

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 18, 2008

MEMBERS PRESENT:

Gary Skluzacek, Jim Freid, Dave Dols, John Duban, Joe Kodada, and Cindy Furrer

MEMBERS ABSENT:

Harold Vosejпка

STAFF PRESENT:

City Planner Benjamin Baker

1. CALL TO ORDER

Chairperson Dols called the meeting to order at 6:30 pm in the Council Chambers at 415 Central Street West.

2. AGENDA

Chairperson Dols asked if anyone had any additions or deletions to the agenda.

A motion was made by Duban and seconded by Kodada to approve the agenda as presented. Vote for: Skluzacek, Freid, Dols, Kodada, and Duban; Against: None (Vote 5-0). Motion carried.

3. APPROVAL OF MINUTES

Consider Approval of the Minutes from the August 21, 2008 Regular Meeting. Duban asked if the American Legion survey was accepted or denied by the City. Baker stated that their survey was found not acceptable.

A motion was made by Duban and seconded by Freid to approve the minutes. Vote for: Skluzacek, Freid, Dols, Kodada, and Duban; Against: None (Vote 5-0). Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

- a. Request for Conditional Use Permit to Erect One (1) Antenna Tower and Two (2) Satellite Dishes – 126 Main Street South – Lonsdale Telephone Company

Dols read the public hearing notice and opened the hearing. Baker read through the staff report. He said that in order to provide enhanced cable TV service, the applicant was

requesting a Conditional Use Permit to erect two satellite dishes and a 45' tall antenna tower. He stated that according to Ordinance 2008-221, accessory structures are listed as a permitted accessory use. He also said that according to Ordinance 2007-215, accessory structures exceeding the height of the principal building are not allowed except by conditional use permit. Baker said that the proposed antenna will be 18" wide and rise approximately 20' above the roof line. He said the tower would hold up to four different antennas to receive Mankato, St. Cloud, and Twin Cities TV stations. He said that the proposed satellite dishes will be approximately 15' tall and located inside a 39' x 45.5' secured chain-linked fence area. Dols asked if anyone had submitted any comments. Baker stated that no written or verbal comments were received.

A motion was made by Duban and seconded by Freid to close the public hearing. Vote for: Skluzacek, Freid, Dols, Kodada, and Duban; Against: None (Vote 5-0). Motion carried. The public hearing closed at 6:35 pm.

6. OLD BUSINESS

None

7. NEW BUSINESS

a. Consider Approval of a Request for Conditional Use Permit to Erect One (1) Antenna Tower and Two (2) Satellite Dishes – 126 Main Street South – Lonsdale Telephone Company

Baker recommended approval of the Conditional Use Permit request from Lonsdale Telephone Company with two conditions: 1) the three parcels at 126 Main Street South shall be combined into one parcel so that the principal building is on the same parcel as the accessory structures and 2) the fenced-in area securing the satellite dishes shall be screened along the western and southern fence lines. The Commission asked where the satellite dishes would be placed. Bonnie Simon, Lonsdale Telephone Company, said that the fenced-in area will go where the current garden is located. Dols asked Simon if they were planning to add more satellite dishes in the future. Simon said that they may erect one more dish in the future. Dols suggested changing the original request to allow for an additional dish structure. Furrer asked Simon about the need for the proposed accessory structures. Simon said that Lonsdale Telephone Company is preparing to enhance their TV service with digital capabilities. Fried asked if the accessory structures could be moved somewhere else. Simon said that the proposed location is the best spot due to its proximity to their main building and equipment. She said that there is more of a chance for service interruptions and fiber optic cable cuts if the structures would be located off-premise and further away. Fried expressed concern with the height and location of the proposed tower. Simon mentioned that Smisek's Plumbing & Heating also has a tower located on their property downtown, and she also said that the tower will be mostly hidden by the existing building and mature trees. Duban asked if the tower would hold up to high wind speeds. Matt Brennan, Lonsdale Telephone Company, stated that the tower could hold up to F-5 wind speeds. Brennan said that in the case of the tower collapsing, it would fall onto the Telephone Company's property. Brennan said that the

tower will be bolted to the building. Skluzacek stated that a condition should be added to address that the structures be taken down within 90 days in the case of abandonment.

