

**MINUTES**  
**CITY OF LONSDALE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**JUNE 16, 2011**

**MEMBERS PRESENT:**

Jim Freid, Dave Dols, John Duban, and Ben Sticha

**MEMBERS ABSENT:**

Joe Kodada and Scott Pelava

**STAFF PRESENT:**

City Planner Benjamin Baker and Public Works Director Russ Vlasak

**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 Sticha to approve the agenda as presented. Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried.

**3. APPROVAL OF MINUTES**

A motion was made by Duban and seconded by Freid to approve the minutes from the April 21, 2011 meeting. Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARING**

*Lonsdale Feed Mill Requests:*

Review a proposed zoning ordinance amendment that would allow for and list “Grain Elevators, Feed Mills, and Grain Storage” as a “Conditional Use” in the B-1, Limited Business District – Submitted by Steven Vosejka (Lonsdale Feed Mill); Review a Conditional Use Permit (CUP) request for a new 50 ft. wide x 68 ft. tall (65,000 bushel capacity) grain storage bin at 209 Ash Street NW – Submitted by Steven Vosejka (Lonsdale Feed Mill)

Chair Dols read the notice and opened the public hearing. Baker read through the detailed staff report which included an aerial photo of the site, a property survey, a site plan, and an

approved site access route map. He said that Steven Vosejpka, owner of the Lonsdale Feed Mill, is requesting a Conditional Use Permit to erect a new 50 ft. x 68 ft. tall grain bin (65,000 bushel capacity) at 209 Ash Street NW. He explained the issue between the existing uses and use heights compared to the limitations currently listed in the B-1, Limited Business District. He said that grain elevators and feed mills are currently not listed in the B-1 District as a permitted use, accessory use, or permitted use although such uses currently exist on-site. Baker mentioned that the City Attorney suggested listing grain elevators, grain storage structures, and feed mills as conditional uses within the Limited Business District. The Planning Commission reviewed the proposed Zoning Ordinance Amendment as recommended by the City Attorney. The Commission also reviewed a proposed Conditional Use Permit subject to conditions. Freid asked about potential high winds. Vosejpka said that the structures can hold up to 120 mph winds. Allen Sevcik, 115 4<sup>th</sup> Avenue NW, asked if the grain drying bin system would be expanded too (noise concerns). Vosejpka said no. Dols asked if anyone else wanted to comment on the proposed Zoning Ordinance Amendment of Conditional Use Permit. There were no more comments.

A motion was made by Duban and seconded by Freid to close the public hearing. Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried. The public hearing closed.

## 6. GENERAL BUSINESS

- a. Review and Consider Approval of a Conditional Use Permit (CUP) for an “Open Sales Lot” at 612 Industrial Drive SE – Submitted Ron and Pam Johnson (GreatWrench Auto Repair) [Note: Public Hearing will be at the June 30, 2011 City Council Meeting]  
The Planning Commission reviewed a detailed staff report which included a draft resolution, public hearing notice, proposed conditional use permit, aerial photo map, proposed site plan, and a certificate of survey. Baker read through the report, detailing the request, applicable zoning, and site improvements. He mentioned that Ron and Pam Johnson, owners of GreatWrench Auto Repair, have requested a conditional use permit in order to operate an “open sales lot” at 612 Industrial Drive SE. He also mentioned that the Johnsons are planning to apply for a motor vehicle dealers license once the proper City zoning permits are secured. Baker stated that the Johnsons recently combined their two parcels into one parcel, and they also provided the City with a 60 ft. wide easement over Heath Creek for drainage maintenance purposes. Ron Johnson briefly described the proposed site layout. Baker noted that a 30 ft. wide driveway access easement does exist on the north-side of Lonsdale Auto Works (providing access to GreatWrench via Industrial Drive SE); however, business traffic to GreatWrench currently drives south of the existing easement because the easement area hosts 3 permanent signs and some parking.

A motion was made by Freid and seconded by Duban to approve a Conditional Use Permit (CUP) for an “Open Sales Lot” at 612 Industrial Drive SE (GreatWrench Auto Repair) contingent upon the following conditions:

1. No more than twenty (20) vehicles parked on-premise may be displayed for sale at a given time.

2. Open fencing, such as a split-rail fence, shall surround the “customer parking area” (which is located on the north-side of the office/repair shop building) to physically separate the “vehicles for sale” from “customer vehicles” and to create a more aesthetic visual sight line along Hwy 19 (the main easterly entrance to the city). Such fencing shall be located within a paved or gravel surface or decorative landscape rock/mulch for easier yard maintenance (avoiding the need to trim tall weeds and grass around fence posts).

In the future, similar open-type fencing may be continued along the Hwy 19 right-of-way line towards Health Creek to continue the aesthetic visual sight line. Fencing may also be used to screen/divide the “repair vehicles” (southwestern parking area) from the “customer parking and vehicles for sale area” (northern parking area).

3. All vehicles displayed for sale shall be in an operable and working condition.
4. All on-site vehicles shall be parked in a neat and orderly manner using parking curb stops and /or pavement striping as a guide.
5. Any outside lighting shall be directed away from neighboring properties.

Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried.

- b. Consider approval of a Zoning Ordinance Amendment That Would Allow For and List “Grain Elevators, Feed Mills, and Grain Storage” as a “Conditional Use” in the B-1, Limited Business District – Submitted by Steven Vosejka (Lonsdale Feed Mill)  
The Planning Commission briefly reviewed the proposed zoning ordinance amendment again. Dols commented that this should probably have been done awhile ago.

A motion was made by Duban and seconded by Freid to approve a zoning ordinance amendment that would allow for and list “grain elevators, feed mills, and grain storage” as a “conditional use” in the B-1, Limited Business District. Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried.

- c. Consider approval of a Conditional Use Permit (CUP) Request for a New 50 ft. wide x 68 ft. tall (65,000 bushel capacity) Grain Storage bin at 209 Ash Street NW – Submitted by Steven Vosejka (Lonsdale Feed Mill)  
The Planning Commission briefly reviewed the proposed conditional use permit again. They also reviewed the proposed Feed Mill Tractor/Trailer Route Map. Vosejka explained that typical wagons are under 5-tons per axel, except they do not have any shocks. Vosejka said that he did not have any problems with route map. There was some discussion about possibly upgrading a small portion of Ash Street NW – 2<sup>nd</sup> Street NW to a 9-ton road with the proposed reconstruction project. Baker said that he would relay that comment to the City Administrator.

A motion was made by Duban and seconded by Sticha to approve a Conditional Use Permit (CUP) request for a new 50 ft. wide x 68 ft. tall (65,000 bushel capacity) grain storage bin at 209 Ash Street NW (Lonsdale Feed Mill) with the following conditions:

1. A building permit shall be submitted and approved by the City Building Official before any construction on the proposed grain bin takes place.
2. All tractor/trailers hauling grain to/from the subject property shall follow the approved and designated routes determined by the City. City approved route maps shall be posted on-site to show/educate grain haulers of the appropriate routes.

Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried.

## **7. MISCELLANEOUS**

Vlasak explained potential future changes in the intersection alignment of Hwy 19 and Co. Rd. 4 (near the Lonsdale Feed Mill).

## **8. ADJOURNMENT**

A motion was made by Freid and seconded by Sticha to adjourn the meeting. Vote for: Freid, Dols, Sticha, and Duban; Against: None. Vote: 4-0. Motion carried. Motion carried. The meeting ended at 7:06 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner