

**MINUTES**  
**CITY OF LONSDALE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**JULY 15, 2010**

**MEMBERS PRESENT:**

Jim Freid, Scott Pelava, Dave Dols, John Duban, Ben Sticha, and Harold Vosejpka

**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. Baker asked if “Billboards” could be added to the agenda.

A motion was made by Duban and seconded by Freid to approve the agenda with the noted addition. Vote for: Freid, Dols, Duban, Sticha, and Vosejpka; Against: None. Vote: 5-0. Motion carried.

**3. APPROVAL OF MINUTES**

A motion was made by Freid and seconded by Duban to approve the minutes from the June 17, 2010 regular meeting. Vote for: Freid, Dols, Duban, Sticha, and Vosejpka; Against: None. Vote: 5-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARING**

None

**6. GENERAL BUSINESS**

a. Update on Recent City Council Action and Projects

Baker provided the Planning Commission with a brief update on recent City Council action and projects along with associated project maps. He brought the Planning

Commission up to date on the Singing Hills Drive SE overlay, the Co. Rd. 33 trail paving, the Hwy 19 Sidewalk Project, the Hwy 19 Mill & Overlay Project, the Rice Co. SHIP Grant, the Archery Range land donation, and the MnDOT Landscaping Partnership Program.

Vosejka provided details on the history of the Singing Hills Development and Singing Hills Drive. He mentioned that water lines could easily be installed on Singing Hills Drive but public sewer service would be more difficult to construct due to rear yard septic systems pipes. Freid stated that everyone within City limits should be forced to hook up to City services. Duban questioned why assessments were not part of the project. Pelava explained that the road is in rough condition, that it is 15 years old, and that it has been scheduled for repair. Dols stated that in the future, the property owners in Singing Hills may be able to split their lots to generate the needed revenue for infrastructure improvements. The Commission thanked Baker for the update.

Dols leaves the meeting. Duban takes over as the Planning Commission Chairperson.

b. Review Regulations Regarding Animal and Agriculture Activities

Baker provided the Commission with all the applicable City Code regulations concerning animals and agriculture activities to review. He brought attention to the matter because of the increasing popularity of urban farm type uses being discussed in other cities and because of recent requests for honey bee hives and chickens. He provided his findings to the Commission, stating that domesticated animals, which could possibly be defined as chickens or ducks, were not included on the list of prohibited animals in Section 90.01, however the Zoning Ordinance did not specifically list any domesticated or non-domesticated animals as permitted or accessory uses. He explained that uses that are not specifically listed in the Zoning Ordinance are typically considered prohibited.

The Commission discussed the issue. Pelava explained the reasoning and benefit for requiring dog licenses, and Fried provided real life examples of why the leash law should be enforced. The Commission agreed that dogs, cats, and other small in-home pets should be allowed in residential zoning districts; however they expressed concern with the lack of detailed ordinance language specifically regulating farm yard type animals. The Commission directed City staff to create detailed language for the Code concerning farm animals.

c. Review Fencing Regulations & Residential Parking Pad Setback

Baker mentioned that the City has received complaints from local residents regarding the mandatory 5 ft. setback requirement for fences. He explained that the adopted fence ordinance only allows on-the-property line fences if written permission can be obtained from the adjacent neighboring property owners. He asked the Commission for their input regarding setback requirements for fences and parking pads.

Vosejpka stated that adequate drainage should be provided if fences and parking pads are allowed within the easement areas. Pelava suggested that maintenance-free type fencing should be allowed to move closer to the property line. Fried suggested that two feet should be an adequate amount of space to maintain a yard if the fence owner cannot get a signed agreement from their neighbor. The Commission all agreed that two feet should become the new setback standard for residential fences, retaining walls, parking areas, and driveways unless a written agreement from the neighbor is signed.

d. Review Regulations Concerning Billboards

Baker said that the City recently received an inquiry into the allowance of larger outdoor advertising signs, and he asked the Commission if they would consider allowing one billboard or a limited number of billboards along Hwy 19 if it would produce extra revenue for the City. He said that the City's current sign ordinance states that signs over 250 sq. ft. and billboards over 32 sq. ft. are prohibited. After some discussion, the Commission all agreed that they did not want billboards within City limits.

**MISCELLANEOUS**

Baker mentioned that the John Weaver recently called City Hall to see if he could amend his variance (V1-2008) to construct a detached garage instead of an attached garage. He said that Weaver may attend the next meeting to discuss the issue with the Planning Commission.

**7. ADJOURNMENT**

A motion was made by Sticha and seconded by Freid to adjourn the meeting. Vote for: Freid, Duban, Sticha, and Vosejpka; Against: None. Vote: 4-0. Motion carried. The meeting ended at 8:02 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner