

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
MARCH 20, 2023

MEMBERS PRESENT:

Voting Members: Joe Kodada, Mark Ward, Jim Fried and Jeremy Brainerd
Council Representative: Kevin Kodada

MEMBERS ABSENT:

Lance Benninghoff

STAFF PRESENT:

City Administrator Joel Erickson, Community Development Planner Jamie Scheffer, Public Works Director Joe Dornfeld, and City Attorney Joel Jamnik

1. CALL TO ORDER

Chair J. Kodada called the meeting to order at 6:45 pm in the Council Chambers at 415 Central Street West.

2. AGENDA

J. Kodada asked if anyone had any additions, deletions, or corrections to the agenda.

A motion was made by Ward and seconded by Fried to approve the agenda as presented.
Vote for: J. Kodada, Ward, Fried and Brainerd; Against: None. Vote: 4-0. Motion carried.

3. APPROVAL OF MINUTES

J. Kodada asked if anyone had any additions, deletion, or corrections to the Minutes.

A motion was made by Fried and seconded by Ward to approve the minutes from the January 23, 2023, Regular Meeting. Vote for: J. Kodada, Ward, Fried and Brainerd; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

a. Land Use Permit- Wetzee's Car Wash Preliminary/Final Plat, and Conditional Use Permit including Site Plan

J. Kodada opened the public hearing at 6:45 pm and called applicant Jake Wetzel of Wetzee's Car Wash to the podium. Wetzel briefly reviewed his application which consists of a commercial car wash proposed to the west of First National Bank. He highlighted some of the measures he has taken to mitigate noise and traffic concerns such as a fence, berm, and adding twenty feet to the length of the building so the doors can be closed during the entire wash/dry cycle. He mentioned he spoke with staff about the

condition of keeping the doors shut during the entire wash and dry cycle in the automatic car wash bay.

J. Kodada asked three times if there was anyone in the audience that wished to speak to the topic. Hearing none he asked for a motion to close the public hearing at 6:48 p.m.

A motion was made by Fried and seconded by Ward to close the public hearing. Vote for: J. Kodada, Ward, Fried and Brainerd; Against: None. Vote: 4-0. Motion carried.

6. GENERAL BUSINESS

a. Land Use Permit- Wetzee's Car Wash Preliminary/Final Plat, and Conditional Use Permit including Site Plan

J. Kodada called on Scheffer to go through her staff report. Scheffer highlighted the three components including the Conditional Use Permit Application, the Preliminary and Final Plat, and the Site Plan. The proposed property is 4.36 acres to be subdivided into three lots in what would be called Rolling Ridge Market Place 6th Addition. The proposal is for a commercial car wash to be located in the Rolling Ridge Market Place PUD which is a conditional use, along with the plats and site plans required for the development to take place. Scheffer did a thorough planning and zoning review of the submission and said all required standards were met. In regards to parking, it was noted that 2 permanent stalls (1 handicapped) and 8 proof of parking stalls were submitted to meet the 10 parking stall requirement. Scheffer noted that no deviations from the PUD were requested. Scheffer continued to say that the neighboring zoning districts were a cause of concern with R2 districts consisting of single-family homes to the west and south, which was discussed at previous meetings. The main concerns sighted were noise and sight due to headlights. She said the applicant has been meeting with Scheffer and Erickson and working with development review committee to meet all standards and discuss conditions to mitigate these potential impacts to neighboring zoning districts. Scheffer reviewed the building design and materials and noted that after discussion with City Attorney the concrete building with proposed steel siding meets the PUD requirements to be harmonious and compatible. Scheffer noted that the building location is in alignment with and progresses according to the approved PUD Concept Plan from 2018. Scheffer noted that a conditional use permit can be revoked if violated but only after notice and a hearing for the permit holder. Scheffer stated that in consideration of a conditional use permit, reasonable conditions can be imposed. Scheffer then went through her recommendation of conditional approval with several proposed conditions including compliance with PUD regulations, working with the RRMP owners association, keeping automatic bay doors closed, a screening berm, trees and fences, allowance of vacuum stations based on location, dumpster requirements, signing the ring road as a one way, and building/sign permit requirements. Scheffer reviewed the role of the Planning Commission to review the three items for approval which are attached as resolutions and a CUP. Scheffer stated that the 60-day rule has been followed and that no written comments were received by the deadline.

K. Kodada expressed that he recalls telling the applicant in November, when the text amendment to allow car washes as a conditional use was being considered that the proposed car wash should be closer to the bank. J. Kodada concurred stating that he remembers that discussion as well. J. Kodada also stated that the residential neighbors to the west of the PUD did not know it was going to be a commercial PUD and that it used to be an agricultural use. He stated that the homes to the north of the PUD knew when they bought their homes that there would be commercial development to the south based on the timing of the residential development. K. Kodada brought up the fence stating that it wouldn't be viable where proposed due to the trees in the way. He stated that if the applicant moved the proposed car wash further east that the conditions such as the fence and the burm would be unnecessary. J. Kodada agreed with that statement. Wetzel asked to approach the podium and J. Kodada allowed it. Wetzel stated that the location was not part of the consideration for approval at the meetings in November and asked Erickson to confirm. Erickson confirmed that was correct- that the location was not part of an approval process in November to add a commercial car wash as a conditional use in the PUD. The Planning Commission members reached a consensus that they would like a condition relating to the setback from neighboring residential property which is only 50 feet in the PUD standards. They discussed a 200 feet minimum setback from the residential property lines to the west.

A motion was made by Fried and seconded by Brainerd to recommend approval to City Council of Conditional Use Permit 2023-01 with an additional condition of a 200 feet setback from the residential property lines to the west. Vote for: J. Kodada, Ward, Fried and Brainerd; Against: None. Vote: 4-0. Motion carried.

Scheffer stated that the plat and site plan would no longer be valid if the new setback is followed. Jamnik advised that the commission table the plat and site plan until a later date.

A motion was made by Fried and seconded by Brainerd to table consideration of the site plan and preliminary/final plats. Vote for: J. Kodada, Ward, Fried, Brainerd and Benninghoff; Against: None. Vote: 5-0. Motion carried.

7. MISCELLANEOUS

a. Joint Housing Discussion with Economic Development Authority (EDA)

Erickson stated that the EDA would like to meet with the Planning Commission jointly to discuss various housing topics including the fact that little land is zoned for multi-family residential and that employers need rental housing for their workers. The commissioners agreed to invite the EDA members to their upcoming April 13th regular meeting.

Project Updates

Erickson shared that the City closed on the property south of the Dollar General. He also shared that Garry Tupy met with staff and presented a new concept plan for Bastyr Pointe that only includes development of 9 residential lots as a PUD with the remaining lot not being proposed for development at this time as previously shown. Erickson stated that the developer is unsure what to do with the remaining property due to costs.

Miscellaneous

K. Kodada asked Jamnik if the setback proposed is legal and he stated that after hearing the commissioners concerns and the applicant stating that the bank didn't want a carwash located next to it, that the setback should be legal and defensible. He stated that it would have been preferable to make changes to the zoning district after the meetings in November regarding setbacks. Jamnik suggested looking at the city's code overall as it relates to car washes, drive-thrus and stacking issues.

8. ADJOURNMENT

A motion was made by Ward and seconded by Brainerd to adjourn the meeting. Vote for: J. Kodada, Ward, Fried and Brainerd; Against: None. Vote: 4-0. Motion carried.

Respectfully Submitted:

Jamie Scheffer

Jamie Scheffer, Secretary