

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
JANUARY 19, 2012

MEMBERS PRESENT:

Jim Freid, Joe Kodada, Dave Dols, John Duban, and Ben Sticha

MEMBERS ABSENT:

Scott Pelava

STAFF PRESENT:

City Planner Benjamin Baker

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, Kodada, Dols, Duban, Sticha; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Kodada and seconded by Duban to approve the minutes from the November 17, 2011 meeting. Vote for: Freid, Kodada, Dols, Duban, Sticha; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

None

6. GENERAL BUSINESS

a. Annual Planning Commission Officer Appointments

Dols stated that at the first meeting of each calendar year, voting members of the Planning Commission shall select a chairperson, vice chairperson, and secretary to serve throughout the year.

A motion was made by Duban and seconded by Freid to nominate and approve:

- David Dols as Chairperson
- Joe Kodada as Vice Chairperson
- Benjamin Baker as Secretary

Vote for: Freid, Kodada, Dols, Duban, Sticha; Against: None. Vote: 5-0. Motion carried.

b. Rolling Ridge Market Place 4th Addition Plat Update

Baker updated the Commission on the Rolling Ridge Market Place 4th Addition plat application that the Commissioners reviewed at their November 17, 2011 meeting. He mentioned that the City Attorney found that there are title issues regarding the ownership of the proposed property to be replatted. He said that the title issues need to be resolved before the City can approve the plat.

c. Consider Approval of a CUP Amendment for 114 Florida Street SE

Baker stated that the City Council approved Resolution 2008-31, a resolution approving a Conditional Use Permit (CUP) for “Automobile Repair – Major” at 114 Florida Street. He said that property owner Chris Michael is proposing to amend the 2008 CUP to allow for a 424 sq. ft. addition. Baker mentioned that the current CUP states that “the new principle building shall not exceed 34’ x 56’ (1,904 sq. ft.)” and that a “35 ft. front yard setback” shall be maintained. He explained that the proposed addition would meet the CUP’s 13.46 ft. east side yard setback and the new front yard setback of 25 ft. He reminded the Commissioners that the subject property was rezoned on December 30, 2010 from I-1, Light Industrial to OI, Original Industrial, which reduced the front yard setback from 35 ft. to 25 ft.

Chris Michael explained to the Commission that his business is growing, and he is need of office space at his repair shop at 114 Florida Street SE. Dols asked if the Fire Department could inspect the building and document the hazardous materials inside. Michael said yes, and he explained that he also installed a floor drain oil trap. The Commission reviewed the submitted revised site plan and proposed building elevation plans. They all agreed with the proposed addition.

A motion was made by Kodada and seconded by Duban to recommend approval of the CUP Amendment for 114 Florida Street SE. Vote for: Freid, Kodada, Dols, Duban, Sticha; Against: None. Vote: 5-0. Motion carried.

d. Provide Informal Comments Regarding “Ground Floor Residential Uses” in the Central Business District (B-3 Zoning District)

The Planning Commission reviewed a request from Steve Perry for informal comments concerning “ground floor residential uses” within the Central Business District (CBD). Perry explained that he is looking to purchase the vacant South Forty building at 115 Main Street. He said that he would like to convert the building into a retail (front) and bottling kitchen (middle) for his maple syrup and honey business known as Three Rivers Farm. He mentioned that there is an existing residential space in the rear portion of the ground floor level that he is interested in remodeling and turning into an owner-occupied living space. Baker stated that according to Ordinance 2008-221, “ground floor uses” are not permitted in the B-3 District unless it is a legal non-conforming use. He further explained that the South Forty building has been vacant for the last couple of years, which means that the building must comply with the new district regulations. Perry stated that his new business would be a destination attraction to Lonsdale and would help the downtown area draw business in from the regional area and from travelers along I-35. He said that he is still undecided on what would be done with the large upstairs area.

The Planning Commission agreed that they would like to see Perry start up a new business in the South Forty building. They also discussed the idea of allowing for ground floor residential uses in the downtown. The Commission provided the following informal comments concerning ground floor residential uses:

- Residential rental units should not be allowed on the ground floor level.
- Owner-occupied residential units should be allowed on the ground floor level conditioned on the following:
 - The building must have a preexisting ground floor residential space.
 - The ground floor residential space should not exceed 25% of the ground floor.
 - The residential space should be located in the rear portion of the ground floor.

Baker stated that the Planning Commission provided informal comments for Perry to consider, and he explained that an official ordinance text amendment application would be required before any changes to the zoning ordinance would be formally considered by the Planning Commission and City Council.

e. Review 2011 Building Permit Report

Baker provided the Planning Commission with the 2011 Annual Building Permit Report to review. The report showed that Lonsdale issued 15 new single-family home permits, valued at \$2,526,000.00, which is up by 5 compared to 2010. Baker mentioned that total building permits rose from 159 in 2010 to 175 in 2011. He said that there were 35 reroofing permits, 32 deck permits, and 26 finish basement permits.

Baker reviewed the updated lot inventory spreadsheet with the Commissioners. He mentioned that there are now 369 single-family residential lots available in the newer subdivisions throughout Lonsdale. He said that Val Rose Gardens, Legacy Meadows, Harmony Meadows, and Rayann Acres are all below half complete. The Commission reviewed a development progress map of Northeast Lonsdale along with an area comparison spreadsheet and associated charts.

f. Review a Minnesota Legislative Amendment Concerning Variances

Baker provided the Commissioners with a briefing on specific legislation that took place in 2011 in regards to “variances”. He provided the Commission with an article on City Variance Authority, an informational handout on variances, and the City of Lonsdale’s current variance regulations. He explained that the City may need to initiate a zoning ordinance text amendment to comply with the revised standards for granting variances. He stated that the Planning Commission will review the subject further at future meetings.

7. MISCELLANEOUS

- Freid asked if Lonsdale has ever considered allowing only a certain number of rental units in a neighborhood.
- Kodada asked if there are currently any regulations for portable carports.

8. ADJOURNMENT

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

Respectfully Submitted:

Benjamin Baker, City Planner