

**MINUTES**  
**CITY OF LONSDALE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**JUNE 25, 2015**

**MEMBERS PRESENT:**

Voting Members: Jim Freid, Joe Kodada, John Duban, and Ben Sticha

**MEMBERS ABSENT:**

Dave Dols and Council Representative Scott Pelava

**STAFF PRESENT:**

City Planner Benjamin Baker

**1. CALL TO ORDER**

Vice Chair Kodada called the meeting to order at 5:30 pm in the Council Chambers at 415 Central Street West.

**2. AGENDA**

Kodada asked if anyone had any additions or deletions to the agenda.

A motion was made by Duban and seconded by Freid to approve the agenda as presented. Vote for: Freid, Kodada, and Duban; Against: None. Vote: 3-0. Motion carried.

**3. APPROVAL OF MINUTES**

A motion was made by Duban and seconded by Freid to approve the Minutes from the May 7, 2015 Planning Commission Meeting with the noted correction. Vote for: Freid, Kodada, and Duban; Against: None. Vote: 3-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS**

- a. Review a Request by Casey's Retail Store for a Conditional Use Permit to Construct a 15' x 40' (600 sq. ft.) Addition to the Existing Convenience Facility Building at 215 Central Street East

Baker read through the Staff Report, which included detailed information on a Conditional Use Permit request from Casey's Retail Store to construct a 15' x 40' addition to the east side of the existing building. The Staff Report included details on the subject property location, land use request, owner/applicant, zoning, lot requirements, setbacks, land use, project/site details, trash enclosure, parking, drainage, utilities, signage, and lighting. Baker also reviewed the 18 pages of attachments, including documents, maps, memos, and pictures. After Baker finished going through the Staff Report, Kodada asked if anyone wanted to speak on the matter.

Steve Jakobitz, 218 3<sup>rd</sup> Avenue SE, stated that he was against the Casey's expansion back in 2006, and he is against the proposed addition too, due to safety concerns. He asked why the addition couldn't be located on the west side of the building. Jakobitz stated that traffic entering/exiting onto 3<sup>rd</sup> Avenue to/from Casey's has caused 6-7 close calls. He asked why Casey's traffic couldn't be directed straight onto Hwy 19. He said that drivers leaving Casey's aren't paying attention when their vehicles enter 3<sup>rd</sup> Avenue. He said that the 3<sup>rd</sup> Avenue slope along with the new addition will take away even more visibility. Jakobitz also asked if Casey's had any future plans for a car wash.

Freid stated that he would fight to keep any car washes away from residential neighborhoods due to the noise they tend to produce.

Baker explained MNDOT's requirements for access spacing along State Highways. He also noted that any traffic issues should be reported immediately to the Police Department.

Brad Church, Casey's Construction Supervisor, provided details on the proposed addition and renovation project. He said that Casey's stores generally do not have car washes, unless Casey's acquires a property that already has an existing car wash on premise. Church said that the proposed Casey's addition in Lonsdale will be similar to New Prague's Casey's store, when it is finished. He talked about the LED lighting upgrades that site will undergo. He said that the LEDs will decrease energy costs by 55% for the site.

Kodada asked if anyone else wanted to speak on the subject. No one responded to his request.

A motion was made by Duban and seconded by Kodada to close the public hearing. Vote for: Freid, Kodada, and Duban; Against: None. Vote: 3-0. Motion carried. The public hearing closed at 6:11 pm.

## **6. GENERAL BUSINESS**

- a. Consider Approval of a Request by Casey's Retail Store for a Conditional Use Permit to Construct a 15' x 40' (600 sq. ft.) Addition to the Existing Convenience Facility Building at 215 Central Street East

Baker stated that a public hearing was held earlier in the meeting. He stated that City Staff recommended approval of the Conditional Use Permit contingent upon conditions. He went through the list of conditions in detail. Fried stated that he understood Mr. Jakobitz's concerns about traffic coming out of Casey's onto 3<sup>rd</sup> Avenue SE. He said that Lonsdale's site is no different than the Casey's in Northfield, MN, and he recommended that Jakobitz contact the Police Department if further traffic issues continued.

