

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

MEMBERS PRESENT:

Jim Freid, Joe Kodada, Dave Dols, John Duban, Ben Stich, and 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 Kodada 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 Freid and seconded by Sticha to approve the minutes from the March 15, 2012 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. City Updates

- Baker provided the Planning Commission with a final copy of Ordinance 2012-250, Variance Update, approved by the City Council on March 29, 2012.
- Baker mentioned that American Legal Publishing was in the process of codifying the current uncodified ordinances, Ordinance 2009-228 through Ordinance 2012-250.

- Baker provided details on the upcoming Hwy 19 Mill & Overlay Project, from Lonsdale to Interstate Hwy 35. He said that the project would run from April 20th – May 15th.
- Baker provided the Planning Commission with pictures and an update on recent nuisance/blight related issues, including the WELCO retaining wall, a temporary fence and setback encroachment in Willow Creek Heights, along with a failing fence and illegal signage in the Downtown area.

b. Golf Cart Discussion

Due to growing concerns pertaining to in-town golf carts, Baker provided the Planning Commission with: 1) sample permit requirements for golf carts, and 2) an example permit registration form for golf carts. Baker noted that the Police Chief is aware of the growing golf cart concerns, and if needed, the Police Chief is prepared to create an ordinance or policy to address the issues. Dols stated that if a new ordinance is created, it should include safety requirements such as eye protection, seat belts, and lights. Pelava mentioned that a new policy/ordinance should better clarify and distinguish regulations for all the different types of off-road vehicles, 4-wheelers, and golf carts. After reviewing the subject, the Commissioners suggested having the Police Department continue to monitor in-town golf carts and keep a tally of related incidents to justify an ordinance.

c. Building Design Visual Preference Survey

The Planning Commission interactively reviewed 27 pictures of existing commercial-industrial buildings in Lonsdale. They provided comments and rated the buildings in terms of design and architecture components (visual preference survey) as follows:

1. Buildings that may be classified as landmarks:

- Villages of Lonsdale
- Trondhjem Lutheran Church
- M-L Elementary School
- Lonsdale Family Dental
- Fred's Foods (IGA)
- Immaculate Conception Church
- Family Health Medical Clinic of Lonsdale (Northfield Hospital & Clinics)
- Whistle Stop

2. Buildings that have the nicest looking design and architecture:

- Villages of Lonsdale
- Family Health Medical Clinic of Lonsdale (Northfield Hospital & Clinics)
- Lonsdale Liquor
- Water Treatment Plant

- Immaculate Conception Church
3. Buildings that have the most historical significance:
 - 3R Landmark School
 - Feed Mill
 - South 40
 - Old Trondhjem Luthern Church
 - Immaculate Conception Church
 - Old City Hall/Fire Department (currently SkyWarn and Police Department)
 4. Buildings that you are proud to say are located in Lonsdale:
 - Villages of Lonsdale
 - Fred's Foods (IGA)
 - Family Health Medical Clinic of Lonsdale (Northfield Hospital & Clinics)
 - R & L Woodcraft
 - Lonsdale Liquor
 5. Future buildings should be modeled after:
 - Villages of Lonsdale
 - Family Health Medical Clinic of Lonsdale (Northfield Hospital & Clinics)
 - Lonsdale Liquor
 - Water Treatment Plant
 - R & L Woodcraft

The Planning Commissioners also agreed that it might be nice if some of the newer commercial buildings could be modeled after older historical style buildings too.

d. Review and Discuss Recent Concerns, Inquires, and Issues Concerning Vacant Lots

The Planning Commission discussed items, regulations, and concerns related to the recent low priced vacant residential lots in Lonsdale. They also reviewed the uses that are currently permitted on platted vacant lots and vacant unplatted or outlotted properties. Baker explained that the City has been fielding multiple questions over the last several months related to vacant lots for sale in the Willow Creek Heights, Eagle Creek, Shadow Stone, and Rayann Acres neighborhoods. He said that people have been asking about rules for standalone accessory structures on vacant lots (with no principal structure) such as, garages, garages with lofts, gardens, fences, play sets, and trailer/RV storage. The Commission reviewed different detached garage models and scenarios, and they agreed that they would like to see single-family homes go up on the vacant lots rather than garages, no matter how nice the accessory building could look.

Baker mentioned that others had inquired about combining neighboring lots or rezoning some of the smaller twin home lots into one larger lot for a single-family home. The Commissioners reviewed the current zoning map and regulations for Willow Creek Heights. In regards to lot combination requests, Baker mentioned that the City receives \$5,500 for Sewer Access Connections (SAC) and \$3,750 for Water Access Connection (SAC). He said that the City is expecting that each of Lonsdale's existing residential lots will hook up to the City's water/sewer system in the near future. He also noted that the City, County, and School District would lose out on tax valuation if a property is allowed to combine without a minimal assessment agreement, which would assure a specific value placed on a property. Baker stated that the City also is expecting that the majority of platted residential lots will someday have a new home constructed on it, which will increase each property's value by \$150,000 - \$250,000, compared to only \$20,000, if a lot is combined. After further discussion on the issue, the Commission suggested that City staff monitor the requests and possibly create a policy or ordinance to clarify the City's stance on lot combinations.

Dols had to leave the meeting.

7. MISCELLANEOUS

- Freid asked about the status of the roof for 109 5th Avenue NE (vacant banked owned home).
- The Commissioners questioned what the rules were for on-street semi truck parking.

8. ADJOURNMENT

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Freid, Kodada, Duban, Sticha; Against: None. Vote: 4-0. Motion carried. Motion carried. The meeting ended at 8:16 pm.

Respectfully Submitted:

Benjamin Baker, City Planner