

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
MARCH 17, 2011

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ben Sticha

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, and Duban; Against: None. Vote: 4-0. Motion carried.

3. APPROVAL OF MINUTES

A motion was made by Duban and seconded by Freid to approve the minutes from the February 17, 2011 meeting. Vote for: Freid, Kodada, Dols, and Duban; Against: None. Vote: 4-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARING

None

6. GENERAL BUSINESS

a. Update on Recent City and City Council Action

Greatwrench Auto Repair Addition

Baker updated the Planning Commission on the final conditions placed on Greatwrench Auto Repair's site plan approval from the February 24, 2011 City Council meeting. He mentioned that the Council negotiated a 30 ft. – 60 ft. maintenance easement in lieu of

the two landscaping trees. The easement will allow the Public Works/Maintenance Department to legally clean out Heath Creek as needed. Baker noted that the applicant also agreed to adopt a trail bench for \$225.00.

Lonsdale Community Destination Sign Program

Baker reminded the Commissioners that in 2010 the City applied for four different signs to be erected along Hwy 19 through MnDOT's Community Destination Sign Program including a: 1) Historic Site sign, 2) Business District sign, 3) Library sign and 4) Industrial Park sign. Out of the four signs applied for, MnDOT only approved the Business District and Library signs. Baker explained that the 3R School Historic sign was ineligible due to its limited visitation hours and that the Industrial Park sign was not eligible because of its urban location.

Ordinance 2010-238

Baker stated that Kathy Kahler, 315 2nd Avenue SW, provided the City Council with the same petitions that she presented the Planning Commission with at their February 17, 2011 meeting. He said that the Planning Commission will probably relook at Ordinance 2010-238 later this Spring or Summer. The Commission briefly discussed the issue, and the majority of the Commissioners questioned why chickens should be allowed in town.

Water Treatment Plant

Council Member Pelava provided the Commission with an update on the proposed City Water Treatment Plant project. Pelava was part of the plan review committee. The Council approved the plans and specifications for the project at their meeting on February 24th. A picture of the proposed building's exterior elevation design and corresponding site plan were provided for review. Baker mentioned that the Council will probably award the project on April 14th and construction will begin on June 1st with a completion date around May 2012.

Area 5 Reconstruction Project

Baker said that the City Council held an informational meeting on March 9th at the Lonsdale Public Library to provide information and gauge interest in a potential reconstruction project for the area of Lonsdale located directly southeast of Main Street and Hwy 19 intersection. A map of the proposed reconstruction area was provided. Pelava provided further detail on the meeting.

b. Review Draft Fence Ordinance Language

The Planning Commission reviewed and discussed the proposed fence ordinance language dated March 17, 2011. Baker went through all six pages of proposed language, and the Commission members provided comments along the way. Kodada suggested that more detailed language may be needed in reference to pools and hot tubs. Freid and Pelava questioned if requiring landscaping rock or a gap along the bottom of a back-to-

back fence could solve any yard maintenance issues. The Commission suggested allowing well-maintained wood fences but prohibiting flimsy plastic type fences. Kodada mentioned that Ben Sticha could provide more information on wire gauges and agriculture type fences at the April meeting. Pelava recommended prohibiting electric and razor wire type fences. Overall, the Planning Commission was agreeable to the proposed fence ordinance language.

MISCELLANEOUS

- The Commission briefly discussed the failing retaining wall along the WELCO Hill. Duban said that appropriate drain tile lines needed to be installed. Pelava asked if stepped or terraced retaining walls need to be engineered. Dols asked City staff to provide more information on retiling wall requirements.
- Baker provided the Commissioners with an informational handout showing a typical street/utility cross section for review.
- Baker also provided results from the latest 2010 Census population numbers. The 2010 results showed Lonsdale as one of the fastest growing cities in Minnesota over the last decade. Lonsdale grew by almost a 150% since 2000.

7. ADJOURNMENT

A motion was made by Freid and seconded by Kodada to adjourn the meeting. Vote for: Freid, Kodada, Dols, and Duban; Against: None. Vote: 4-0. Motion carried. Motion carried. The meeting ended at 7:51 pm.

Respectfully Submitted:

Benjamin Baker, City Planner