

**CITY OF SANDSTONE  
PLANNING COMMISSION  
June 9, 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, Andy Spartz  
Members absent: Reese Frederickson, Rene Stadin  
Staff present: Administrator Kathy George  
Others: Rosi Holmes

**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 3-0.**

**APPROVAL OF MEETING MINUTES**

**Motion Palmer, second Spartz, to approve the minutes of the April 14, 2021 Planning Commission meeting. Motion passed 3-0.** The Planning Commission did not meet in May.

**PUBLIC HEARINGS**

Harvest Christian School – Conditional Use Permit

The City received an application for a Conditional Use Permit on behalf of Harvest Christian School to operate a private school at 204 Lunderoff Drive. The property is zoned Highway Mixed Use District. “Public schools or equivalent private and parochial schools” are allowed with a Conditional Use Permit (CUP) in the Highway Mixed Use District.

A notice of the Public Hearing was published in the 5/27 and 6/3 editions of the *Pine County Courier*. The notice was also mailed to all property owners located within 350 feet of the subject property.

**Motion Riley, second Palmer to open the Public Hearing at 7:02 p.m. Motion passed 3-0.**

Chair Riley called for any comments from the public. Commissioners spoke with Rosi Holmes about the project, noting that this property allows more space for the school than their current location. **Motion Palmer, second Riley to close the Public Hearing at 7:12 p.m. Motion passed 3-0.**

During the review process, the Planning Commission made the following findings of fact:

1. The use **will not** create an excessive burden on existing parks, schools, streets and other public facilities that serve or are proposed to serve the area.

2. The use **is** sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not depreciate in value and there will be no deterrence to development of vacant land.
3. The structure and site will have an appearance that **will not** have an adverse effect upon adjacent residential properties.
4. The use, in the opinion of the Planning Commission, **is** reasonably related to the overall needs of the city and to the existing land use.
5. The use **is** consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
6. The use **is not** in conflict with the comprehensive plan.
7. The use **will not** cause traffic hazards or congestion.
8. Adequate utilities, access roads, drainage, and necessary facilities **are** being provided.

Commissioners did not feel the need to add additional conditions onto the Conditional Use Permit.

**Motion Palmer, second Spartz, to recommend the City Council approve the Conditional Use Permit for Harvest Christian School to operate a school at 204 Lundorff Drive based on the stated Findings of Fact. Motion passed 3-0.**

**OLD & CONTINUING BUSINESS** None

**NEW BUSINESS** None

## **OTHER**

Administrator George stated that public hearings are still needed for the changes made to the off-street parking regulations in the Zoning Code, and also for the Kettle River Wild and Scenic River and Floodplain Overlay District and the General Shoreland Overlay District. The DNR requires at least 30 days notice regarding the Kettle River and the General Shoreland Overlay Districts, and then they have 30 days to respond. George will send the notice to the DNR, and plan on holding the public hearing on those two sections in August. The public hearing for off-street parking will take place in July.

**ADJOURN: Motion Spartz, second Riley, to adjourn at 7:20 p.m. Motion passed 3-0.**

Respectfully Submitted,  
Kathy George, City Administrator