

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
JUNE 19, 2008**

MEMBERS PRESENT:

Gary Skluzacek, Jim Freid, Dave Dols, John Duban, Joe Kodada, Harold Vosejpka and Cindy Furrer

MEMBERS ABSENT:

None

STAFF PRESENT:

City Administrator Joel Erickson and City Planner Benjamin Baker

1. CALL TO ORDER

Chairperson Dols called the meeting to order at 6:32 pm in the Council Chambers at 415 Central Street West.

2. AGENDA

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

A motion was made by Fried and seconded by Duban to approve the agenda as presented. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

3. APPROVAL OF MINUTES FROM THE MAY 15, 2008 REGULAR MEETING

A motion was made by Duban and seconded by Kodada to approve the minutes of the May 15, 2008 meeting. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

a. Harvest Pond 3rd Addition Preliminary & Final Plat - 1100 Ash Street NE (Villages of Lonsdale / Three Links / Lonsdale Senior Housing)

Dols read through the entire public hearing notice. Baker presented a staff report and overview of the proposed project. He stated that “assisted living facilities” are a permitted use in the R-4 District. He stated that the proposed principle and accessory structures met the required density limits, minimum setbacks, and height restrictions. He

said that 85 off-street parking spaces were shown on the plans. Baker stated that Lonsdale's City Code did not specifically address parking guidelines for assisted living facilities. Baker stated that he researched parking requirements from other communities and found that 83 spaces would be more than adequate for the proposed uses (assisted living units and library). Baker described the associated plat documents. Ken Rivera of Rivera Architects, Joel Cooper of James R. Hill Engineers, Pat Vincent of Three Links Care Center, and Mike Schoenecker of Winkelman Building Corp. were all present at the meeting. Ken Rivera showed a 3-D model of the proposed building along with full-sized elevation sketches. Dols asked about the height of the building. Rivera said that the height would not exceed the maximum 45 feet. Dols asked where the mechanical units would be located and if they would be screened. Rivera stated that the outside mechanical units will be screened along the north side of the building. Vosejпка asked about the cost of unit. Schoenecker stated that units will probably run from around \$1,000 for independent living to \$3,600 for memory care. Furrer asked about the distance from 8th Avenue NE to the proposed facility. Schoenecker explained that the main entrance and westerly boundary line up with 10th Avenue NE. The Commission discussed the amount of vehicles and truck traffic that would travel along Birch Street NE. Vincent mentioned that the amount of traffic would be similar to the Three Links Care Center in Northfield. Dols presented the opportunity for anyone from the audience to speak on the issue.

Ronald and Sue Thompson of 308 11th Avenue NE stated that they live directly north of the site. Sue asked about the entrances to the site and the possibility of on-street parking. Ronald asked about screening. Rivera and Cooper showed the Thompsons the proposed site plan and landscaping plan layout describing the locations of the off-street parking areas, driveway entrances, and screen plantings. The Thompsons stated that they were happy to see the project proceeding and they asked about the grand opening.

David Anderson, 408 7th Avenue NE, presented a letter (dated June 18, 2008) to the Commission. He stated his concern regarding property values, landscaping quantities, screening, views from existing homes, parkland dedication, and the approval of a preliminary and final plat together. He suggested first approving a preliminary plat with the conditions listed in his letter, then approving the final plat at a future meeting once all the conditions are fulfilled. Anderson said he also has concerns with the possibility of publicly financing the project.

A motion was made by Duban and seconded by Kodada to accept the letter (dated June 18, 2008) from David Anderson, 408 7th Avenue NE, as part of the public record. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

Doles stated that the proposed facility will host a public library and two public meeting rooms. Cooper stated that the trees shown on the landscape plan will be a minimum of 6 ft. tall coniferous and 2.5" caliper deciduous trees. Vosejka asked about the proposed timeline. Schoenecker said they are planning to be in the ground by September 2008. Dols asked if there was any more public comment.

A motion was made by Duban and seconded by Kodada to close the public hearing. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

b. Conditional Use Permit – “Automobile Repair-Major” for 114 Florida Street SE (I-1 District)

Dols read through the public hearing notice. Baker presented the staff report, and he stated that Chris Michael is in the applicant and future property owner of 114 Florida Street SE. Baker stated that Michael was requesting a conditional use permit to operate an auto repair facility. Baker said that a fire destroyed the building on March 7, 2008, and he explained the non-conforming status of the lot/building. Baker stated that the submitted survey showed a 20 ft. drainage and utility easement running along the eastern property line. Baker said that the applicant had shown interest in possibly vacating the easement and purchasing the neighboring property to the east. He said that more research would be necessary to identify if any utilities are present within the easement area. Baker stated that elevation sketches and exterior colors were not submitted with the application. He suggested tabling the issue until further research could be completed on the easement and building elevation sketches are provided.

