

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
MARCH 19, 2015

MEMBERS PRESENT:

Voting Members: Dave Dols, Jim Freid, Joe Kodada, 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 Duban 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 February 19, 2015 Planning Commission Meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

Todd Zwak, 332 16th Avenue SE, relayed a complaint about the Business Park Project silt fence that is still up. He asked when Pond View Drive SE will be extended. He said that there is junk dumped down by the pond. Baker said that retainage was being held on the Business Park Project and that the silt fence would be taken down by the contractor once the ground cover is established and weather conditions cooperate. He said that the Public Works Department and the local Boy Scout Troop will be working together to remove the junk. Baker explained that Pondview Drive SE would not be extended until there are more businesses in the Business Park or the Council deems it necessary to complete the road.

Joyce Zwak, 332 16th Avenue SE, asked why an ATV was allowed to drive around on the nearby trails, around the Business Park, and parkland. Police Chief Jason Schmitz, in attendance at the meeting, stated that the situation was taken care of by the Police Department. Zwak reported that a motorcycle had previously traveled on the new trail too.

5. PUBLIC HEARINGS

a. Review a Rezone & Planned Unit Development (PUD) Application Submitted by William Marquardt and Benjamin Peters to Rezone 10 Lots from R-2A to PUD-WCHV

Dols read the public hearing notice and opened the hearing. Baker read through the detailed Staff Report. Baker projected the report and associated maps up on the white wall for the Commissioners and audience to easily follow along. The report detailed information on location, owner/applicant, the request, zoning, land use, and utilities/drainage. Notes on subject from the February 19, 2015 Planning Commission meeting were also available for review in the Staff Report. Baker said that the applicants were requesting to rezone 10 lots in Willow Creek Heights 3rd Addition from R-2A to PUD-WCHV, which will allow them to construct single-family detached homes instead of twin homes. He said that the applicants plan to use the previously approved Willow Creek Heights Villas PUD Agreement and the Willow Creek Heights Neighborhood Covenants as a guide for home construction. Baker said that the applicants also plan to use the existing 'villa' homes located at 1457 & 1563 Connecticut Drive SE as a standard for home design features. Baker explained that the PUD-WCHV zoning district allows for 5 ft. side yard setback in lieu of the R-2A's 0 ft. (common wall) and 10 ft. (opposite side) side yard setbacks.

Dols invited applicants William Marquardt and Ben Peters up to the podium to answer questions. Dols asked the applicants why they wanted to construct detached single-family homes. Marquardt said that the two detached homes will hold a higher property value than one twin home, and he noted that the number of units will still be the same. He said that the City will still be able to collect two WAC/SAC hook-up fees. Peters said that the State Building Code Division's new rules on twinhome sprinkler system also plays into their decision. He stated that as an architect, he has looked at many home plans over the years, and he plans to construct nice looking homes in Lonsdale. The Commissioners asked about home size. Marquardt and Peters said that they are proposing slab-on-grade homes around 2,000 sq. ft., which includes a 2-stall garage. Duban asked if a storm shelter will be included. The applicants said that they had not considered that idea yet.

Dols asked if anyone else off the floor wanted to speak on the topic.

Tom Walters, Metro Land, said that he owns many vacant lots in the area and that he is not in support of the proposed rezoning. He explained that he is not against having detached single-family homes along 16th Avenue SE, but that he is opposed to the idea of smaller side yard setbacks. He showed a different detached home lot layout sketch that would allow for 85 ft. lot widths instead of 52 ft. lot widths, a configuration that would require Marquardt to purchase a portion of Walter's property. He also offered Marquardt and Peters the opportunity to purchase some of his lots on the north side of Lonsdale. He expressed that he was not in favor of their rezoning experiment. He said that the proposed product will not work in Lonsdale because people move to Lonsdale for a larger houses and larger lots. Marquardt explained that he reached out to Walters and offered

him the opportunity to jointly submit a rezone request to the City, but that Walters refused.

Todd Zwak suggested that the homes along 16th Avenue SE be kept as higher-end homes. He said that he doesn't want homes built that will devalue the existing home's value. He stated that he was in favor of detached homes over attached twinhomes. Zwak relayed his frustration with the new business park being located next to his home. Freid stated that he currently lives next to a commercial area, and he described his experience with detached single-family homes located next to public trails and commercial-industrial areas.

