

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
JULY 19, 2012

MEMBERS PRESENT:

Jim Freid, Joe Kodada, Dave Dols, John Duban, Ben Sticha, and Scott Pelava

MEMBERS ABSENT:

None

STAFF PRESENT:

City Planner Benjamin Baker

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 Freid and seconded by Duban to approve the agenda as presented. Vote for: Freid, Kodada, Dols, Duban, Sticha; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Duban and seconded by Kodada to approve the minutes from the April 19, 2012 meeting. Vote for: Freid, Kodada, Dols, Duban, Sticha; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

None

6. GENERAL BUSINESS

a. City Updates

- *2012 Street Reconstruction Project (CIP Area No. 2 - Under Construction).* Baker provided a status update on the 2012 Street Recon Project. He mentioned that watermain work should be completed by the end of July and that the first lift should be paved by early-October.

- *2013 Street Reconstruction Project (CIP Area No. 5 - Feasibility Study Underway).* Baker mentioned that the Council accepted engineering bids for the 2013 Street Reconstruction Project. He said that the City Engineer is currently in the process of surveying the area and conducting a feasibility study.
- *Water Treatment Plant.* Baker stated that the new water treatment plant has been operational since early-May.
- *City Council Budget Meetings.* Baker said that the City Council will be holding a series of special 2013 City Budget meetings over the next two months. He mentioned that the City's Preliminary Levy is due by September 15th.
- *Recent Blight/Nuisance Letters Sent Out.* Baker reviewed recent blight/nuisance related issues that the City has been working to resolve.
- *WELCO Retaining Wall.* Baker stated that a meeting was held on June 18th at City Hall with the Randy Stangler, the new majority property owner in the WELCO neighborhood, and the current property owners, having the failing retaining wall in their rear yards, to discuss options for the WELCO Retaining Wall. He said that everyone agreed that Stangler could dismantle the existing retaining wall and grade out the hill, and in return, Stangler could reuse the retaining blocks. He mentioned that the next meeting will be on August 6th.
- *Garfield Avenue Business Park Grant.* Baker mentioned that the City made a grant application to the Department of Employment and Economic Development (DEED) for \$2.15 million to help fund the planned business park at Garfield Avenue.
- *Building Permits.* Baker provided a spreadsheet to the Commission, showing 8 new single-family homes, along with finished size and value. He also provided mid-year permit totals for finish basements, roofing, siding, decks, fences, and window replacements.
- *Residential Lot Inventory.* Baker provided the Commission with an updated residential lot inventory spreadsheet, showing 360 platted/buildable lots available.
- *Park & Recreation Updates:*
 - *Hwy 19 Roadside Landscaping Project Grant.* Baker said that with the help of many volunteer workers, the City recently completed a large-scale landscaping project along Hwy 19. He stated that the City received a \$15,000 grant from MNDOT for the landscaping project.
 - *Jaycee Park Improvements.* Baker mentioned that the City will be improving Jaycee Park this late-Summer and Fall. He said that improvements will consist of: new pavement behind the backstops, drain tile work, seeding, safety fencing, a new drinking fountain, and new dugout fencing/covers.
 - *Sticha Park Pavilion.* Baker mentioned that City is still working to build a new park pavilion at Sticha Park next year.

- *Trail & Park Benches.* Baker stated that 10 new park and trail benches will be added over the next couple of months, along with 4 new picnic tables.
 - *Downtown Park.* Baker said that a Downtown Park Committee was recently formed, including members of the EDA and Park Board, to start planning for a new downtown park at 127 Main Street North (vacant “Mayor’s Sandbox” lot).
- b. Review and Discuss Permitted Yard Encroachments
- Baker provided the Commission members with Lonsdale City Code Section 153.072, Permitted Yard Encroachments, with example yard encroachment language, and with six pages of pictures showing different types of existing yard encroachments in Lonsdale to review. After reviewing and discussing the subject, the Planning Commissioners agreed that Lonsdale’s ordinance language should somehow be updated to allow restricted yard encroachments into older neighborhoods and no yard encroachment in newer developments.
- c. Consider Updating the City’s Floodplain Ordinance
- Baker provided the Planning Commissioners with proposed draft floodplain ordinance to review. He stated that the new floodplain ordinance language was based off of a template provided by the Minnesota Department of Natural Resources (DNR) and recommended by Minnesota’s National Flood Insurance Coordinator Ceil Strauss. He stated that Lonsdale is currently listed as a “participating community” in the National Flood Program as #270445. Baker explained that Lonsdale recently became “mapped” along with all of Rice County on April 3, 2012. He stated that Lonsdale’s decade old floodplain regulations, referenced in Chapter 151 of the City Code, should be updated to go along with the recent Flood Insurance Rate Map (FIRM) update. The Planning Commissioners agreed with the proposed ordinance amendment.

7. MISCELLANEOUS

Baker provided the Planning Commission with pictures showing different types of building designs for a dollar store-type business that may locating somewhere in the area. One of the pictures showed a general commercial building and the other pictures showed buildings with more extensive exterior design features and complementary colors (more aesthetically pleasing). The Commissioners all agreed that the buildings with more design/architectural style and color, looked better than the common building. He reminded the Commissioners that any city could get stuck with a generic low-cost looking commercial building if City design standards are not in place and enforced.

8. ADJOURNMENT

A motion was made by Duban and seconded by Sticha to adjourn the meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried. Motion carried. The meeting ended at 7:45 pm.

Respectfully Submitted:

Benjamin Baker, City Planner