

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
DECEMBER 30, 2010

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Joe Kodada and Harold Vosejпка

STAFF PRESENT:

City Planner Benjamin Baker and Public Works Director Russ Vlasak

1. CALL TO ORDER

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

3. APPROVAL OF MINUTES

A motion was made by Freid and seconded by Duban to approve the minutes from the October 21, 2010 regular meeting. Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

None

6. GENERAL BUSINESS

a. Update on the Approval Status of the OI, Original Industrial Zoning District

Baker reminded the Planning Commission that earlier in the year they recommended approval of an ordinance creating an OI, Original Industrial Zoning District, and rezoning the Original Industrial area (along Delaware and Florida Street SE) as such. Each Commission member was provided with a copy of the proposed ordinance amendment to

review again. He explained that soon after the approval from the Planning Commission, the City was approached by a property owner in the Original Industrial area looking to possibly expand his building and apply for a CUP. Due to that request, City staff decided to hold off on City Council approval of the new zoning district in hopes of tying the two land use items together. However, Baker explained that the property owner recently informed the City that he would not be moving forward with the proposed building expansion and CUP request. Baker informed the Commission that the City Council would be reviewing the zoning amendment at their regular Council meeting immediately following the Planning Commission meeting.

Baker stated that the purpose of the new industrial zoning district was to provide a more appropriate zoning classification and regulations that would allow both existing and new buildings to be more compatible and conforming. He mentioned that the OI District is a more suitable zoning classification for the Original Industrial area, and it should allow land owners to refinance or sell their land easier and/or legally expand their buildings without a variance. He mentioned that it was never the City's intent to force the lots in the Original Industrial area to conform to the unrealistic I-1 and I-2 District standards. He said the updated ordinance will allow for pole buildings, lessened design standard restrictions, and for existing uses to continue.

The Commission thanked Baker for the update. The Commissioners did not provide any additional comments, except that they all still agreed with the proposed zoning text and map amendment.

b. Discuss Wind Turbines & Solar Panels in Residential Districts (Alternative Energy Ordinance)

Baker provided the Commission members with a copy of Woodbury's example Alternative Energy Systems Ordinance, a risk management handout from the League of Minnesota Cities concerning information on planning for wind turbines, and an article from the October 10, 2010 Zoning Bulletin regarding wind turbines as an accessory use. Baker mentioned that the City has received a few inquiries concerning solar panel and wind turbine regulations within City limits. He explained that the City Code's only reference to alternative energy regulations were that "solar collectors" were listed as an "accessory use" in all of the residential zoning districts, however "wind turbines/generators" were not mentioned at all. Baker asked the Commission members to review the provided materials, think about the City's lack of specific Code language concerning the alternative energy subject, and provide comments and direction at the next Commission meeting.

The Commission briefly reviewed the subject, and they commented that a definition may be needed to distinguish between decorative windmills and small residential wind

generators. They also talked about guy wire usage for taller wind towers, and regulations for outside wood burning stoves.

c. 2010 Community Development & Building Permit Report

Baker provided the Planning Commission with a yearly building permit report spreadsheet, new home spreadsheet and map, and an updated lot inventory spreadsheet and map to review. He presented a brief overview of the statistics from 2010. He mentioned that the City had 10 new home permits and 159 total permits in 2010. He said that Mattamy Homes accounted for most of the new home construction projects, and he showed the Commission a map with the remaining Mattamy lots in Eagle Creek and Shadow Stone. Baker also mentioned that the City now has an inventory of 384 vacant residential lots available. He stated that the City did do fairly well with some of its other home improvement permits including 43 deck permits and 23 finish basement permits. Chair Dols thanked Baker for the report.

MISCELLANEOUS

Baker mentioned that the Planning Commission will be discussing the fence ordinance update at their next meeting.

7. ADJOURNMENT

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried. Motion carried. The meeting ended at 6:53 pm.

Respectfully Submitted:

Benjamin Baker, City Planner