

**CITY OF SANDSTONE  
PLANNING COMMISSION  
May 8, 2024**

**CALL TO ORDER**

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

**ROLL CALL**

Members present: Steve Palmer, Randy Riley, Bill Gaede  
Members absent: Rene Stadin  
Staff present: Administrator Kathy George  
Others: Jeff Gaede, Oliver Dykstra, Philip Myshack, Teresa Palkovich, Tonya Johnson, Dan Kolker

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion Palmer, second Gaede, to approve the Agenda as presented. Motion passed 3-0.**

**APPROVAL OF MEETING MINUTES**

**Motion Palmer, second Gaede, to approve the minutes of the February 14, 2024 Planning Commission meeting. Motion passed 3-0.** The Commission did not meet in March or April.

**PUBLIC HEARINGS**

Teresa Palkovich – Variance Request

**Motion Palmer, second Gaede, to open the public hearing at 6:02 p.m. to consider the variance request of Teresa Palkovich parcel 45.5214.000. Motion passed 3-0.**

Teresa Palkovich and Philip Myshack are purchasing parcel 45.5214.000, located north of the former school building on Eagle Drive. They would like to bring in a new manufactured home that is 16-feet wide. City Code 163.007(A)(g) requires a minimum width of 24-feet. The property is zoned Traditional Residential. The structure will meet the minimum 900 square foot requirement.

A Public Hearing Notice was placed in the 4/25 and 5/2 editions of the *North Pine County News*, and it was mailed to all properties located within 350 feet of the property. No comments from the public were received prior to the meeting.

Chair Riley called for comments from the public. Myshack explained that they are purchasing a manufactured home from Twin Ports Tiny Homes that will be placed on a slab and three block foundation. The model they are purchasing is 16-feet wide by 57-feet long for a total square footage of 912. They plan to add a porch as well. The roof pitch is 5/12. Delivery will occur about two months after the order is placed.

Myshack and Palkovich will require an access agreement from the City to build a driveway on the platted, but undeveloped, Court Avenue to get to the property. Myshack stated that local contractor Mike Johnson also owns property in that area and is interested in working with

Myshack to create a gravel road to City specifications and turn the road over to the City. No comments were received from others in attendance.

**Motion Gaede, second Palmer to close the public hearing at 6:15 p.m. Motion passed 3-0.**

Planning Commission members made the following considerations:

- The property owner proposes to use the property in a reasonable manner not permitted by the code;
- The variance, if granted, will not alter the essential character of the neighborhood; and
- Granting the variance is in harmony with the general purpose and intent of City Code and consistent with the comprehensive plan.

**Motion Palmer, second Gaede to recommend the City Council approve the variance request of Teresa Palkovich to place a new manufactured home on parcel 45.5214.000 that will be 16 feet wide with the conditions that an access agreement is obtained from the City and that a survey of the property is provided. Motion passed 3-0.**

**OLD & CONTINUING BUSINESS** None

## **NEW BUSINESS**

### City Purchase of 222, 302 & 306 Main Avenue

The City Economic Development Authority has entered into a purchase agreement for the purchase of 222, 302 and 306 Main Avenue. It is anticipated that the EDA will close on the purchase by the end of June. A public hearing is not required for the purchase.

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.

These three lots on Main Avenue are zoned Historic Downtown District. The EDA members plan to pursue uses for the parcels that are in line with the Historic Downtown District.

Consensus of the Planning Commission members was that the EDA's purchase of these parcels is in compliance with the City's Comprehensive Plan.

### Rene Stadin Resignation

Long-time Planning Commission member Rene Stadin submitted his resignation on February 29, 2024. **Motion Gaede, second Riley to accept Stadin's resignation with much thanks and appreciation. Motion passed 3-0.**

### Commissioner Vacancy

Planning Commissioners serve 3-year terms. Commissioner Rene Stadin submitted his resignation on February 29, 2024. His term expires 12/31/2024.

Due to the previous resignation of Commissioner Andy Spartz, a vacancy exists for a 2024-

2026 term.

Three applications have been received to fill these vacancies: Dan Kolker, Tonya Johnson, Rick Puissegur.

**Motion Palmer, second Gaede to recommend the City Council appoint Tonya Johnson to fill out the remaining term of Rene Stadin. Motion passed 3-0.**

**Motion Gaede, second Palmer to recommend the City Council appoint Dan Kolker to fill the 2024-2026 Planning Commission Vacancy created when Andy Spartz resigned. Motion passed 3-0.**

Commissioner Palmer noted that Rick Puissegur is currently involved in other ways with the City and that it's nice to see people getting involved.

**OTHER** None

**ADJOURN: Motion Gaede, second Palmer, to adjourn at 6:30 p.m. Motion passed 3-0.**

Respectfully Submitted,  
Kathy George, City Administrator