

**MINUTES**  
**CITY OF LONSDALE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**FEBRUARY 18, 2010**

**MEMBERS PRESENT:**

Scott Pelava, Joe Kodada, Jim Freid, Dave Dols, John Duban, Ben Sticha, and Harold Vosejka

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

City Planner Benjamin Baker and Public Works Director Russ Vlasak

**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 Kodada and seconded by Duban to approve the agenda as presented. Vote for: Kodada, Freid, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried.

**3. APPROVAL OF MINUTES**

A motion was made by Duban and seconded by Kodada to approve the minutes from the January 21, 2010 regular meeting. Vote for: Kodada, Freid, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARING**

None

**6. GENERAL BUSINESS**

a. Distribution of City Maps

Baker provided a subdivision map showing platted areas, another subdivision map showing the approval year, a zoning/rezoning map showing ordinance number and year, an annexation and boundary adjustment map showing ordinance number, and an updated

zoning map for the Planning Commission to keep with their planning and zoning files. Baker said that the subdivision map shows that the majority of the city has been platted. He said that the rezoning map is still a work-in-progress, because it doesn't show zoning that might have taken place along with an annexation ordinance or final plat approval. He mentioned that the annexation map shows how the city has grown since the 1950s when the Minnesota Municipal Boundary Adjustments Department was formed. The Commission thanked Baker for taking the time to make the maps.

b. Mn/DOT Community Roadside Landscaping Program Grant and 2010 Mill & Overlay Project Update

Baker said that On January 22<sup>nd</sup>, Mn/DOT Senior Landscape Architect Todd Carroll contacted the City stating that Lonsdale had been accepted for their Community Roadside Landscape Partnership, a grant worth approximately \$5,000. Baker mentioned that Dan Gullickson, Mn/DOT Forester, was assigned to the Lonsdale project due to his personal interest in the area, being that he lives in New Prague. Baker said that Gullickson has scheduled a meeting for March 30<sup>th</sup> at 6:00 pm to meet with the Welcome Sign Landscaping Committee consisting of Jeff Heller, Public Works – Parks, Park Board Members Laura Carpentier and Micki Ziskovsky, Gardening Club Member Lucy Kuchinka, and himself. He said that anyone from the community including Planning Commissioners are welcome to attend the meeting. Baker said that he is not sure if sign and landscaping lighting will be included in the grant, but he mentioned that the committee will ask Mn/DOT to consider the request.

Baker mentioned that Mn/DOT will also be reconstructing Hwy 19 by milling and overlaying a stretch of highway from east of New Prague to Casey's General Store. He said that a new 4.5 block sidewalk will be built on the south side of the highway from 3<sup>rd</sup> Avenue SW to Casey's General Store. Public Works Director Vlasak said that new storm sewer, drain tile, pedestrian ramps, curbs, aprons, and some service lines will also be included in the project. Dols asked how the sidewalk would lineup on the north side of the Crusader Center. Vlasak said that the sidewalk was going to be located right next to the curb, which makes it hard difficult to remove snow. The Commissioners and Vlasak discussed snow removal along Hwy 19 and Main Street.

c. Review Willow Creek Heights Zoning

Baker stated that Jim Hjemvick, of 447 Singing Hills Drive SE, attended the January 21<sup>st</sup> Planning Commission meeting to inquire about zoning that took place on 10 lots east of 15<sup>th</sup> Avenue SE, between Overlook Drive SE and Pond View Drive SE. At that meeting, Hjemvick expressed his concern with two issues: 1) zoning and land use notification and 2) attached home/duplex zoning in the middle of a detached single family neighborhood. At the January 21<sup>st</sup> meeting, the Commission requested further information.

Baker provided the Commission with background information on the Planning Commission plat and zoning approval dates, City Council plat and zoning approval dates, public hearing dates. Vlasak stated that sewer/water stubs are already hooked up to each individual lot. Baker mentioned the costs associated with a rezoning application and approximate re-platting costs. He said that the remaining lots are owned by Bremer Bank and Norlo Holdings (Prior Lake State Bank). He provided the Commission with requirements for the R-2 and R-2A Districts, an aerial photo of the area, Willow Creek Heights plats, and zoning information to review.

The Planning Commission stated that the current property owners would need to initiate a rezoning request in order for the Planning Commission to move forward with the issue. They agreed that higher density residential units should be moved towards the parameter of a development or be used a buffer. They also agreed that a City owned sign would be a good idea for future proposed land use changes.

d. Discuss Goals for 2010: City Code – Land Usage Review

Baker said that during this slower time in the economy that it may be wise to go through and review the Land Usage portion of the City Code. He said that without the pressure of annexations, new subdivisions, and zoning requests, 2010 may be the ideal year to specifically review some of the sections in the Subdivision and Zoning Ordinances. He asked the Commission if they wanted to make a goal of relooking at the Subdivision and Zoning Ordinance in 2010. The Commission agreed that they should probably review the current language in the City Code relating to planning and zoning.

He mentioned that Lonsdale has grown from 1,491 people in the year 2000 to approximately 2,900 people today. He said that the City has experienced rapid growth, doubling in size over a 10 year span, and that knowledge should be helpful when reviewing the ordinances. He provided the Commission with seven questions that they should be thinking about when reviewing the ordinances. He also provided information from the League of Minnesota Cities pertinent to drafting zoning ordinances. The Commission reviewed a list of the sections in the both the Subdivision and Zoning Ordinances, and they decided to start their review with the Subdivision Ordinance.

## **MISCELLANEOUS**

Vosejpk asked about the local foreclosures. Baker stated that although the foreclosures are down from last year's numbers, Lonsdale still has about 30 – 50 homes that are in the process of foreclosure.

## **7. ADJOURNMENT**

A motion was made by Kodada and seconded by Freid to adjourn the meeting. Vote for: Kodada, Freid, Dols, Sticha, and Duban; Against: None. Vote: 5-0. The meeting ended at 7:14 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner