

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
NOVEMBER 20, 2014

MEMBERS PRESENT:

Voting Members: Jim Freid, Joe Kodada, Dave Dols, John Duban, and Ben Sticha
Council Representative Scott Pelava

MEMBERS ABSENT:

None

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 Kodada and seconded by Freid to approve the agenda as presented. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Duban and seconded by Sticha to approve the Minutes from the October 16, 2014 Planning Commission Meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

None

6. GENERAL BUSINESS

- a. Update on Recent Council Action (Colorado Street Vacation; C-I District; Rezoning)
Baker provided the Planning Commission with an update on recent City Council actions, including: 1) Resolution 2014-43, a resolution approving partial vacation of the Colorado Street SW Right-of-Way; 2) Ordinance 2014-259, an ordinance amending City Code §153.040, creating a new “C-I, Commercial-Industrial” zoning district; and 3) Ordinance 2014-260, an ordinance amending the Official Zoning Map, rezoning certain parcels in the Lonsdale Business Park. Baker explained the conditions of approval for all three approved land use items along with an estimated timeline for finalizing the associated deeds and publications.

- b. Review and Discuss the Need for an Alleyway Running from Central Street East to Alabama Street SE, between 2nd Ave SE & 3rd Avenue SE (Caseys General Store Alley)
The Commissioners reviewed a map and pictures of the alleyway running from Central Street East to Alabama Street SE, between 2nd Ave SE and 3rd Avenue SE. Pelava explained that amongst discussion regarding CIP Area No. 5, the City Council asked the Planning Commission to review whether or not the subject alley should be vacated. He said that residents in that neighborhood claimed that large trucks, servicing Caseys General Store, were sometimes using the gravel portion of the alley. Pelava said that some of those neighbors talked about vacating that part of the alley, but he mentioned that they were not interested in submitting a formal right-of-way vacation application/fee. The Commissioners agreed that if the residents were really serious that the alley should be vacated, then they should submit a vacation petition and associated fee to the City for official review. They Commissioners also agreed that a “no-trucks” sign should be placed at the end paved alley, so that trucks know that they must turn around and not proceed through the gravel alley section. The Commissioners stated that if adequate funds were available, then the gravel portion of alley should be paved, but they also expressed if the gravel wasn’t paved, that would be fine too.

A motion was made by Duban and seconded by Kodada to recommend that the City not vacate the public right-of-way (alley) running from Central Street East to Alabama Street SE, between 2nd Ave SE and 3rd Avenue SE at this time. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

- c. Consider a Proposed Ordinance Amendment to City Code §153.074, Single-Family Dwellings, Creating New Minimum Design Standards for Single Family Homes
Baker read through the revised draft ordinance amendment language. He noted the specific changes inserted since the last time the Planning Commission reviewed the ordinance. The only change suggested by the Commissioners was adding language to make sure that any wood foundations were engineered and installed by a professional.

Baker noted that the proposed ordinance amendment would be sent to the City Attorney for review, then a public hearing would probably be scheduled for the January 15, 2015 Planning Commission Meeting.

d. Zoning Decisions Webinar – Part 1

The Commissioners listened to Part 1 of a “Zoning Decisions” educational webinar put on by the League of Minnesota. Part 1 focused on background information related to why/how zoning came about and why zoning decisions are costly, contentious, and confusing. The Commission will listen to Part 2 at their next meeting.

7. MISCELLANEOUS

- Baker provided the Commission with a building permit update on new single-family home permits issued in 2014. He said that permit numbers are up considerably compared to 2013. Baker reminded the Commission how important it is for new homes to go up in town, and he said that the City may need to come up with another incentive to get builders to start constructing new homes.

8. ADJOURNMENT

A motion was made by Kodada and seconded by Duban to adjourn the meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha. Against: None. Vote: 5-0. Motion carried. The meeting ended at 7:31 pm.

Respectfully Submitted:

Benjamin Baker, City Planner