Brad Schmitz, 336 16th Avenue SE, stated that the lots along 16th Avenue SE should all be reconfigured to regular sized lots. He suggested that 6 lots should be converted into 3 larger lots/homes. He stated that he didn't want garbage houses built near his house. Schmitz said that he preferred Walter's idea of larger lots.

Duban explained why a previous Planning Commission allowed the five larger-width lots at the southern end of 16th Avenue SE. Pelava explained why City's typically use higher density lots to buffer larger residential lots from commercial and industrial areas. Baker explained that the City receives \$9,250.00 in SAC/WAC fees per unit and more than \$1,000.00 per year in property taxes, once a home is built. Freid and Baker noted that the City depends on the sewer/water connection fees and annual property tax revenue to pay down the debt on the Wastewater Treatment Plant and Water Treatment Plant.

Cory, St. Paul, MN, said that he prefers the proposed "villas" because they will be nice-looking slab-on-grade homes that are affordable.

Thomas Ingrund, 320 16th Avenue SE, said that he concurs with Brad Schmitz, in that larger lots would keep neighborhood property values up and encourage similar valued homes to be constructed.

Dols asked if anyone else off the floor wanted to speak on the matter. No one else responded to the initiation.

A motion was made by Duban and seconded by Kodada to close the public hearing. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried. The hearing closed at 7:24 pm.

6. GENERAL BUSINESS

- a. Consider Approval of a Rezone & Planned Unit Development (PUD) Application Submitted by William Marquardt and Benjamin Peters to Rezone 10 Lots from R-2A to PUD-WCHV

Baker noted that before the public hearing meeting, the City Hall received 4 verbal comments from residents in Willow Creek Heights all in favor of the proposed rezone to single-family homes with design features similar to 1457 & 1463 Connecticut Drive SE. He said that no written comments were submitted. He said that a public hearing was held

earlier in the meeting with seven people commenting on the proposed rezone. Baker stated that City Staff recommends approval of the proposed Rezone/PUD request contingent upon the 17 conditions, as listed in the Staff Report.

Dols invited the applicants to come back up to the podium. Peters and Marquardt answered a few final questions about their proposed request/project. Peters said that they would like to construct nice homes according to their application request, and they aren't interested in trading any land or replatting their lots as proposed by Walters. Marquardt said that it is obvious that no one in the neighborhood want twin homes. Dols asked if Peters and Marquardt about their experience with home construction projects. Peters said that he is an architect for Mattamy Homes and Marquardt said that he is an electrical contractor. Baker asked the applicants if they would be open to keeping neighboring garages together on the same side. The applicants said that they would also prefer same-side garages. The Commissioners suggested that at least a little gap should exist between the two driveways. Peters and Marquardt said that the homes are going to be nice-looking well built homes. The Commissioners all agreed that the proposed project will look better than twin homes and provide the City with the same number of sewer/water connections.

A motion was made by Kodada and seconded by Duban to recommend approval of a Rezone & Planned Unit Development (PUD) application submitted by William Marquardt and Benjamin Peters to Rezone 10 lots from R-2A to PUD-WCHV contingent upon the following conditions:

1. The City Council shall approve Ordinance 2015-263, an Ordinance Amending the Official Zoning Map by Rezoning the Subject Property (10 lots) from R-2A to PUD-WCHV.
2. The City and Applicants/Owners shall enter into a PUD Agreement similar to the "Planned Unit Development Agreement – The Villas of Willow Creek Heights" (Document No. 594025) approved/signed by the City of Lonsdale on December 14, 2006 (See Attachment).
3. All new homes shall met the following building setbacks:
 - Front: 30 ft.
 - Side: 5 ft.
 - Side (Street): 20 ft.
4. The architectural exterior design of each new home shall be compatible with the surrounding area.
5. All new homes shall have at least 1,250 sq. ft. of above ground living space.
6. All new homes shall have a minimum roof pitch of at least a 7/12 or greater.
7. All new homes shall have a minimum of two (2) façade facing gable ends.

