

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
APRIL 17, 2023**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

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

OTHERS PRESENT:

EDA Members present for joint meeting: Bob Austin, Bonnie Simon, Cindy Furrer, Brian Wermerskirchen, and Elizabeth Daleiden.

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 Fried and seconded by Benninghoff to approve the agenda as presented. Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0. 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 Ward and seconded by Fried to approve the minutes from the March 20, 2023, Regular Meeting. Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

None

6. GENERAL BUSINESS

- a. Consider Approval to Schedule the June Planning Commission Meeting for Monday, June 12th, 2023 at 6:45 pm

Scheffer explained that State law prohibits the City from conducting business on established federal holidays that are observed by the State. She said that with June 19th being a federal holiday “Juneteenth” that the State is in process of officially observing, that the City would like to be proactive and reschedule the regularly scheduled Planning Commission meeting from June 19th to June 12th. The commissioners discussed and agreed the date works for the meeting.

A motion was made by Fried and seconded by Brainerd to reschedule the regular Planning Commission meeting in June 2023 for Monday, June 12th, 2023 at 6:45 p.m. Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0. Motion carried.

- b. Joint Housing Discussion with Economic Development Authority (EDA)

Scheffer stated that the EDA requested this joint meeting with the Planning Commission to discuss housing topics, specifically workforce housing needs. She explained that the EDA has discussed how two employers in Lonsdale have had to build and lease out their own housing for employees and that they would like to discuss locations in the community for future rental housing. Scheffer then gave a high-level overview of attached resources in the packet including the 2022 Community Development Report, the current Zoning Map, the 2040 Comprehensive Plan Housing Chapter, the 2040 Comprehensive Plan Future Land Use Map, and the 2012 Lonsdale Housing Study. Scheffer reviewed available infill lots, areas zoned for future housing development in City limits, future potential housing developments adjacent to City limits, the current and future designated zoning areas available for multi-family housing, and the housing goals listed in the 2040 Comprehensive Plan and 2012 Lonsdale Housing Study. The Planning Commissioners and EDA board members discussed the limited availability of housing for workers and how it is a question that new businesses ask frequently. They discussed the future land use designations and options for rezoning within City limits that could be tiered from single family to higher density housing to commercial such as the “Bixby” property. The Planning Commissioners said that re-zoning can be done at the time of development when there is a need. The EDA members expressed that it is not a specific request for “apartments” but housing that can be rented out- whether it is low or medium density, and affordable to workers in Lonsdale. Those present discussed different types of housing in surrounding communities and what might work in Lonsdale. A consensus was reached that rental housing is a need and that the Planning Commission will take this into consideration with new housing developments but ultimately it is up to the City Council who is elected to make these kinds of decisions or move forward in a more proactive way. The Planning Commissioners thanked the EDA Board members for attending the meeting.

7. MISCELLANEOUS

None

8. ADJOURNMENT

A motion was made by Ward and seconded by Fried to adjourn the meeting at 8:04 p.m.
Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0.
Motion carried.

Respectfully Submitted:



Jamie Scheffer, Secretary