

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
DECEMBER 17, 2009

MEMBERS PRESENT:

Gary Skluzacek, Jim Freid, Dave Dols, John Duban, Joe Daleiden, and Harold Vosejпка

MEMBERS ABSENT:

Joe Kodada

STAFF PRESENT:

City Planner Benjamin Baker

1. CALL TO ORDER

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

2. AGENDA

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

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

3. APPROVAL OF MINUTES

A motion was made by Duban and seconded by Fried to approve the minutes from the November 19, 2009 regular meeting. Vote for: Skluzacek, Freid, Dols, and Duban; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

None

6. OLD BUSINESS

- a. Review and Discuss a New Industrial Zoning District for the Original Industrial Park Area

Baker stated that at their November 2009 meeting, the Planning Commission directed City staff to create a new industrial district based on discussion from that meeting. He

presented the Commission with a new district classified as “C/I – Commercial-Industrial”, and he provided the Commission with a table showing existing and proposed zoning lot requirements and setbacks. After Baker reviewed and explained the proposed ordinance language and table, the Commission discussed various parts of the amendment including loading area requirements. Duban asked what would happen to existing buildings with loading areas located in the front if new regulations were adopted prohibiting front facing loading areas. Skluzacek asked if the proposed front setbacks are appropriate for front side loading. Dols stated that any new buildings would need to follow the new regulations, and existing buildings would be grandfathered in. Skluzacek asked about loading decks encroaching into the setback area. The Commission discussed the current buildings within in the original industrial area that have loading docks and soil filling that took place decades ago in that area. Duban suggested allowing existing loading areas to remain as built. Skluzacek asked if the Fire Department has enough room to get around the buildings. The Commission discussed setback regulations for both residential and commercially zoned lots. They also discussed screening and outside storage requirements. The Commission talked about hard surfacing requirements for driveway and parking areas. They stated that once Florida Street is paved, that property owners along that stretch may consider paving their own parking areas too. The Commission directed City staff to see if gravel surfaces were permeable or impermeable in terms of lot coverage and stormwater runoff.

A motion was made by Duban and seconded by Fired to schedule a public hearing for January 21, 2009 to review the proposed Commercial-Industrial zoning district. Vote for: Skluzacek, Freid, Dols, Vosejpka, and Duban; Against: None. Vote: 5-0. Motion carried.

7. NEW BUSINESS

None

8. MISCELLANEOUS

Baker provided the Commission with a copy of the Lonsdale Transportation Plan – Proposed Future Roadway Network Additions Map as requested at the previous meeting.

Skluzacek provided a brief overview of the latest CapX Project meeting in Lonsdale. He also asked if questionable soil was being transported from Florida Street SE and dumped near Hwy 19 and 70th Street.

9. ADJOURNMENT

A motion was made by Duban and seconded by Vosejpka to adjourn the meeting. Vote for: Skluzacek, Freid, Dols, Vosejpka, and Duban; Against: None. Vote: 5-0. The meeting ended at 7:44 pm.

Respectfully Submitted:

Benjamin Baker, City Planner