8. All new homes shall have multiple roof jog/jut variations.
9. All new homes shall have a minimum of 20% or 75 sq. ft. (whichever is greater) brick or natural stone of the home's façade.
10. Along with the required brick/stone (as stated above), all new homes shall incorporate no less than two (2) other exterior siding material combinations of either standard horizontal siding and/or shakes and/or vertical siding panels and/or other City approved siding material.
11. All new homes shall incorporate decorative garage door design features such as garage windows, decorative hardware, and/or defined raised panels.
12. All new homes shall incorporate façade windows design features such as grid/outlined pattern windows, thicker/architectural window trim, bay windows, and/or arched windows.
13. All new homes shall have multiple façade wall jogs/jut variations.
14. All new homes shall have front porches or covered entryways. Front columns (wide) and/or railings are also encouraged.
15. All new homes shall have coordinating neutral and/or earth-tone exterior colors.
16. All front walkways shall be constructed of concrete and/or pavers. A 3-6 ft. concrete driveway pad, located directly next to the garage door, is also encouraged (because most asphalt pavement sag or dip in that particular spot over time).
17. The City Administrator, City Planner, or his/her designee, shall review all new home plans for compliance with the required setbacks, architectural design features, and home size before a building permit shall be issued. Building permits shall not be issued for home plans that do not meet said requirements.
18. Neighboring garages/driveways shall be located next to each other.

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

Baker noted that the land use request and Planning Commission's recommendation would go to the April 9, 2015 City Council meeting for final approval.

- b. Consider Approval of a Parcel Split and Parcel Combination for Parcel 1926177001 (109 2nd Avenue NE) & Parcel 1926177003 (112 Lonsdale Blvd. W.)

The Planning Commission reviewed a survey and maps of 109 2nd Avenue NE and Parcel 1926177003. Baker stated that Chris Michael is interested in purchasing the property at 109 2nd Avenue NE and the north half of Parcel 1926177003. He said that Michael plans to fix up the existing building and use it for storage purposes and then eventually relocating his ice resurfacing/auto repair businesses to the enlarged site. Baker noted that the proposed parcel split and combination would resolve the current building encroachment issue and lessen the non-conforming status of 109 2nd Avenue NE.

Kodada said that Michael's plan is a good idea, because it solves an existing encroachment issue. The Commissioners also liked Michael's plan to fix up the existing rundown building.

A motion was made by Duban and seconded by Sticha to approve a Parcel Split and Parcel Combination for Parcel 1926177001 (109 2nd Avenue NE) & Parcel 1926177003 (112 Lonsdale Blvd. West). Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

- c. Consider Approval of a Parcel Split/Survey for Parcels 1936150001, 1936451130, and 1936451114 (parcels located south of Kalina Park and the Rezac Nature Preserve)

The Planning Commission reviewed a survey and maps of land lying south of the Rezac Nature Preserve and Kalina Park. Baker stated that the City has been working with OP3 Lonsdale LLC (Excelsior Group LLC) to secure property around the pond/wetland area and south of Kalina Park for public access and maintenances purposes. He said that the property along the south side of the pond will allow for a continuous greenway/trail connection between Kalina Park and the Rezac Nature Preserve. Baker said that there is currently not an easement over the southern part of Kalina Park, including a part of the wetland, trail, and stormwater pipe/ditch/outlet structure. He said that the new drainage and utility easement will provide the City with legal access to that area. Kodada said that the proposed land transfer is a good idea.

A motion was made by Kodada and seconded by Freid to approve a Parcel Split/Survey for Parcels 1936150001, 1936451130, and 1936451114, parcels located south of Kalina Park and the Rezac Nature Preserve. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

- d. Zoning Decisions Webinar – Part 3 (Legal Standards: CUPs & IUPs – 10 min.) will be Played/Discussed at the March 19, 2015 Planning Commission meeting.

The Planning Commission decided to wait until their next meeting to listen to Part 3 of the Zoning Decisions Webinar.

7. MISCELLANEOUS

- The Commissioners asked if Dollar General was coming to town. Baker said that the City has not received any formal application yet. However, he did state that initial informal site plans had been submitted to the City for review and comments.
- The Commissioners asked if there was any progress on the Three River Farms buildings at 107 and 115 Main Street South. Baker noted that City Staff recently had a conversation about the buildings with the owner Steve Perry. He said that the owner was also considering purchasing 140 Main Street North.
- Freid asked if something could be done with the down fence that runs around a pond on the southwest corner of Co Rd 2 and Hwy 19.
- Freid suggested that as spring arrives, the City put something in the newspaper to info the public on rules for sheds.

8. ADJOURNMENT

A motion was made by Duban and seconded by Sticah to adjourn the meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha. Against: None. Vote: 5-0. Motion carried. The meeting ended at 8:25 pm.

Respectfully Submitted:

Benjamin Baker, City Planner