

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
AUGUST 21, 2014**

MEMBERS PRESENT:

Voting Members: Jim Freid, Joe Kodada, Dave Dols, John Duban, Ben Sticha, and Council Representative 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 Duban and seconded by Kodada to approve the agenda as presented. Vote for: Freid, Kodada, Dols, Duban, and Sticha; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Kodada and seconded by Sticha to approve the Minutes from the July 24, 2014 Planning Commission Meeting Lonsdale Business Park Site Visit. 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 a Proposed Ordinance Amendment ... §153.074, Single-Family Dwellings (Minimum Design Standards for Single Family Homes)

The Planning Commission reviewed Lonsdale's current regulations for single family homes, City Code §153.074, Single-Family Dwellings. Based on feedback received from residents and the Planning Commission regarding the lack of neighborhood covenants enforcement, Baker created a draft ordinance amendment for the Planning Commissioners to review. The draft ordinance language addressed: 1) minimal standards

for new single family homes addressing exterior architecture and design; 2) home size; 3) exterior siding and façade finish materials; 4) roof design, materials, and pitch; 5) garage size; 6) neighborhood covenants, and 7) new home building permit application submittal requirements. Baker explained that it is a good idea to have a list of requirements stated in ordinance form, so that City Staff can better enforce such regulations.

The Planning Commission discussed the various ideas that have been proposed by the public recently for the lower priced vacant lots in town, including standalone garages and sheds, other accessory structures, patio areas, smaller homes without any exterior design features, and modular homes. The Planning Commission agreed that all new homes should be required to blend in nicely with existing neighborhoods/homes in terms of exterior design and architecture. They suggested that the word “shall” should be used when requiring homes to meet the standards of each neighborhood covenants. Baker reminded the Planning Commission that the City cannot officially enforce neighborhood covenants unless the regulations stated in each particular neighborhood covenants area adopted into the City Code.

The Commission further discussed proposed regulations for new home foundations, roofs, exterior finishes, home sizes, and garages. Although the Planning Commission agreed that façade brick and stone add a pleasing appearance to new homes, they wondered if the draft ordinance language should also allow for other types of architectural products and new technology that look just as nice if not better than brick/stone. The Planning Commissioners agreed that a future 3rd stall attached garage option should be shown on all new home plans. Kodada stated that roofs should have at least a 6/12 pitch with a 12 inch overhang as the minimum throughout town. The Planning Commissioners discussed whether new single-family twin-homes should also be required to follow the same regulations as detached homes. Kodada stated that steeper roofs are not that much more expensive. Overall, the Planning Commission agreed with the draft ordinance.

Baker stated that he would incorporate the latest comments and ideas into the ordinance amendment.

- b. Consider an Amendment to the Lonsdale Official Zoning Map by Rezoning the Rezac Nature Preserve Area from “I-2, Medium Industrial” to “P, Parks and Open Space”
After reviewing the Official Zoning Map, the Planning Commission agreed that the new Rezac Nature Preserve area and the 75-wide buffer, in-between Willow Creek Heights and the Lonsdale Business Park, should be rezoned to P-Parks and Open Space. Baker noted that the Planning Commission also needs to come up with more detailed regulations for the Parks and Open Space zoning district in the near future.

- c. Consider an Amendment to the Lonsdale Official Zoning Map by Rezoning the Northern Portion of the Lonsdale Business Park from “I-2, Medium Industrial” to “C-I, Commercial-Industrial”

After reviewing the Official Zoning Map, the Planning Commission agreed that the northern portion of the Lonsdale Business Park, in-between Commerce Drive SE and Hwy 19, should be rezoned to accommodate a new zoning district that would support both commercial and industrial uses. They also agreed that such a district should have higher building design standards, considering its location to Hwy 19 and as the eastern gateway.

- d. Consider a Proposed Ordinance Amendment Creating a “C-I, Commercial-Industrial” Zoning District

The Planning Commission reviewed proposed uses and conditional uses that should be considered in the new Commercial-Industrial Zoning District. They used the B-2, I-1, and I-2 District standards as a basis for proposed allowable uses. The Planning Commission agreed that all the uses from those three districts should be allowed except for “contractors’ offices and yards”, “commercial wireless telecommunication service”, and “truck terminals”. They stated that large outside storage areas should probably be discouraged within the new Business Park. However, the Planning Commission did agree that a place like Malecha Trucking may cause less of a nuisance being located away from residential neighborhoods and closer to the outskirts of town.

They Planning Commission also reviewed proposed lot regulations and design standards for the new district. Again, they used the B-2, I-1, and I-2 District standards as a guide for developing regulations. They agreed with the proposed design standards that would require buildings under 10,000 sq. ft. to be constructed of 100% of higher quality building materials and building over 10,000 sq. ft. to be constructed of high quality building materials along the façade and major roadways. The Planning Commission stated that such buildings should maintain a concrete floor throughout the entire building. They also suggested allowing for other types of architectural products and new technology that look similar to, or better than, split-faced block, stone, or brick. Pelava stated that a clause should be added to allow for a small amount of unpainted galvanized metal, a product that has become trendy with some franchises, if it is nicely incorporated into the desired look of a business.

Baker said that he would work to include the Planning Commission’s comments into an final draft ordinance amendment.

7. MISCELLANEOUS

- Baker provided the Planning Commission with an update on City Projects, including new home permits, the DRS Sewer Project, the Veterans Memorial, the 3-R Landmark Restoration Project, and the trees planted at the Public Works shop. Pelava and Freid suggested that the fence around the Public Works Department should be upgraded to City standards sometime soon.
- Baker and Pelava provided an update on the Linking Lonsdale Project.

8. ADJOURNMENT

A motion was made by Kodada and seconded by Freid to adjourn the meeting. Vote for: Freid, Kodada, Dols, Duban, and Sticha. Against: None. Vote: 5-0. Motion carried. The meeting ended at 8:05 pm.

Respectfully Submitted:

Benjamin Baker, City Planner