

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
MAY 7, 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 & City Administrator Joel Erickson

1. CALL TO ORDER

Chair Dols called the meeting to order at 5:30 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, and Sticha; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Sticha and seconded by Freid to approve the Minutes from the April 16, 2015 Planning Commission Meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

None

6. GENERAL BUSINESS

a. Consider Approval of a Site Plan Submitted for a 9,100 Square Foot Dollar General Building Located at 102 15th Ave SE – Ben Baker, City Planner

The Planning Commission reviewed the proposed site plan for a Dollar General retail store while Baker read through 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-site 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.

The Commissioners discussed the building's exterior materials, hours of operation, and deliveries. Brian Johnson, JHS Engineers/Surveyors, helped answer some of the Commissioners questions. Dols asked if there were any more comments. There were no other comments or questions.

A motion was made by Kodada 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 15th Avenue SE. Vote for: Daleiden, Kodada, Rud, Furrer, and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

Baker noted that the Site Plan would be reviewed by the City Council meeting at 6:30 pm.

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 through 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 northwest.

Technical Methods, Inc. (TMI) part-owner Nate 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.

The Commissioners noted that Trondhjem Lutheran Church was located next door. Nelson said that there won't be any noise issues. Kodada said that the new business will be a great addition to the community.

A motion was made by Kodada seconded by Duban to recommend approve approval of a site plan for a new 15,360 sq. ft. building at 1951 Commerce Drive SE. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

7. MISCELLANEOUS

- Baker and Erickson provided updates on City Projects, including the Water Tower Project, Area No. 5. Project, Veterans Memorial Project, Linking Lonsdale Project, and Floating Dock Project.

8. ADJOURNMENT

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha. Against: None. Vote: 5-0. Motion carried. The meeting ended at 6:13 pm.

Respectfully Submitted:

Benjamin Baker, City Planner