

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
OCTOBER 20, 2011

MEMBERS PRESENT:

Jim Freid, Joe Kodada, John Duban, and Scott Pelava

MEMBERS ABSENT:

Dave Dols and Ben Sticha

STAFF PRESENT:

City Planner Benjamin Baker

1. CALL TO ORDER

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

2. AGENDA

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: Freid, Kodada, and Duban; Against: None. Vote: 3-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Freid and seconded by Duban to approve the minutes from the August 18, 2011 meeting. Vote for: Freid, Kodada, and Duban; Against: None. Vote: 3-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

None

6. GENERAL BUSINESS

a. Metal Roofing Presentation by Help-U-Build Construction

John Thom, of Help-U-Build Construction – Owatonna, gave a presentation on metal roofing, specifically MetalWorks steel shingles by Tamko. Mr. Thom provided the Commissioners with an informational handout, pictures of recently completed metal roofs, and actual examples of different steel shingle product. He mentioned the Tamko product has a 50-year limited warranty, and that it is energy star rated. He said that

although steel shingles are lightweight, they are very strong and can still hold up to 60mph winds with 3 fasteners; 80mph with 4 fasteners; 100mph with 5 fasteners. He mentioned that snow build up on sloped roofs is not a problem either because the snow simply slides off of the metal surface. He also said that the steel roofing product is non-flammable. Thom said that it costs about \$300/square for regular asphalt shingles which lasts about 20-years, compared to steel shingles that can last 50-years or greater for only \$450/square. He went on to provide some practical advice on mounting roof related items such as satellite dishes. The Planning Commissioners thanked Thom for taking the time to provide such a detailed presentation.

b. Review Possible Replat of Fred's IGA in the Rolling Ridge Market Place and Provide Informal Feedback

Douglas Debnar, Debnar Law Office – Northfield, MN, representing the Rolling Ridge Market Place Association, provided the Planning Commission with details regarding the possible replatting of the Fred's IGA property, 750 Ash Street NE. He said that the Rolling Ridge Market Place Owner's Association recently received a request from Fred's IGA to have the land on which Fred's IGA is situated transferred out of the association. Debnar said that the RRMP Owner's Association is in agreement with the request, but the City of Lonsdale would also need to approve the lot boundary adjustments.

Debnar explained that Fred Braegelmann, Fred's IGA, would like to get out of the association in order to pay less on items like snow plowing, taxes, and insurance. He explained the proposed design of the plat including boundary adjustments and access easements that would need to be retained. Debnar stated that Outlot A (Ash Street) would be extended to the north by 10 feet, directly on the south of the subject property, in preparation of possible right-of-way needs in the case that the City ever took over Ash Street (private road) in the future. He also explained that the existing electrical service will be arranged so that the Fred's IGA building and parking lot lights are on a separate service meter than the other properties within the Rolling Ridge Market Place.

Freid mention that he only had concerns with the possibility of Ash Street NE being extended over to Baldwin Street in the future. Duban said that the proposed replat is a good idea for Fred's IGA considering the current economic times. Overall the Planning Commissioners agreed with the proposed concept plan.

c. Review Regulations Pertaining to Urban Agriculture & Gardening Uses and Related Sales

The Planning Commission reviewed all the current permitted uses, accessory uses, and conditional uses related to agriculture and gardening within the different zoning districts. They also reviewed potential uses related to agriculture and gardening that may be proposed in the future, such as greenhouses, produce stands, hoop houses, agri-tourism/agritainment, and community gardens. Baker noted that the property owners of 501 Railway Street SW have been considering erecting a greenhouse and growing gardens on their vacant 5-acre parcel. Baker asked the Commissioners to continue thinking about the ag/gardening-type uses in terms of potential locations and regulations that may be needed, including potential on-site produce sales.

d. Review Requirements Listed in Ordinance Section 153.081, Swimming Pools – Location of Swimming Pools

Baker provided the Commission with the City's current regulations relating to swimming pools. He also provided the Commission with revised language for pools requiring a building permit and proposed language limiting the location of swimming pools. He mentioned that the proposed language will help clarify the different types and sizes of swimming pools needing to obtain a permit, and it will also detail the specific areas in which swimming pools cannot be located. Duban stated that pools should not be located within the front fifty feet, between a home and public street. Pelava mentioned that hot tubs and spas should also be held to the same regulations. After reviewing the proposed changes further, the Commissioners agreed to officially make the ordinance amendment at their next meeting.

e. Review Requirements Listed in Ordinance Section 153.074, Single Family Dwellings – Roofing Materials

After listening and taking notes on the metal roofing presentation held earlier in the meeting and reviewing the current ordinance language relating to residential roofing, the Planning Commissioners agreed that metal roofing products should be allowed as another option residential homes within the City. The Commission agreed to review the proposed ordinance amendment at their next meeting.

7. MISCELLANEOUS

- The Planning Commission provided positive feedback on the GTS Workshop held on September 24, 2011. Baker asked if they felt that the workshop was beneficial and should be done again at some point in the future. The Commissioners said yes.
- The Commission briefly discussed issues associated with residential parking pads.
- Freid suggested that the City should address the visual aesthetic nuisance issue at 710 Central Street West (Hwy 19) by requiring measures similar the upgrades that GreatWrench Auto is doing with orderly parking and split-rail fencing.
- Freid thanked the City Council and staff for recently adopting a jake-breaking noise ordinance.
- Kodada asked if trespassing signs need to be installed around private property in order to legally keep others off of posted land. Baker said he would check with the Police Department on the issue.

8. ADJOURNMENT

A motion was made by Freid and seconded by Duban to adjourn the meeting. Vote for: Dols, Sticha, and Duban; Against: None. Vote: 3-0. Motion carried. Motion carried. The meeting ended at 7:49 pm.

Respectfully Submitted:

Benjamin Baker, City Planner