A motion was made by Freid and seconded by Duban to recommend approval of the Conditional Use Permit and associated Site Plan for Casey's General Store, 215 Central Street East, contingent upon the following conditions, as recommend by City Staff:

1. *A Conditional Use Permit (CUP No. 2015-03) shall be issued by the City in accordance with the approved site plan.*
2. *A building permit shall be reviewed and approved by the Building Official before construction may commence on the new addition.*
3. *Erosion control shall be maintained around the project site until the Building Official deems that appropriate ground cover (sod/grass/mulch/landscaping/pavement) has been completely established/installed.*
4. *Any proposed future building signs and/or freestanding signage shall require a sign permit. All existing and future on-site signage, including business, directional, advertisement, portable, temporary, freestanding, and building signage, shall meet the requirements of the sign ordinance. The existing freestanding double-pole sign shall incorporate retaining wall block or brick around the base of the sign posts and filled with landscaping rock/mulch.*
5. *All outside storage shall be screened or housed inside.*
6. *Trash enclosures shall be enclosed on at least three sides and designed with the same materials and colors as that of the principal building (brick). No trash bins and/or dumpsters shall be located outside the trash enclosure area, except when garbage trucks/vehicles are loading the waste. The front gate (north-facing) shall be constructed of low-maintenance wood or a similar synthetic/composite wood product. The low-maintenance wood (composite/synthetic) shall hide the chain-link fencing portion of the fence. Chain-link fence slats shall not be allowed.*
7. *All parking stalls shall be striped with white or yellow paint lines not less than 4" wide and parking stalls/spaces at a size of 9' x 20'.*
8. *At least three (3) on-site parking stalls shall be dedicated for employee parking only.*
9. *Snow storage shall not be permitted to displace any required parking spaces.*
10. *The property owner shall be responsible for maintenance of all on-site landscaping, including the adjacent boulevards.*
11. *Music or advertising shall not be permitted from the public address system.*
12. *The property owner shall be responsible for litter control on the subject property and on/along the adjacent boulevards/streets. Litter control (trash pickup) shall occur on a daily basis. Trash receptacles shall be provided at convenient locations on site to facilitate letter control.*
13. *A Rapid Entry System (SupraSafe) shall be installed and inspected by the Fire Chief and/or Building Official prior to a Certificate of Occupancy being issued.*
14. *The large 46" diameter (147" circumference) tree, located directly east of the existing building and addition area, has been labeled as a "dying tree" by the Public Works Director. Said tree shall be removed before the Casey's addition is complete and/or before Certificate of Occupancy is issued by the Building Inspector. Two (2) 2.5"-caliper sized trees shall be*

*located between 3<sup>rd</sup> Avenue SE and the new Casey's building addition (near the location of the existing large tree). Tree types shall be approved by the City.*

15. A "no trucks" sign shall be erected by Casey's along the adjacent alley, to help prevent trucks from traveling through the alleyway.

16. Any future/proposed right-of-way vacation of the adjacent alleyway shall be initiated by the neighboring property owners via an official petition request (petition/application form provided by the City).

Vote for: Freid, Kodada, and Duban; Against: None. Vote: 3-0. Motion carried.

Baker noted that the CUP request and Planning Commission's recommendation would go to the July 9<sup>th</sup> City Council meeting for final approval.

Sticha arrives to the meeting.

b. City Updates

Baker provided a brief update on the Area No. 5 Project, the Linking Lonsdale Project, the Fishing Pier Project, and the Veterans Memorial Park Project.

c. Zoning Decisions Webinar – Part 4 - Legal Standards: Nonconformities

The Planning Commission listened to a portion of a League of Minnesota Cities webinar entitled Zoning Decisions. They specifically listened to a part of the webinar on nonconformities.

## 7. MISCELLANEOUS

- The entire Planning Commission stated that it was disrespectful for the Farmers Market stands and pedestrian traffic to be located so close to the new Veterans Memorial, which is under construction. Freid suggested that the Planning Commission make an official motion/recommendation against the current location of the Farmers Market. Baker said that wasn't necessary, and he stated that City staff would discuss the matter with Farmers Market Organizer Billie Sayer next week.
- Kodada asked why no one has fixed the broken fence at Co. Rd. 2 & Hwy 19 yet. Baker explained that the County Engineer has been made aware of the problem multiple times.

## 8. ADJOURNMENT

A motion was made by Duban and seconded by Freid to adjourn the meeting. Vote for: Freid, Kodada, Duban, and Sticha. Against: None. Vote: 4-0. Motion carried. The meeting ended at 6:57 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner