

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
AUGUST 18, 2016**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Council Representative Scott Pelava

STAFF PRESENT:

City Planner Benjamin Baker and City Administrator Joel Erickson

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

3. APPROVAL OF MINUTES

A motion was made by Freid and seconded by Duban to approve the Minutes from the June 16, 2016 Regular Meeting as presented. 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 Ordinance 2016-270, an Ordinance Opting-Out of the Requirements of MN State Statutes, Section 462.3593 Concerning Temporary Family Health Care Dwellings

The Planning Commission reviewed a proposed ordinance allowing the City of Lonsdale to opt-out of a new State law requiring cities to permit Temporary Family Health Care Dwellings (TFHCDs) starting on September 1, 2016. Baker explained the reasoning behind the new law, and he also listed multiple reasons why the City should consider opting-out, including: conflicts with current City regulations, staffing time/cost, enforcement issues, handling of sensitive medical information, vagueness in compliance, and allowing the City more time to discuss and create rules regarding TFHCDs that better suit the needs of Lonsdale residents. The Planning Commissioners also reviewed pictures of drop homes and information pertaining to accessory dwelling units. Baker noted that the majority of surrounding cities and suburbs are opting-out of the new State requirement. Baker highlighted comments made by the City Attorney on the subject. Freid stated that the drop homes would look out-of-place in Lonsdale. He said that families, who are dealing with ill relatives, should consider giving up a room or creating space inside their home, principle structure, for that person. After discussing the issue further, the Commissioners agreed that the City should opt-out of the mandated law before September 1, 2016.

A motion was made by Duban and seconded by Kodada to recommend approval of Ordinance 2016-270, an ordinance opting-out of the requirements of MN State Statutes, Section 462.3593 Concerning Temporary Family Health Care Dwellings. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

- b. Review of Off-Street Parking Regulations

The Commissioners reviewed Lonsdale's current City Code regulations related to off-street parking. Baker stated that City Staff will be reviewing the subject of off-street parking over the new few months and be bringing back a draft ordinance amendment to the Planning Commission for review. He said that Staff would like to create a realistic ordinance that addresses: 1) the number of allowed recreational vehicles in the front yard, 2) parking pads, 3) exterior storage, 4) seasonal vehicles, and 5) pavement requirements.

- c. City Updates

Erickson provided a brief update on the Area No. 5 – Phase II Project. Baker stated that the City Council is in the middle of their 2017 City Budget meetings and discussions.

7. MISCELLANEOUS

None

8. ADJOURNMENT

A motion was made by Kodada and seconded by Sticha to adjourn the meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried. The meeting ended at 7:06 pm.

Respectfully Submitted:

Benjamin Baker, City Planner