

**CITY OF SANDSTONE
PLANNING COMMISSION
June 5, 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, Tonya Johnson, Dan Kolker
Members absent: None
Staff present: Administrator Kathy George
Others: Brandon Workman, Marion & Jason Rarick

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

APPROVAL OF MEETING MINUTES

Motion Palmer, second Gaede, to approve the minutes of the May 8, 2024 Planning Commission meeting. Motion passed 5-0.

PUBLIC HEARINGS

East Central MN Habitat for Humanity – Variance Request

Motion Gaede, second Palmer, to open the public hearing at 6:01 p.m. to consider the variance requests of East Central MN Habitat for Humanity regarding 610 Angle Avenue. Motion passed 5-0.

The City acquired 610 Angle Avenue from the County Tax Forfeiture process in 2022. The City then demolished the residential structure and redirected the storm sewer (which ran through the lot). The Council has agreed to donate the property to Central Minnesota Habitat for Humanity.

Habitat plans to construct a single family residential home on the property, which is zoned Traditional Residential (TR). The minimum lot size in the TR zone is 8,000 square feet. This existing lot is 7,500 square feet. Therefore, a variance to City Code Section 163.025, subdivision (A)(1), Minimum Lot Size, is requested.

The required minimum lot width is 80 feet. The minimum lot width on this existing lot is 50 feet. Therefore, a variance to City Code Section 153.025, subdivision (B)(1), Minimum Lot Width, is requested.

A Public Hearing Notice was placed in the 5/23 and 5/30 editions of the *North Pine County News*, and it was mailed to all properties located within 350 feet of the property.

Chair Riley asked for comments from visitors.

Brandon Workman resides at 606 Angle Avenue, next door to 610 Angle. He stated his objection to having a Habitat house on the property for the following reasons: there are 2 crack houses nearby, the lot is small, he doesn't want other people stacked on his property, he would hate to see the mature shade trees taken down. He also stated that another Habitat house in town is exhibiting signs of drug activity.

Chair Riley read an e-mail received from Dora Brown, who resides at 609 Commercial Avenue North, stating her objection to the variance due to the huge oak tree on the property. She also stated her frustrations with greed, meth/heroin addicts, lack of enforcement to ensure safety for residents and children, and fear of retaliation.

Marion & Jason Rarick explained that the Habitat house footprint will fit nicely on the lot. The house will be slab on grade. They are not building a garage. They have a very thorough process for selecting applications; they have received 15 applications for this property. Habitat has income requirements and holds the mortgage on the property. They come alongside their families to ensure they stay current on payments and properly take care of the home by making home visits. For the 610 Angle Avenue property, veterans are given preference.

Motion Kolker, second Johnson to close the public hearing at 6:16 p.m. Motion passed 5-0.

Planning Commission members made the following considerations:

- The property owner proposes to use the property in a reasonable manner not permitted by the code;
- Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has had no control. That the unique circumstances do not result from the actions of the landowner;
- 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 East Central Habitat for Humanity to construct a new single family home at 610 Angle Avenue, granting a variance of 500 square feet to the 8,000 square foot minimum lot size requirement and a variance of 30 feet to the 80 foot minimum lot width requirement. Motion passed 5-0.

OLD & CONTINUING BUSINESS None

NEW BUSINESS None

OTHER None

ADJOURN: Motion Gaede, second Kolker, to adjourn at 6:20 p.m. Motion passed 5-0.

Respectfully Submitted,
Kathy George, City Administrator