

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
MAY 16, 2013**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

City Planner Benjamin Baker, City Administrator Joel Erickson, and Consulting Engineer Josh Pope of I & S Group

**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 Duban 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 Kodada to approve the Minutes from the April 18, 2013 Planning Commission meeting with the noted corrections. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS**

- a. Review the Lonsdale Business Park Final Plat Submitted by the City of Lonsdale for the Property Located Directly Southwest of State Hwy 19 & Garfield Avenue  
Dols read the hearing notice, and he opened the public hearing. The Commission reviewed the detailed Staff Report and correlating attachments from the City Planner dated May 10, 2013. Baker stated that no written or verbal comments had been submitted to City Hall on the proposed final plat.

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

## 6. GENERAL BUSINESS

### a. City Updates

- *Idaho Street Tree Planting Project*

Baker showed a picture of the Trcka Tree Moving & Sales tree spade truck planting a tree near the intersection of Main Street South and Idaho Street. He mentioned that Trcka's tree planting crew just started planting along Idaho Street. The Commissioners reviewed the Idaho Street Tree Planting Plan.

- *Sticha Park Project*

The Commission reviewed the Sticha Park Site Plan. Baker noted that Badger Excavating will soon be starting with the tile and excavation work to prepare for the new play equipment that will be installed soon after the Memorial Day weekend.

- *Kalina Park Project*

Baker said that the planned playground area at Kalina Park was recently staked out, and is ready for excavation. He said that the new Kalina Park play equipment will also be installed following Memorial Day.

- *2012 Street & Utility Improvement Project*

Erickson provided a brief update on the 2012 Street Improvement Project. He noted that the final wear course may be installed in August to allow for a few more months of settlement.

- [*Economic Development Authority Update - See Agenda Item 6(d)*]

### b. Consider Approval of the Lonsdale Business Park Final Plat Submitted by the City of Lonsdale for the Property Located Directly Southwest of St. Hwy 19 & Garfield Ave

Baker went through the updated project timeline. Erickson and Josh Pope provided an update on the outstanding items remaining from the preliminary plat approval, including wetland delineation, soil borings, and the tree preservation study/plan. Erickson said the City is still awaiting the official final geotechnical report from Braun Intertec. Pope provided the Commission with a preliminary overview on the soils report and grading plan. He explained that the soils report came in right on target with the engineer's estimates and that the site should come close to balancing. Erickson stated that no wetlands were found in the proposed grading area during the wetland delineation study. He also mentioned that the tree preservation study/plan was being finalized.

Duban asked if any wells will be sealed. Pope said that the two on-site wells will be properly sealed and abandoned. Dols asked about street lights. Erickson said that the City will work with Steel-Waseca Electric Company to install street lights every 270 – 300 feet along Commerce Drive. Dols asked if Connecticut Drive will be curved into 16<sup>th</sup> Avenue SE. Erickson said that the City would like to leave the stub road in place, between 16<sup>th</sup> Avenue and the property line, in case there would be a need for the road in the future to serve a new business or for other City purposes. Duban suggested that the name “Pond View Drive SE” be renamed to a “State” name because it curves into an east-west road similar to other east-west roads in town south of Hwy 19.

A motion was made by Kodada and seconded by Duban to approve the Lonsdale Business Park Final Plat. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

- c. Review Comments & Notes from Christopher Galler, CEO of the Minnesota Association of Realtors from His Presentation Titled “Minnesota Real Estate – A World on its Head” Baker explained that he recently listened to a presentation from Minnesota Association of Realtors Chief Executive Officer (CEO) Chris Galler. He said that Galler, who resides in Farmington, MN, presented information related to national and local housing markets and the various factors which affect such markets. He presented a presentation entitled “Minnesota Residential Real Estate – a World on its Head.” Baker said that Galler made the following key points during his presentation:

- Previous growth assumptions related to housing are changing due in large part to changing family structure. Fewer people are getting married which means fewer dual income households exist, typically necessary to afford a new home.
- Couples in Minnesota are having fewer children due in large part to the existence of working mothers.
- Significant growth in the “65 years of age and older” housing market is expected to continue in the State of Minnesota in the next 20 years.
- Minnesota’s housing boom in the 1990’s and 2000’s was due to a number of factors but primary a result of unprecedented in-migration and jobs combined with low interest money, which oftentimes was lent to unqualified persons.
- A major national challenge in forthcoming years will be the ability of younger generations to fund the needs of baby boomers.
- In regard to housing, school districts and proximity to Interstate 35 is extremely important.

- Cities and school districts should work together to develop schools and parks next to each other.
- School buildings and senior housing facilities should be initially designed to be converted and reused at some point in the future.
- In regard to senior housing, seniors, age 55 plus, tend to remain attached to having room on their property for their toys/stuff. Seniors, age 65 plus, are looking to downsize and reduce their maintenance obligations. Overall, seniors prefer to be around town centers, and they tend to want live in close proximity to other neighbors in housing styles such as townhomes and cottage homes. Seniors also like to live in simple one-level homes.
- Outer ring suburbs can learn from examining growth issues confronted by third ring suburbs like Lakeville.
- Retail centers are important for cities to help diversify the overall tax base.
- Moving forward, Mr. Galler anticipates that the outer ring cities can expect the following in regard to housing:
  1. Housing growth will come from young families. Therefore, this demographic should be targeted by these cities.
  2. Household growth will continue to be relatively slow. Rates of growth will increase substantially when cities like Lakeville becomes fully developed.
  3. Housing starts will may not reach 1990's and 2000's levels due to greater restrictions placed upon home loans.
  4. Demand for senior housing will continue to be strong.
  5. With ever-increasing competition, establishing an employment center will continue to be a challenge.
  6. Interest rates are at an all-time low and are expected to increase in forthcoming years. Thus, it will become more difficult to borrow money.

The Commission also reviewed a number of related statically charts and graphs from Galler's presentation.

- d. Continue Reviewing Goals & Strategies from the 2025 Comprehensive Plan  
As part of Agenda Item 6(a), City Updates, Erickson provided an update on the Economic Development Authority (EDA). He said that the EDA just started reviewing Chapter 6, the Economic Development section of the Comprehensive Plan. He stated that the EDA is looking to possibly make a few amendments and updates to the Plan. He said that the EDA also sent out a survey to all the Downtown businesses to allow for public comments.

Since Chapter 7 of the 2005 Comprehensive Plan was mostly replaced by the 2007 Master Park & Open Space Plan, the Planning Commission reviewed the “Proposed Park Improvements” section of the newer Plan instead of the original Parks, Trails, and Open Space Plan. Baker listed all the proposed 2007 improvements for each park/open space area in town, noting which items had already been completed and which projects were yet to be funded and/or completed. The Commissioners looked through the remainder of the planning document.

**7. MISCELLANEOUS**

None

**8. ADJOURNMENT**

A motion was made by Freid and seconded by Kodada 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 8:20 pm.

Respectfully Submitted:

---

Benjamin Baker, City Planner