodate the type of business oriented to the traveling public and requires highway access. To minimize*

*unmanageable strip development, these districts allow the type of businesses that require highway access and exposure.*

The Public Hearing Notice was published in the 1/28 and 2/4 editions of the *Pine County Courier*. It was also mailed to all property owners located within 350 feet of the property. No comments from the public have been received as of Monday, February 8<sup>th</sup>.

**Motion Palmer, second Riley, to open the Public Hearing at 7:03 p.m. Motion passed 4-0.**

Chair Riley called for comments from the public. Scott Swanson stated that the school experienced a fire at their current location, which prompted them to move forward with looking for a new location for the school. They have been looking for several years and also considered options at their current location. They even considered moving out of town. However, they would like to stay in Sandstone and feel that the former Gateway property will serve the needs of the school well. They also think the location will draw students from a wider area.

Swanson stated that they plan to purchase the property and begin remodeling work, with the goal of transitioning to the new location at the start of the next school year. They have a purchase agreement, with contingencies, and hope to close on the purchase by April 15<sup>th</sup>. Eventually, they plan to sell their current property.

Chair Riley called for additional comments from the public; no comments were offered.

**Motion Palmer, second Frederickson, to close the Public Hearing at 7:10 p.m. Motion passed 4-0.**

Administrator George reviewed three possible outcomes for the Planning Commission to consider:

- (1) The Planning Commission could recommend the property be rezoned to Suburban Residential, which allows schools with a CUP. George doesn't recommend this action because it would be considered spot zoning and because the Planning Commission had determined this property and adjoining parcels to be suited for Highway Mixed Use.
- (2) The Planning Commission could recommend that "Public schools or equivalent private and parochial schools" be added as a conditional use in the Highway Mixed Use District. A CUP process would then need to be initiated by Harvest Christian School.
- (3) The Planning Commission could recommend the Council not approve the request based on the findings that the property is zoned appropriately as Highway Mixed Use and schools are not an allowable use. The property is geared towards business uses that require highway access and exposure.

George suggested that if either (1) or (2) is recommended, the recommendation and later approval by the City Council should be conditioned on the completion of the purchase of the property by Harvest Christian School.

Commissioner Palmer stated that he would prefer to see a business at the former Gateway location. He asked if the Harvest Board looked at the Eagle Drive school facility. Swanson stated that they did look at it before, but the timing wasn't right. It was noted that this property will be going tax forfeit this summer, which will start the legal notification process. Palmer stated that he would like to see something happen at the Lundorff Drive property as well.

Chair Riley stated that he would like to see the school remain in town. He knows several families who send their children to the school and it is a great asset to the community.

Commissioner Stadin noted that churches are allowed in various zoning districts, schools should be, too.

Commissioner Frederickson stated that the option to add "Public schools or equivalent private and parochial schools" as a conditional use in the Highway Mixed Use District makes the most sense to him, adding that the spot zoning option can lead to a lot of legal issues. He also agreed that any action should be contingent on the completion of the purchase of the property.

**Motion Frederickson, second Stadin, to recommend that "Public schools or equivalent private and parochial schools" be added as a conditional use in the Highway Mixed Use District, contingent on the completion of the purchase of the property by Harvest Christian School. Motion passed 4-0.**

George explained the process for applying for the Conditional Use Permit and suggested that Harvest hold off on this until they own the property.

#### City Code Amendments – Section 515

The City Council adopted the 8 new Zoning Districts at the January 20<sup>th</sup> Council Meeting. These 8 new Zoning Districts were the subject of the August open house events and the October and December public hearings.

The Planning Commission has also been working on many other sections of City Code, either creating new codes or amending existing codes. These additional sections of City Code require a public hearing. A notice of Public Hearing has been placed in the 1/28 and 2/4 editions of the *Courier*. No comments from the public have been received as of Monday, February 8<sup>th</sup>.

The following actions were included in the Public Hearing notice:

- Amend and Renumber Section 515.29 Recreational Vehicle Park
  - This section is being renumbered from 515.30 to 515.29. Some changes were made to clean up the language and remove some restrictions; such as, requiring a central community building, minimum lot size, connections to water and electricity.
- Add Section 515.30 Manufactured Home Park
  - This is a newly created section. The Current City Code does not address Manufactured Home Parks.

- Amend and Renumber Section 515.31 Residential Planned Unit Development
  - This section is being renumbered from 515.29 to 515.31. Other than adding the requirement of a plan for tornado/storm shelter areas, the rest of the changes are just to clean up the language.
- Amend and Renumber Section 515.32 Commercial Planned Unit Development
  - This section is being renumbered from 515.28 to 515.32. The proposed changes are just to clean up the language, nothing substantive.
- Renumber Section 525 Heliport Overlay District to 515.33
  - This section is being renumbered from 525 to 515.33. That is the only change.

**Motion Frederickson, second Palmer, to open the Public Hearing at 7:20 p.m. Motion passed 4-0.**

Chair Riley called for any comments from the public. No comments were received.

**Motion Palmer, second Riley to close the Public Hearing at 7:25 p.m. Motion passed 4-0.**

**Motion Palmer, second Frederickson to recommend the City Council adopt the proposed sections 515.29 Recreational Vehicle Park, 515.30 Manufactured Home Park, 515.31 Residential Planned Unit Development District, 515.32 Commercial Planned Unit Development District, and 515.33 Heliport Overlay District. Motion passed 4-0.**

**OLD & CONTINUING BUSINESS** None

**NEW BUSINESS**

**OTHER** None

**ADJOURN: Motion Stadin, second Palmer, to adjourn at 7:30 p.m. Motion passed 4-0.**

Respectfully Submitted,  
Kathy George, City Administrator