

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

CALL TO ORDER

Chair Riley called the meeting to order at 7:00 p.m.

ROLL CALL

Members present: Steve Palmer, Randy Riley, Rene Stadin
Members absent: Andy Spartz
Staff present: Administrator Kathy George
Others: Bill Gaede, Anna Buchanan, Lynnette Hischer, Chris Nathan, Jamie Lund

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 Riley, to approve the minutes of the August 11, 2021 Planning Commission meeting. Motion passed 3-0. The Planning Commission did not meet in September or October.

PUBLIC HEARINGS

Loch Lomond Holding, LLC – Conditional Use Permit

The City received an application for a Conditional Use Permit from Donald Buchanan on behalf of Loch Lomond Holding, LLC to operate a day care center at 21 Minnesota Street. The property is zoned Highway Mixed Use District. Although “day care centers” are not specifically listed as a permitted use, or as a conditional use, “all other similar commercial and retail uses that are not listed as permitted or conditional uses” are allowed as conditional uses. Staff has determined that a day care center falls into this category.

A notice of the Public Hearing was published in the 10/28 and 11/4 editions of the *Pine County Courier*. The notice was also mailed to all property owners located within 350 feet of the subject property. No comments were received prior to the hearing.

Motion Palmer, second Riley, to open the Public Hearing on the Conditional Use Permit application of Loch Lomond Holding, LLC. at 7:05 p.m. Motion passed 3-0.

Lynnette Hischer and Anna Buchanan were present on behalf of Loch Lomond Holding, LLC. Donald Buchanan proposes to purchase the former Harvest Christian School property and enter into a lease agreement with Heartland PCA to operate a day care facility. The building was used as a school and is set up really well for day care use. Hischer stated that they plan to take infants and toddlers up to preschool age. They think the space has capacity for 32 total

children. Hischer stated that she will be the Executive Director of the facility. They will hire teachers/staff per State requirements. They do have a couple of potential staff members lined up. After this zoning process is complete, they will be able to submit an application to the Department of Health & Human Services for the day care license. Fencing, as required by the State, will be installed.

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

Motion Stadin, second Palmer to close the Public Hearing at 7:15 p.m. Motion passed 3-0.

Commissioners conferred on the following Findings of Fact:

1. Will the use create an excessive burden on existing parks, schools, streets and other public facilities that serve or are proposed to serve the area? **Consensus of the Commissioners was “no”.**
2. Is the use 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? **Consensus of the Commissioners was “yes”.**
3. Will the structure and site have an appearance that will not have an adverse effect upon adjacent residential properties? **Consensus of the Commissioners was “yes”.**
4. Is the use, in the opinion of the Planning Commission, reasonably related to the overall needs of the city and to the existing land use? **Consensus of the Commissioners was “yes”.**
5. Is the use 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? **Consensus of the Commissioners was “yes”.**
6. Is the use in conflict with the comprehensive plan? **Consensus of the Commissioners was “no”.**
7. Will the use cause traffic hazards or congestion? **Consensus of the Commissioners was “no”.**
8. Are adequate utilities, access roads, drainage, and necessary facilities being provided? **Consensus of the Commissioners was “yes”.**

Motion Palmer, second Stadin to recommend the City Council approve the Conditional Use Permit application of Loch Lomond Holding, LLC. to operate a day care center at 21 Minnesota Street. Motion passed 3-0.

OLD & CONTINUING BUSINESS None

NEW BUSINESS

Planning Commission Membership

Commissioner Reese Frederickson submitted his resignation effective September 30th, as he was moving out of the city limits. The City advertised the vacancy in the 9/30, 10/7, 10/14 and 10/21 editions of the *Pine County Courier*. Bill Gaede submitted a letter of interest.

Motion Riley, second Stadin to recommend the City Council appoint Bill Gaede to fill the vacant Planning Commission member seat through December 31, 2022. Motion passed 3-0.

Rene Stadin expressed his desire to serve another 3-year term, as his current term expires at the end of 2021.

OTHER No discussion

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

Respectfully Submitted,
Kathy George, City Administrator