

**MINUTES**  
**CITY OF LONSDALE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**JULY 16, 2009**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Harold Vosejпка and 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 Dols and seconded by Freid to approve the agenda as presented.  
Vote for: Skluzacek, Freid, Dols, and Duban; Against: None. Vote: 4-0. Motion carried.

**3. APPROVAL OF MINUTES**

A motion was made by Dols and seconded by Freid to approve the minutes from the June 18, 2009 regular meeting. Vote for: Skluzacek, Freid, Dols, and Duban; Against: None. Vote: 4-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARING**

Review Ordinance 2009-231, an Amendment to the Zoning Ordinance Creating a Park & Open Space District, a Public Facilities & Government District, and a Wetland & Stormwater District

Dols read through the public hearing notice and opened the public hearing. Baker presented the staff report and read through the proposed ordinance. He said that zoning districts are designed to assist in carrying out the intents and purposes of the comprehensive plan and are based upon the comprehensive plan which has the purpose of protecting the public health, safety, convenience, and general welfare. He mentioned that one of the Planning

Commission's goals for 2009, is to update and clarify Lonsdale's Official Zoning Map. Based on that goal, the Planning Commission proposed to officially add three new districts to the current Zoning Ordinance: (P) Parks & Open Space; (PF) Public Facilities & Government; and (W) Wetlands & Stormwater. Baker provided the Commission with some maps to review, including the 2025 Land Use Map, Official Zoning Map, and a proposed zoning map, showing the three new districts. He also presented a map showing Saint Olaf's wind turbine, including marked distances to campus and to neighboring homes. Baker read through each section of all three proposed districts including purpose, permitted uses, accessory uses, conditional uses, lot requirements, setbacks, and other requirements. He also referenced §94.01, Use of Parks and Open Space and §153.008, Nonconforming Uses, and provided the Commission with said sections to review. Dols asked if the City received any verbal or written comments. Baker said no. Dols called for any comments from the floor. No one responded to the invitation.

A motion was made by Duban and seconded by Skluzacek to close the public hearing. Vote for: Skluzacek, Freid, Dols, and Duban; Against: None. Vote: 4-0. Motion carried.

## **6. OLD BUSINESS**

- a. None

## **7. NEW BUSINESS**

- a. Consider Approval of Ordinance 2009-231, an Amendment to the Zoning Ordinance Creating a Park & Open Space District, a Public Facilities & Government District, and a Wetland & Stormwater District

The Commission discussed the proposed ordinance and they debated back and forth whether or not to include an extra district specifically for uses relevant to wetlands and stormwater. Skluzacek asked if the creation of a wetland district would create issues in the future. He stated that wetlands and areas labeled as wetlands are always an issue. Baker said that League of Minnesota Cities zoning information states that cities should not create more districts than are needed. Baker gave an exaggerated example of creating a separate district for each public facility property such as a district for the police department, fire department, and city hall. He asked if the proposed wetland district could be incorporated into the proposed parks and open space district. Duban stated that the different shades of green on the proposed zoning map, representing the two different districts, makes it easy for map readers to distinguish and understand that different but similar rules apply to those areas. Baker mentioned that the proposed wetland district areas are land parcels and outlots and are not the exact lines of a delineated wetland. He said that only a portion of the actual parcel/lot may be wetland. Dols stated that it would be simpler for common readers of the ordinance if the wetland district was included into the parks district. Baker explained that the wetland district was definitely more restrictive when compared to the park district's list of permitted uses. The Board continued to discuss if it would be better to have a separate wetland district or not. Baker

provided three options for the Board to consider: 1) adopt the ordinance as presented (three new districts), 2) incorporate the wetland district into the parks district (in order to not create unnecessary or extra districts), and 3) turn the wetland district into an overlay district (for distinct viewing on the zoning map). Baker said that the proposed ordinance language under “other requirements” allows the City to review the specific uses in each district for compliance with applicable plans and regulations. He ensured the Commission that the city would only allow conforming and related uses on wetland/stormwater pond type parcels. Dols suggested that the wetlands district be joined into the parks district.

A motion was made by Dols and seconded by Skluzacek to recommend approval of Ordinance 2009-231, an amendment to the zoning Ordinance creating a Park & Open Space District (including wetlands/stormwater uses) and a Public Facilities & Government District. Vote for: Skluzacek, Freid, Dols, and Duban; Against: None. Vote: 4-0. Motion carried.

## **8. MISCELLANEOUS**

### **a. MLS Statistics for Lonsdale (July 1, 2009)**

Baker provided the Commission with a statistics report on homes for sale in Lonsdale. He provided a breakdown of the homes listed on the MLS at seven different increments along with information on lots for sale in four different developments. He mentioned that there were 53 total homes for sale according to the MLS. He mentioned that the city was dealing with approximately 30-40 foreclosed homes, which is down from 50-75 in 2008. He also provided a map showing the location of homes for sale and price range. Baker explained that many homes in the Willow Creek Heights and Legacy Meadows developments that have been vacant for a few years without a certificate of occupancy have recently been completed and sold.

### **b. Vacant Lot Cleanup Update**

Baker also provided a map to the Commission showing nine vacant lots that were recently cleaned up by order of the City. He provided pictures of the objects, dirt mounds, old silt fence, and trash that were recently cleaned up.

## **9. ADJOURNMENT**

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Skluzacek, Freid, Dols, and Duban; Against: None. Vote: 4-0. The meeting ended at 7:43 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner