

**MINUTES
CITY OF LONSDALE
SPECIAL CITY COUNCIL MEETING
MAY 15, 2014**

1. CALL TO ORDER

Mayor Rud called the meeting to order at 6:00 p.m. in the City Council Chambers, 415 Central St. W., Lonsdale, MN 55046

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the pledge of allegiance.

3. ROLL CALL

Present: Daleiden, Kodada, Rud, Furrer and Pelava

Absent: None

Staff Present: City Administrator Joel Erickson

Others Present: Dave Turek, Jennifer Turek, Steve Kubes, Sheila Kubes and Jerry Anderson

4. AGENDA

Mayor Rud said there was one item on the agenda and asked if there were any additions to the agenda. A motion was made by Pelava and seconded by Furrer to approve the agenda as presented. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

5. APPROVAL OF MINUTES

None

6. PUBLIC HEARINGS

a. None

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF THE CONSENT AGENDA

None

9. OLD BUSINESS

None

10. NEW BUSINESS

- a. Consider Approval of a Site Plan Submitted by Lonsdale Mini Storage for a New 40' by 200' Mini Storage Building at 836 Industrial Park Dr. SE (Phase I)
Erickson said the public hearing for this site plan was held by the Planning Commission on May 14, 2014. He said the Planning Commission did not approve the entire site plan. Instead, the Planning Commission approved: (1) Phase I of the site plan; (2) one driveway at this point in time; (3) fifteen (15) trees be planted with Phase I and the remainder of staff's recommendations.

Erickson said that no written or verbal comments were received by staff. Mayor Rud asked if the main concern with the overall site plan showing 91% lot coverage was drainage. Erickson replied yes because without storm water calculations being done, it is unknown if the two existing inlets will be able to handle all the run off from the site. Dave Turek said he was okay with the Planning Commission's recommendation but would like to plant eight (8) trees with Phase I instead of fifteen (15). Rud suggested Turek work with staff because any deviation from City Code needs justification. Daleiden said the City is a Tree City USA and has worked hard to achieve this status. Daleiden reiterated the overall site plan showed 91% lot coverage. Furrer said the project needs to comply with City Code, such as lot coverage and building materials. Daleiden asked if a concrete hardy board could be used instead of the proposed metal material. Kodada said mini storage is a good neighbor and it will be tucked behind other buildings and out of site. A motion was made by Kodada and seconded by Furrer to approve the proposed site plan as follows:

1. Only Phase I of the site plan is approved;
2. Fifteen (15) trees be planted with Phase I (not all need to be on the subject property);
3. Paving be completed by July 1, 2015;
4. A building permit shall be reviewed and approved before construction may begin;
5. An erosion control plan shall be reviewed and approved by the Building Official/City Engineer before any grading / excavation work is done on the site; and
6. Erosion control shall be maintained around the project site until the Building Official deems that appropriate ground cover (sod/grass/mulch) has been completely established;

Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None.
Abstained: None. Vote: 5-0. Motion carried.

11. OTHER BUSINESS

- a. None

12. ADJOURNMENT

A motion was made by Kodada and seconded by Pelava to adjourn the meeting.
Vote for: Daleiden, Kodada, Rud, and Pelava. Vote against: None. Abstained:
None. Vote: 4-0. Motion carried. The meeting was adjourned at 6:30 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator