

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
JUNE 16, 2016**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ben Sticha

STAFF PRESENT:

City Planner Benjamin Baker, City Administrator Joel Erickson, and
City Engineer Kevin Kawlewski

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 Kodada to approve the agenda with the noted addition. Vote for: Kodada, Dols, and Duban; Against: None. Vote: 3-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Dols and seconded by Kodada to approve the Minutes from the May 25, 2016 Regular Meeting as presented. Vote for: Kodada, Dols, and Sticha; Against: None. Vote: 3-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

None

Freid arrives to the meeting at 6:35 pm.

6. GENERAL BUSINESS

a. Consider Approval of a Site Plan Showing a 5,600 sq. ft. Mini-Storage Building/Addition at 836 Industrial Park Drive SE – Lonsdale Mini-Storage

Baker read through a detailed Staff Report regarding Lonsdale Mini-Storage's request for site plan review of a 5,600 sq. ft. building expansion and the entire 40,800 sq. ft. mini-storage complex. Baker noted that their previous full-buildout site plan was revised to meet the 75% impervious surface requirement of the I-2 Zoning District. Baker explained the Phase II Project consisted of a 40' x 140' expansion north of the existing Phase I building. The Commissioners reviewed the proposed site plan and building elevations.

Dave Turek, part-owner of Lonsdale Mini-Storage, 621 Industrial Drive SE, came to the podium and answered questions from the Planning Commission members. Dols asked what their plan was for the required trees. Turek said that they would either plant 14 trees on nearby City property or pay the City to have them planted. Duban asked about a future office. Turek said that they don't have plans at this time to locate an office at their 836 Industrial Park Drive SE site, since they already have an office at their 621 Industrial Drive SE site.

A motion was made by Duban and seconded by Kodada to recommend approval of a site plan showing a 5,600 sq. ft. mini-storage building expansion and two future 40' x 340' (13,600 sq. ft.) mini-storage buildings at 836 Industrial Park Drive SE contingent upon the following conditions:

1. A Building Permit shall be reviewed and approved by the Building Official before construction may commence on the new accessory building.
2. An Erosion Control Plan shall be reviewed and approved by the Building Official and/or City Engineer before any grading/excavation work is done on the site.
3. 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.
4. 29 total trees shall be planted to satisfy the requirement for trees per site perimeter. 15 trees were planted in 2014 as part of Phase I. 14 additional trees are required as part of (this) Phase II. Said trees shall be at least 6 ft. tall for coniferous trees and at least 2.5 in. caliper size for deciduous. The City may allow trees to be planted at a nearby park or on City property. The City may also consider payment-in-lieu-of trees in the amount of \$300.00/tree.

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

b. Review the Rolling Ridge Market Place & 8th Avenue Property Traffic Study by WSB & Associates

The Planning Commission reviewed a Draft Traffic Study for the roads surrounding the Rolling Ridge Market Place prepared by WSB & Associates, Inc., dated February 25, 2016. Erickson and Kawlewski provided a summary of the various traffic and road alignment scenarios. They also explained the conclusions and recommendations from the draft study. Erickson explained that the traffic study factored in two potential future Rolling Ridge Market Place accesses from TH19 at: 1) Baldwin Street East and 2) Arizona Street East. Erickson noted that at some point, based on development, a second access will be needed to/from TH19 to alleviate congestion. Kawlewski explained the A-F categories of traffic congestion that would occur at the surround intersections based on the different build-out and road alignment scenarios. He said that congestion at a level-E is essentially failing. He said that the surrounding roads are currently functioning at a level-B right now, but those roads will eventually gravitate towards “failing” overtime and with the future development of the site. Kawlewski explained that it is highly unlikely that MNDOT would approve a new access at the Arizona Street East & TH19 intersection due to the City’s Access Management Policy and past access MNDOT access agreements for the site.

Kodada leaves the meeting.

Erickson explained that Rolling Ridge Market Place property owner/developer Randy Stangler was looking for direction from the City on where a second access should be located so that he can proceed with designing the layout of the site. Erickson stated that residents have made it clear that they want to see more retail and restaurants in town, and he noted that Stangler is ready to develop the site to bring those types of amenities to Lonsdale. Stangler said that a decision needs to be made concerning future access to/from the site so that he can design the site accordingly. He stated that he would like to develop the site as quickly as possible, but he noted that it would depend on the market. Erickson said that the Market Place was originally supposed to develop over a 10-year period.

Jim Freid, 108 5th Avenue NE, stated that he was opposed before to a road or trail extension, from Baldwin Street to Ash Street, and he said that he is still dead set against having a roadway go through on Baldwin Street now. He said that there is already enough traffic traveling down Baldwin Street and 5th Avenue NE, and he suggested that any more added traffic would be hazardous to the residential neighborhood. He recommended expanding 8th Avenue NE or routing a new road to Arizona Street East. Dols asked about the potential for 8th Avenue NE to be expanded to accommodate the future traffic. Duban said that he was opposed to any build-out scenarios that included residential development.

Pelava encouraged the Commissioners to think about the long-range plan for the site, noting that the City/developer may end up buying up properties and/or installing buffers along Baldwin Street.

Erickson asked the Planning Commissioners if City Staff could provide them any more information on the subject, so that they could make an informed decision.

Dols agreed that according to the traffic study, it was logical to make a future connection between TH 19 and the Rolling Ridge Market Place by means of Baldwin Street.

However, he expressed that the City should not pursue the Baldwin-Ash Street connection because of the potential impact to neighboring residents.

A motion was made by Dols and seconded by Freid to recommend that: 1) Ash Street NE not connect to Baldwin Street, and 2) the stretch of 8th Avenue NE, between Birch and Highway 19, be upgraded in the future to handle the proposed traffic congestion suggested by the traffic study to/from the Rolling Ridge Market Place. Vote for: Freid, Dols, and Duban; Against: None. Vote: 3-0. Motion carried.

7. MISCELLANEOUS

None

8. ADJOURNMENT

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Freid, Dols, and Duban; Against: None. Vote: 3-0. Motion carried. The meeting ended at 7:22 pm.

Respectfully Submitted:

Benjamin Baker, City Planner