

**MINUTES**  
**CITY OF LONSDALE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**FEBRUARY 19, 2008**

**MEMBERS PRESENT:**

Gary Skluzacek, Jim Freid, Dave Dols, John Duban, and Harold Vosejпка

**MEMBERS ABSENT:**

Joe Kodada and Joe Daleiden

**STAFF PRESENT:**

City Planner Benjamin Baker, City Administrator Joel Erickson, and Public Works Director Russ Vlasak

**1. CALL TO ORDER**

Chairperson Dols called the meeting to order at 6:33 pm in the Council Chambers at 415 Central Street West.

**2. AGENDA**

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

A motion was made by Duban and seconded by Fried to approve the agenda as presented.

Vote for: Skluzacek, Freid, Dols, Duban, and Vosejпка; Against: None. Vote 5-0. Motion carried.

**3. APPROVAL OF MINUTES**

A motion was made by Duban and seconded by Vosejпка to approve the minutes from the January 15, 2009 regular meeting. Vote for: Skluzacek, Freid, Dols, Duban, and Vosejпка; Against: None. Vote 5-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARING**

None

**6. OLD BUSINESS**

None

**7. NEW BUSINESS**

- a. Review the “Lonsdale Business Park” Concept Plan Designed and Drawn by Stonebrooke Engineering (dated 1/30/09) and Submitted by All Terra, LLC

Baker read through the procedures for concept plan review from §152.05 of the Lonsdale City Code. He also read through the detailed staff report and presented that Commission with an aerial photo of the subject property, a site plan layout, a proposed grading plan, a parkland calculations colored map, and a spreadsheet showing a schedule of uses for the I-2 District. Baker reviewed the I-2 District setbacks, building design standards, and other requirements. He said that the proposed use corresponds with the 2025 Land Use Map and Comprehensive Plan. Baker also explained the parkland dedication requirements for industrial districts and PUD’s.

Ted Kowalski, representative from All Terra, LLC, described the project in further detail and asked if the Commissioners had any questions for him. Duban asked about the proposed sewer line routes. Kowalski said that some utility lines will need to run through rear and side yard easements, and those routes will be depicted on the preliminary plat drawings. The Commission asked what the view would be like from Willow Creek Heights looking eastward. Kowalski said that he would provide a cross section view along with the preliminary plat submittal. The Commission also discussed the proposed grading plan. Kowalski stated that most industrial parks are typically built on flat land. Duban questioned the slopes of future parking lots. Kowalski said that end users will eventually need to go through the site plan review process including building design, landscaping, and parking lot review.

Vosejпка asked if any businesses are interested or committed to the business park yet. Erickson said that Lonsdale is still in the running for Cinch Systems, Inc. Kowalski said that APPRO or AMCON may consider constructing a spec building in the future. He said that APPRO has been helping All Terra design the layout of the business park. APPRO suggested keeping the lot sizes smaller and simple to make it easy for potential businesses to configure and visualize their future buildings on the lots. Skluzacek expressed concern over rear yard loading and storage areas along Garfield Avenue. Kowalski said that the business park will be designed to have greater design standards for buildings, storage areas, and loading areas located along the western, northern, and eastern premises of the project. He said that Andy Chase, All Terra partner, has dealt with similar problems that have arisen when residential uses abut commercial uses, since he owns a commercial building in Burnsville located next to residential.

Kowalski reminded the Commission that the end goal is to keep lot prices affordable, which is around \$3/sq. ft. or half the price of Lakeville’s Air Lake Park. He said that price and location will ultimately lead businesses to Lonsdale. Freid asked if turn lanes would be needed along Hwy 19. Kowalski said that hopefully the four lanes that currently exist at the intersection of Hwy 19 and Garfield Avenue will be adequate. He mentioned that costs need to be kept down so the lots will sell.

Skruzacek asked if Trondhjem Lutheran Church would be assessed for the other half of Garfield Avenue. Kowalski said yes. Kowalski said that a parking lot will be constructed at the end of Pond View Drive SE to provide a place to park for park/trail users and a place to turn around. Baker mentioned that a variance will be needed for lots 1 and 2 located between Hwy 19 and Commerce Drive SE due to lot depth restrictions. Kowalski stated that he doesn't like giving land away but approximately 25 acres of land will probably be deeded to the City as parkland, open space, railway, and a compost site. He said that a new industrial park will bring jobs to town. He said that Lonsdale has missed out on business opportunities in the past, due to the lack of industrial lots.

Dols stated that the site plan looks good, and he mentioned that a cross-section view would help visualize the proposed berm and buildings better. Kowalski said that they will continue to move forward and possibly bring in a preliminary plat within the next few months. Skruzacek asked if Lonsdale's lack of a rail line would deter businesses from locating in the proposed park. Kowalski said that although Lonsdale does not have rail running through town, it is close to the south metro and business owners' homes. He said business owners like to live close to their home/families. He mentioned that businesses look for three main factors when deciding to (re)locate somewhere: 1) transportation, 2) weather, and 3) tax structure. Kowalski said that they will be marketing the park toward small businesses. He thanked the Commission for their time.

## **8. MISCELLANEOUS**

None

## **9. ADJOURNMENT**

A motion was made by Duban and seconded by Skruzacek to adjourn the meeting. Vote for: Skruzacek, Freid, Dols, Duban, and Vosejpk; Against: None. Vote 5-0. The meeting ended at 7:54 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner