

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
JUNE 18, 2009

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Gary Skluzacek

STAFF PRESENT:

City Planner Benjamin Baker and Public Works Director Russ Vlasak

1. CALL TO ORDER

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

2. AGENDA

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

A motion was made by Freid and seconded by Duban to approve the agenda as presented.

Vote for: Vosejпка, Freid, Kodada, and Duban; Against: None. Vote: 4-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Duban and seconded by Freid to approve the minutes from the April 16, 2009 regular meeting. Vote for: Vosejпка, Freid, Kodada, and Duban; Against: None. Vote: 4-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

x

6. OLD BUSINESS

- a. Discuss an Amendment to the Zoning Ordinance to Create a “Parks & Open Space District”, “Public Facilities & Government District”, and a “Wetland & Stormwater District”

Baker provided the Commissioners with draft ordinance language and a proposed zoning map regarding the addition of three new districts to the zoning ordinance: “Parks &

Open Space”, “Public Facilities & Government”, and “Wetland & Stormwater”. Baker explained that zoning districts are designed to assist in carrying out the intents and purposes of the comprehensive plan, and they are based upon the comprehensive plan which has the purpose of protecting the public health, safety, convenience, and general welfare. He also reminded the Commission that one of their goals for 2009, was to update and clarify Lonsdale’s Official Zoning Map. He mentioned that Lonsdale’s Zoning Ordinance currently has 12 districts, but no official districts geared towards public/semi-public areas. Baker showed the Commission that some areas on the zoning map are shown as unzoned. He also showed the Commission the areas on the 2025 Land Use Map that are guided towards “Park” and “Public/Semi-Public”. The Commission reviewed the proposed zoning map and agreed with the proposed district locations. The Commission also reviewed the permitted uses, accessory uses, and conditional uses listed under each draft district language. Freid stated his concern with allowing towers and wind turbines as conditional uses in the “Parks & Open Space District”. Baker agreed that these potentially tall structures could cause a number of different issues if they were erected too close to more recreational type of parks. He suggested adding more specific language under the conditional uses or eliminating the two conditional uses altogether.

A motion was made by Duban and seconded by Freid to schedule a public hearing to review said proposed zoning ordinance amendment for the July 16 regular meeting. Vote for: Vosejпка, Freid, Kodada, and Duban; Against: None. Vote: 4-0. Motion carried.

7. NEW BUSINESS

- a. None

8. MISCELLANEOUS

- a. Updated Residential Lot Inventory (June 2009)

Baker provided the Commission with an updated lot inventory. The inventory showed 12 active subdivision and 21 development phases. It listed the number of approved lots, built/under construction lots, vacant lots, and indicated the completion percentage of each phase and overall subdivision. He mentioned that the City still has 411 lots available which calculates out to approximately 1,000 people. Baker also provide the Commission with subdivision maps showing which lots have been built on.

- b. Updated New Residential Permit Statistics

Baker provided the Commission with up-to-date statistics on new home building permits. He said that Mattamy Homes pulled 11 permits so far, Tollefson Homes pulled 2, JB Woodfitter had 1, and Country Joe had 1, for a total of 15. He also provided the Commission with a map showing where the new homes were being built.

Dave Dols arrives to the meeting.

c. Explanation of Available Planning & Zoning Resources

Baker used the overhead projector and laptop computer to present a few examples of online resources available to all government officials and area residents. He suggested that the Commissioners may want to familiarize themselves with these tools for their own knowledge and to help interested citizens with their questions. Baker explained how to use the Rice County GIS system, hosted by Beacon, and he also explained how to use the Lonsdale City Code online, hosted by American Legal. He also provided a frequently asked questions handout on the American Legal Online Library for their convenience. Daleiden suggested that Baker record a similar presentation for the local access channel.

9. ADJOURNMENT

A motion was made by Dols and seconded by Duban to adjourn the meeting. Vote for: Vosejпка, Freid, Kodada, Dols, and Duban; Against: None. Vote: 5-0. The meeting ended at 7:45 pm.

Respectfully Submitted:

Benjamin Baker, City Planner