A motion was made by Kodada and seconded by Duban to approve a request by Lonsdale Telephone Company for a Conditional Use Permit to erect one (1) antenna tower and up to three (3) satellite dishes at 126 Main Street South with the following conditions:

1. The applicant/property owner shall combine the following parcels together: PID # 1926152054, PID # 1926152055, PID # 1926152056 together so that the accessory structures are located on the same parcel as the principal structure.
2. The 39' x 45.5' satellite dish fenced-in area shall be screened along the western and southern fence lines with at least twelve (12) - 4' tall Techny Arborvitae plants (or similar plantings).
3. In the case of abandonment, said accessory structures shall be completely taken down within ninety (90) days from the final day of use.

Vote for: Skluzacek, Dols, Kodada, and Duban; Against: Freid (Vote 4-1). Motion carried.

b. Consider Approval of a Request to Combine Three (3) Parcels Together at 126 Main Street South – Lonsdale Telephone Company

Baker stated that according to the City Attorney, the three parcels that make up 126 Main Street South need to be combined in order for the existing principal structure to be located on the same parcel as any future or proposed accessory structures/uses. Baker said that the combination request was a condition of the previous Conditional Use Permit. He stated that staff recommended approval of the request.

A motion was made by Duban and seconded by Kodada to approve a request by Lonsdale Telephone Company to combine the following three (3) parcels together: PID # 1926152054, PID # 1926152055, and PID # 1926152056. Vote for: Skluzacek, Freid, Dols, Kodada, and Duban; Against: None (Vote 5-0). Motion carried.

c. Consider Setting a Public Hearing date for October 16, 2008 to Amend the Official Zoning Map to Show Underlying Zoning for Planned Unit Developments within the City

Baker explained that the current official zoning map showed Planned Unit Developments without any underlying zoning. He said that the original intention of the Planned Unit Development (PUD) zoning in Eagle Creek, Harmony Meadows, Rolling Ridge Market Place, and Villas of Willow Creek Heights should have included an established underlying zoning district. Baker said that an amendment to the official zoning map is needed to clarify and correct the current map to the original intention of each PUD. Baker provided a memo from the City Attorney regarding the issue. Baker said that according to the City Attorney a public hearing should be held before any amendments are made to the official zoning map.

A motion was made by Kodada and seconded by Duban to set a public hearing for October 16, 2008 to consider an amendment to the official zoning map. Vote for: Skluzacek, Freid, Dols, Kodada, and Duban; Against: None (Vote 5-0). Motion carried.

d. Update on Conditions of Approval for V2-2007, Brad Schipper – 115 Alabama Street SE Variance

Baker reminded the Commission of the timeline extension the Planning Commission and Council granted Brad Schipper back in July. Baker updated the Commission on the status of the project, stating that the project was fully completed. Baker also provided the Commission with a before and after picture.

8. MISCELLANEOUS

In regards to the American Legion survey issue, Freid asked if the Planning Commission could discuss current survey requirement at their next meeting. Kodada asked if the large outdoor movie screen along Main Street North had been taken down. Baker said yes. Skluzacek asked if the City had heard anything about a potential landscaping/gardening center locating just north of City limits. Baker said no. Skluzacek also asked about the proposed power line project. Baker said that one of the proposed routes follows Co. Rd. # 2 and Hwy 19 just north of City limits. Baker provided a handout to the Commission regarding the CapX2020 345-kV Transmission Project.

9. ADJOURNMENT

A motion was made by Kodada and seconded by Fried to adjourn the meeting. Vote for: Skluzacek, Freid, Dols, Kodada, and Duban; Against: None (Vote 5-0). The meeting ended at 7:11 pm.

Respectfully Submitted:

Benjamin Baker, City Planner