

**MINUTES  
CITY OF LONSDALE  
SPECIAL CITY COUNCIL MEETING  
MAY 7, 2015**

**1. CALL TO ORDER**

Mayor Rud called a meeting of the Lonsdale City Council to order at 6:30 p.m. in the City Council Chambers, 415 Central Street West.

**2. PLEDGE OF ALLEGIANCE**

Everyone stood and recited the pledge of allegiance.

**3. ROLL CALL**

Members Present: Daleiden, Kodada, Rud, Furrer, and Pelava

Members Absent: None

City Staff Present: City Administrator Joel Erickson & City Planner Benjamin Baker

**4. APPROVAL OF AGENDA**

Mayor Rud asked if there were any additions, deletions or corrections to the agenda.

A motion was made by Palava 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**

**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 for a 9,100 Square Foot Dollar General Building Located at 102 15<sup>th</sup> Ave SE – Ben Baker, City Planner

The Council reviewed the proposed site plan for a Dollar General retail store while Baker read though a detailed Staff Report which included information pertaining to: location, owner/applicant, engineer/architect, request, land use, zoning, lot requirements and setbacks, utilities/drainage, traffic flow and parking, lighting, signage, landscape plan, loading and trash enclosure, building details, design and construction materials. Baker said that the building will be 70' x 130' with on-stie parking on both the north and west sides of the building. He said that the building's exterior will be constructed of split face block, pre-finished stucco coated metal panels, prefinished stucco coated metal panels-wainscot, and some glass. Baker noted that the mixture of exterior materials, along with a front entrance canopy and columns will help the proposed building blend in better with the neighboring commercial buildings. Rud stated that the building looks nice and is in a good location. Furrer wondered about the construction timeline. Kodada stated that the pedestrian ramp needs to be at a 1:20 slope. Baker stated that the Planning Commission met earlier in the evening, and they recommended approval of the proposed site plan.

A motion was made by Palava seconded by Furrer to approve Resolution 2015-26, a resolution approving a site plan for a new 9,100 sq. ft. retail building at 102 15<sup>th</sup> Avenue SE. Vote for: Daleiden, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

b. Consider Approval of a Site Plan Submitted for a 15,360 Square Foot Building for Technical Methods, Inc. of MN Located at 1951 Commerce Dr. SE – Ben Baker, City Planner

The Council reviewed the proposed site plan for a new manufacturing building/business while Baker read though a detailed Staff Report which included information pertaining to location, owner/applicant, engineer/architect, request, land use, zoning, lot requirements and setbacks, utilities/drainage, traffic flow and parking, lighting, signage, landscape plan, loading and trash enclosure, building details, design and construction materials, and future expansion. Baker said that the proposed building will be 96' x 160' with a potential future expansion that would double the size of the building toward the south and a possible 64' x 100' addition to the north west.

Technical Methods, Inc. (TMI) part-owner Nick Nelson provided information on their business, working hours, machine noise, dust collection, and number of employees. He said that his employees typically work from 6:30 am – 3:00 pm and sometimes overtime until 5:00 pm. He mentioned that they may work an occasional Saturday until noon but never on Sunday. He said that his employees are highly skilled and experienced workers.

Kodada stated that he liked the building's exterior material/color. Pelava mentioned that TMI will have enough parking stalls for their employees and visitors. Daleiden stated that he was excited to have a new business coming into the new Lonsdale Business Park. Furrer said that everything looks to be in order. Rud said that he couldn't have designed the building any better, and he said that TMI and the nice building were exactly what Lonsdale was looking for. Jack Matasosky, APPRO Development, stated that TMI plans to be in the new building by September, and he praised the City for planning and developing the Lonsdale Business Park and for the quick turnaround on the land transaction and review process. Overall, the Council was pleased with TMI and the site plan, and they welcomed the owners to Lonsdale. Baker stated that the Planning Commission met earlier in the evening, and they recommended approval of the proposed site plan.

A motion was made by Furrer seconded by Daleiden to approve Resolution 2015-27, a resolution approving a site plan for a new 15,360 sq. ft. building at 1951 Commerce Drive SE. Vote for: Daleiden, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

## **11. OTHER BUSINESS**

- a. Department Reports  
None
- b. Council Reports  
None

## **12. ADJOURNMENT**

A motion was made by Kodada and seconded by Pelava to adjourn the meeting. Vote for: Daleiden, Kodada, Rud, Furrer, and Pelava. Against: None Vote 5-0. Motion carried. The meeting ended at 6:54 pm.

Respectfully Submitted:

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Joel A. Erickson, City Administrator