

**CITY OF SANDSTONE
PLANNING COMMISSION
August 11, 2021**

CALL TO ORDER

Chair Riley called the meeting to order at 7:10 p.m.

ROLL CALL

Members present: Steve Palmer, Randy Riley, Andy Spartz, Reese Frederickson, Rene Stadin

Members absent: None

Staff present: Administrator Kathy George

Others: None

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion Palmer, second Stadin, to approve the Agenda with the addition of Commissioner Resignation. Motion passed 5-0.

APPROVAL OF MEETING MINUTES

Motion Riley, second Palmer, to approve the minutes of the July 14, 2021 Planning Commission meeting. Motion passed 5-0.

PUBLIC HEARINGS

Lot Split of a portion of Parcel 45.0069.000

The City Council accepted the bid from Joshua & Alexa Beecher for \$5,013.00 to purchase approximately 9,500 square feet of parcel 45.0069.000, which is adjacent to two lots currently owned by the Beecher's, 45.5428.000 and 45.5429.000 (610 Park Avenue). The property was surveyed on July 15th and staff is waiting for the legal descriptions and survey map. Boundary markers were placed as well.

Lot splits require Council approval, following review and recommendation of the Planning Commission. A public hearing is required. The Notice of Public Hearing was placed in the July 29th and August 5th editions of the *Pine County Courier*. No comments have been received from the public prior to the hearing.

Technical information requirements of a normal subdivision have been waived. Preliminary and final plat procedures have also been waived as this is considered a minor subdivision. The portion to be split from 45.0069.000 will be attached to 45.5428.000 and 45.5429.000, making those lots whole again as originally platted.

Motion Spartz, second Palmer, to open the public hearing at 7:02 p.m. Motion passed 5-0.

Commissioners reviewed the information provided and the map of the properties. Chair Riley called for any comments from the public. No comments were received.

Motion Spartz, second Palmer, to close the public hearing at 7:10 p.m. Motion passed 5-0.

Motion Riley, second Palmer, to recommend the City Council approve the lot split of 9,500 square feet from parcel 45.0069.000 which will be attached to parcels 45.5428.000 and 45.5429.000. Motion passed 5-0.

Zoning Updates

The City Council adopted the 8 new Zoning Districts at the January 20th Council Meeting. These 8 new Zoning Districts were the subject of the August 2020 open house events and the October and December 2020 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 public hearings.

A notice of Public Hearing was placed in the 7/29 and 8/5 editions of the *Courier*. No comments from the public were received. Notice was also sent to the Commissioner of the DNR. A few minor comments/corrections were received from the DNR.

The following actions are proposed:

- Amend and Renumber City Code 515.25, Kettle River Wild and Scenic River and Flood Plain District
- Amend and Renumber City Code 515.27, General Shoreland District

Motion Palmer, second Riley, to open the Public Hearing at 7:15 p.m. Motion passed 5-0.

Commissioners reviewed the proposed changes. Chair Riley called for any comments from the public. No comments were offered.

Motion Palmer, second Stadin, to close the Public Hearing at 7:22 p.m. Motion passed 5-0.

Motion Spartz, second Palmer, to recommend the City Council approve the following: Amend and Renumber City Code 515.25, Kettle River Wild and Scenic River and Flood Plain District and Amend and Renumber City Code 515.27, General Shoreland District, to include the comments/corrections received from the DNR. Motion passed 5-0.

OLD & CONTINUING BUSINESS None

NEW BUSINESS

Disposal of Property: Portion of Parcel 45.0069.000

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 9,500 square foot portion of parcel 45.0069.000, which is the subject of the public hearing held previously during this meeting, is currently zoned Public Recreation / Open Space, and is part of the larger Robinson Park parcel. The adjacent properties, which this 9,500 square foot portion would become attached to, is currently zoned Traditional Residential. The intent of the buyer is to keep the existing parcels as two separate parcels, adding the 9,500 square feet onto them, split down the middle as originally platted.

Motion Frederickson, second Palmer, to determine that the City's disposal of the 9,500 square feet of parcel 45.0069.000 is in compliance with the City's Comprehensive Plan. Motion passed 5-0.

Commissioner Resignation

Commissioner Frederickson announced that he is moving out of town and, therefore, is submitting his resignation from the Planning Commission effective September 30, 2021.

Motion Riley, second Palmer, to regretfully accept the resignation of Commissioner Frederickson and to recommend the City advertise for a replacement. Motion passed 4-0, with Frederickson abstaining.

OTHER No discussion

ADJOURN: Motion Spartz, second Frederickson, to adjourn at 7:30 p.m. Motion passed 5-0.

Respectfully Submitted,
Kathy George, City Administrator