A motion was made by Duban and seconded by Kodada to table the public hearing until the next scheduled meeting on July 17, 2008. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

c. Ordinance 2008-222, “Exterior Storage” listed as a Conditional Use in the B-2 District

Dols read through the public hearing notice. Baker explained that some businesses within the B-2 District are currently storing and parking various objects on their property for different periods of time. Baker mentioned that City Hall has received several complaints regarding unsightly and unscreened outside storage. He said that staff has been working with some of the B-2 District property owners to clean up and organize their properties. Baker said that staff is proposing to list “Exterior Storage” as a Conditional Use in the B-2 District to avoid future outside storage problems. He said that Conditional Use Permits allow the Planning Commission and City Council the opportunity to require screening or other conditions to create an attractive and welcoming view from Hwy 19. He said that CUPs can help mitigate the visual effects of unattractive outside storage in the future.

Scott Pelava, property owner at 614 Industrial Drive SE, Don Westerman, property owner at 601 Central Street East, and Ron Johnson, property owner at 612 Industrial Drive SE were all present at the meeting. Pelava asked if outside parking areas were defined as exterior storage. Erickson stated that City staff is trying to create organized chaos and keep the B-2 District looking nice. Skluzacek questioned if outside storage issues could be resolved through blight regulations. Johnson said he didn't want to pay \$200 for a Conditional Use Permit in the future. Erickson explained that current permit fees do not even cover the costs associated with reviewing and approving a CUP request. The Commission and property owners questioned what type of addition or improvement would require an existing business to obtain a Conditional Use Permit.

A motion was made by Kodada and seconded by Duban to close the public hearing. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

d. Ordinance 2008-223, Rezone Lot 6, Industrial Park 2nd Addition from I-2 to PUD

Dols read through the public hearing notice. Baker stated that Marv Deutsch and the City of Lonsdale were in the process of negotiating a purchase agreement for 836 Industrial Park Drive SE. He said as part of the terms listed on the proposed agreement, the City needs to rezone the property to Planned Unit Development (PUD) in preparation for a CIC, Common Interest Community. He said PUD zoning would allow for a proposed CIC industrial type of building. He mentioned that PUDs allow for greater flexibility in site design and are sensitive to economic considerations. Baker said that CICs are not currently listed as "permitted" or "conditional" uses in the I-2, Medium Industrial District. Baker explained what a typical CIC might look like. Erickson explained that the proposed building may be constructed as a 20,000 sq. ft. building and expanded to 40,000 sq. ft. in the future. He said the building could be divided up and built to suite. Dols opened the floor for comments from the public. No one responded to his invitation.

A motion was made by Duban and seconded by Freid to close the public hearing. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

6. OLD BUSINESS

None

7. NEW BUSINESS

a. Consider Approval of Harvest Pond 3rd Addition Preliminary & Final Plat (1100 Ash Street NE)

Baker asked the Commission if one of the driveway entrances should be eliminated. The Commission discussed the issue and stated that all three northern accesses could remain. They didn't think that traffic along Birch Street NE would be an issue. Dols asked if the

garages would be for the residents. Schoenecker said that residents and staff could use the garages. Erickson mentioned that the City would be working with the Northfield Library to establish the new Lonsdale Public Library. Dols asked about the City Engineer's grade comments. Baker stated that the City Engineer will need to approve the final revised plans.

A motion was made by Kodada and seconded by Freid to recommend approval of Harvest Pond 3rd Addition (Villages of Lonsdale) Preliminary and Final Plat with the following conditions:

- Incorporation of comments provided in the letter dated June 9, 2008 from the City Planner (Comments # 1).
- Incorporation of comments provided in the letter dated June 10, 2008 from the City Engineer (Comments # 2).

Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0).
Motion carried.

- b. Consider approval for a Conditional Use Permit for "Automobile Repair-Major" at 114 Florida Street SE
(Public hearing to be continued at the July 17, 2008 meeting)

- c. Consider approval of Ordinance 2008-222, listing "Exterior Storage" as a Conditional Use in the B-2 District

Baker stated that City staff found that "Exterior Storage" was not listed as a use in the B-2 District. He said that uses not listed in the City Code are not considered permitted. Baker suggested that the City be proactive and add "Exterior Storage" as a conditional use. He stated that it is always harder to force existing business to spend money on screening if it was not required or in place before. Skluzacek stated that there is too much government control. Erickson reminded the Commission that "Exterior Storage" is not listed in the B-2 District Ordinance, and he said that City staff is just trying to be proactive to make the B-2 properties look nice. The Commission discussed the issue, and they asked staff to clarify what situations would force existing property owners to obtain a Conditional Use Permit. They also asked staff to research the difference between enforcing screening through the blight ordinance versus the conditional use process.

A motion was made by Freid and seconded by Duban to table the issue. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

- d. Consider approval of Ordinance 2008-223, Rezoning Lot 6, Industrial Park 2nd Addition from I-2 to PUD

A motion was made by Kodada and seconded by Skluzacek to approve Ordinance 2008-223, rezoning Lot 6, Industrial Park 2nd Addition from I-2 to PUD. Vote for: Skluzacek, Freid, Dols, Duban, and Kodada; Against: None (Vote 5-0). Motion carried.

8. MISCELLANEOUS

9. ADJOURNMENT

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Skluzacek, Freid, Dols, Duban and Kodada; Against: None (Vote 5-0). Motion carried. The meeting ended at 8:54 pm.

Respectfully Submitted:

Benjamin Baker, City Planner