

**CITY OF SANDSTONE  
PLANNING COMMISSION  
August 10, 2022**

**CALL TO ORDER**

Chair Riley called the meeting to order at 6:00 p.m.

**ROLL CALL**

Members present: Steve Palmer, Randy Riley, Andy Spartz, Bill Gaede, Rene Stadin  
Members absent: None  
Staff present: Administrator Kathy George  
Others: Matt & Jennifer Anderson

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**APPROVAL OF AGENDA**

**Motion Palmer, second Gaede, to approve the Agenda as presented. Motion passed 5-0.**

**APPROVAL OF MEETING MINUTES**

**Motion Palmer, second Gaede, to approve the minutes of the April 13, 2022 Planning Commission meeting. Motion passed 5-0.** The Planning Commission did not meet in May, June or July.

**PUBLIC HEARINGS**

Conditional Use Permit – Anderson Recycling

**Motion Gaede, second Stadin, to open the public hearing at 6:01 p.m. to consider the Conditional Use Permit request of Matt & Jennifer Anderson. Motion passed 5-0.**

The City received an application for a Conditional Use Permit from Matt & Jennifer Anderson. Andersons own 1715 State Highway 23 N (Anderson Recycling). They would like to expand their recycling operation onto an adjacent lot that they also own.

The property is zoned Industrial. City Code 515.23, subdivision 4, allows Recycling Centers with a Conditional Use Permit in the Industrial District.

A notice of the Public Hearing was published in the 7/28 and 8/4 editions of the *North Pine County News*. 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.

A Conditional Use Permit was granted in 2014 for the current operation (which occurs on parcels 45.0021.001 and 45.0022.000). The Andersons are requesting to expand their operation to include parcel 45.0020.004.

The parcels between their current operation and their proposed expansion area are owned by Savage Communications (45.0020.001 and 45.0020.003).

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

Matt Anderson addressed the Commission, stating that the expansion would allow him to clean up his operation. The small footprint is difficult to organize and move items around in, causing logistics problems. With the expanded space, he would be able to reduce the size of the piles, expand operations, and separate items better. Anderson stated that his business has been growing exponentially. He has gained clientele from Hinckley to Duluth, Wright, Saginaw, etc.

The issue of loading, which can make a lot of noise, came up. Anderson stated that he starts early in the morning. His crew are all finish by 6:00 p.m. every day and can't load in the evenings. He starts very early in the mornings so that the truck is ready to go right away. City staff have received complaints from neighbors about early loading and crushing, like at 3:00 a.m., and met with Anderson recently to discuss this. Since that meeting, Anderson stated that he hasn't started loading before 7:00 a.m. He is willing to try to muffle the noise by placing crushed cars in the containers.

Regarding the fence, a portion of which was damaged about a year ago and hasn't been repaired, Anderson stated that he plans to replace that portion of fence, which is aluminum, with steel.

The Planning Commission then reviewed the list of existing conditions that were placed on the recycling operation in 2014. The following changes to the list of existing conditions are recommended:

Items 2 and 9 should be combined and revised to read: Outside storage on the Property must be screened to effectively conceal it from the view of motorists. The screening required may be effected by trees, shrubs, or foliage, natural objects, fences or other appropriate means as determined by the Planning Commission. A 15-foot buffer is required from the property line.

Item 6, remove the following sentence: All batteries being stored on the Property must be stored in a locked secure building.

Item 7 is revised as follows: All tires must be stored in accordance with MPCA requirements.

**Motion Palmer, second Gaede to close the Public Hearing at 7:10 p.m.**

**During the review process for the Conditional Use Permit, Planning Commission members conferred on 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 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.

**Motion Gaede, second Palmer to recommend the City Council approve an amendment to the existing Conditional Use Permit for Anderson Recycling located at 1715 State Highway 23 North to include expansion onto parcel 45.0020.004 and further to approve modifications to the conditions in the existing Conditional Use Permit as discussed. Motion passed 5-0.**

**OLD & CONTINUING BUSINESS** None

**NEW BUSINESS** None

**OTHER**

**ADJOURN: Motion Gaede, second Palmer, to adjourn at 7:20 p.m. Motion passed 5-0.**

Respectfully Submitted,  
Kathy George, City Administrator