

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
FEBRUARY 21, 2013

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Council Representative Scott Pelava

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 Kodada 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 Freid and seconded by Sticha to approve the Minutes from the January 17, 2013 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. City Updates

Site Plan Review - Elementary School Addition

Baker stated that Tri-City United Public School District 2905 and Wold Architects recently submitted a site plan review land use application for a proposed 3-classroom addition to the Lonsdale Elementary School. He noted that the Planning Commission and City Council will review the issue in March.

Rolling Ridge Market Place 4th Addition

Baker stated that City staff, including the City Attorney, recently met with Fred Braegelmann, owner of Freds IGA, to discuss a few outstanding issues associated a

proposed severance from the Rolling Ridge Market Association and replat of his grocery store/convenience store and parking lot property. The Planning Commission looked at a preliminary map of the Rolling Ridge Market Place Fourth Addition showing potential boundary line adjustments and land ownership.

Upcoming Parks & Recreation Projects

Baker said that the City will be installing playground equipment at Kalina Park and Sticha Park this Spring. He said that a new 36' x 24' open air pavilion is proposed for Sticha Park, which will be located near the new playground. He said that Andy Jirik may be donating over 30 larger trees to Kalina Park. Baker mentioned that MNDOT is in the process of approving a Limited Use Permit for the Hwy 19 Trail Crossing Project. He said that the new boardwalk sections of the Heath Creek Trail should be constructed by the end of March, and he explained that the sections will be installed later in the Spring. Baker noted that over 50 trees may be planted along the Idaho Street SW trail, between Harvest Drive SW and Main Street South.

Upcoming EDA Projects:

The Planning Commission reviewed a proposed layout map showing potential streetscape improvements along Main Street in Downtown Lonsdale. Baker mentioned that one of the EDA's 2013 goals is to implement a portion of the 2007 Streetscape Plan. Baker stated that a joint committee of Park Board and EDA members are also in the process of planning a new Downtown Park that may be tied in with the streetscape project.

Lonsdale Business Park:

The Planning Commission reviewed the latest concept plan of the proposed business park sketched by I & S Engineers based on comments made by City staff. Baker reviewed the proposed business park project timeline with the Commissioners, noting that preliminary plat and final plat review/approval are expected this Spring 2013. Duban asked if the project engineer could create a map showing area size for each of the proposed lots shown on the plan. Duban also asked if City staff should research what MNDOT's access spacing requirements are for full-access intersections away from T.H. 19.

b. Review a Request by Clint Sticha, 229 7th Avenue NW, for Informal Feedback from the Planning Commission Concerning an Ordinance Amendment to the Current Requirements for Front Yard Encroachments

Baker stated that Clint Sticha, 229 7th Avenue NW, recently asked City staff to review his proposed house additions. Baker explained that upon reviewing a new property survey and a proposed floor plan layout, he noticed that one of the three proposed additions did not meet current setback regulations. He explained that the front addition would not be permitted based on Ordinance 2012-254, which was just recently approved by the Planning Commission and City Council on October 24, 2012. He noted that the ordinance does not allow front yard encroachments past 5 ft. (25 ft. setback) and over 50 sq. ft. in size.

While the Planning Commissioners reviewed the home addition plans and photos of a similar looking front porch addition, Clint Sticha explained that he would like to construct a 7' x 19' (126 sq. ft.) covered porch addition to the front of his home. He said that the existing front steps and concrete sidewalk have already settled 5 inches, and he said that the steps and sidewalk already encroach 7 ft. into the front yard. He mentioned that he will be using insurance money to reroof his home due to recent hail damage, and he thought that adding a nice looking front porch along with a new roof would improve his home's appearance and be a nice place to relax during the warmer months. C. Sticha asked the Commissioners to consider his request to either: 1) vary from the current front yard setback and encroachment size standards (variance) or 2) to amend the current regulations to allow for larger front yard encroachments (ordinance text amendment). C. Sticha mentioned that before he spends \$1,500 for a land use application, he wanted to first check with the Planning Commissioners to see if they would offer any informal comments that could help him make a more educated decision.

After reviewing the ordinance regulations, the proposed home addition plans, and the new certificate of survey, the Planning Commissioners offered C. Sticha the following informal feedback related to his request:

- Freid stated that the Planning Commission just reviewed this particular ordinance in Fall 2012, and he suggested that the Commission should not consider changing the rules so soon. He said that a 5' x 10' (50 sq. ft.) or smaller sized covered entrance would look nice compared to larger encroaching entryways, which can sometimes appear gaudy.
 - Dols suggested the C. Sticha keep the covered porch at 50 sq. ft. or smaller.
 - Baker mentioned that uncovered decks can run the entire length of the home and still meet the requirements of the Code. He also noted that unattached decks, less than 2.5 ft. off the ground, can encroach further into the front yard than the required 5 ft. because they are considered more of a patio or walkway and not a deck.
 - B. Sticha, Duban, and Kodada agreed that Clint Sticha's proposed covered porch addition project would like nice, but they also agreed that the new additions should meet the current standards.
- c. Review a Presentation Report Entitled "How Social Economic & Demographic Changes are Transforming Minnesota" that was Delivered to Rice County Officials on February 12th by Andi Egbert of the Minnesota State Demographic Center
Baker provided the Commissioners with a 48 slide presentation handout entitled "How Social Economic & Demographic Changes are Transforming Minnesota". He said that Andi Egbert of the Minnesota State Demographic Center recently went through the presentation at the February 12th Rice County Board meeting. Baker reviewed each of slides with the Commissioners. Overall, the presentation showed that people in Minnesota and Rice Count are aging more than ever before and becoming more diverse. He mentioend that the Twin Cities Metropolitan Area, including Rice County, will continue to grow rapidly over the new few decades, and he noted that the overall population throughout Minnesota is shifting from rural areas to urban areas.

- d. Review Goals & Strategies from the 2025 Comprehensive Plan (dated October 17, 2005)
In effort to: 1) review the Comprehensive Plan to ensure its usefulness as a practical guide for development, and 2) review Comp Plan suggested goals and implementation strategies, the Planning Commission reviewed the first few sections of the 2025 Lonsdale Comprehensive Plan. Baker highlighted the relevant information and recommendations listed in the "Community Vision" and "Land Use / Growth" sections of the Comp Plan. The Planning Commissioners added relevant comments and insight as the group reviewed the plan.

7. MISCELLANEOUS

- Dols stated that Lonsdale Liquor, being a City entity, should consider placing a permanent readerboard or LED sign on the store's outside wall facing 8th Avenue NW and Hwy 19.
- Duban suggested that the City erect a sign promoting Downtown Lonsdale to be located on the City-owned vacant lot at Baldwin and Hwy 19.

8. ADJOURNMENT

A motion was made by Kodada and seconded by Freid to adjourn the meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried. Motion carried. The meeting ended at 8:31 pm.

Respectfully Submitted:

Benjamin Baker, City Planner