

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
MAY 15, 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:

Community Development Planner Jamie Scheffer and Public Works Director Joe Dornfeld

1. CALL TO ORDER

Chair J. Kodada called the meeting to order at 6:55 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, 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 Benninghoff and seconded by Brainerd to approve the minutes from the April 17, 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

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

J. Kodada opened the public hearing at 6:56 p.m. J. Kodada asked if anyone present had any comments. Hearing none he called for a motion to close the public hearing.

A motion was made by Fried and seconded by Ward to close the public hearing at 6:57 p.m. Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0. Motion carried.

6. GENERAL BUSINESS

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

J. Kodada asked the Commissioners if they reviewed the information. Commissioners all said that they reviewed the information. The question was asked to clarify if traffic will enter the car wash from Ash Street, go East and come back through the site to exit onto Ash Street to which J. Kodada replied yes. J. Kodada asked if anyone else had any other comments or questions.

A motion was made by Fried and seconded by Ward to recommend to City Council approval of Resolution 2023-X Approving a Site Plan for 627 Ash St NE for Wetzee's Car Wash. Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0. Motion carried.

A motion was made by Brainerd and seconded by Fried to recommend to City Council approval of Resolution 2023-X Approving Rolling Ridge Market Place 6th Addition Preliminary and Final Plat. Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0. Motion carried.

b. Discuss Housing Design Standards

J. Kodada started the discussion by asking for clarification on the legality of enforcing the housing design standards. Scheffer stated that they are hard to enforce because a violation of City code is a misdemeanor which the City Attorney advised is costly and difficult to pursue against a corporation or business entity such as a developer or builder. Kodada added that the City also can't withhold future permits from a builder if they are in violation of design standards on any of their permits because it isn't regulated by the State Building Code. Scheffer said an option is to create a citation fine that is burdensome enough that it would encourage developers and builders to comply with the regulations rather than pay the fine. J. Kodada asked if staff discussed any amounts for the fee yet and Scheffer replied no. Scheffer said that in lieu of repealing the design standards, the City could lower the square footage of required stone to make compliance easier as that is the current compliance issue. Kodada said the reason for 100 square footage is related to keeping home resale values high in neighborhoods. Commissioners recalled the reasons for the design standards being related to the types of homes LGI wanted to build in Lonsdale. Ward wanted clarification that the City isn't trying to regulate colors and that the standards don't lead to cookie-cutter homes and J. Kodada replied no, and Commissioners discussed how HOA's can implement further standards if they are registered with the County. Commissioners reached a consensus to keep the design standards and then discussed the enforcement issue. Scheffer offered to do some research and bring ideas to the next meeting. Commissioners agreed the fee should be larger than the cost to implement the design standards. Scheffer added that she is implementing a new design standard inspection for new homes along with accurate plans at the time of building permit applications (no redlining). J. Kodada asked about holding permits and Kodada stated that the City can only do that if there are State Building Code issues. Kodada said that the City has previously tried to do this and wasn't able to legally do that even if a builder owes the City permit fees. Dornfeld asked for clarification on the types of stone including screw-on brick-looking materials and Commissioners said yes that is

allowable. Commissioners raised concerns with homes undergoing remodels due to storm damage not needing to comply. The topic was tabled for the next meeting.

7. MISCELLANEOUS

- Ward asked about ownership of the electronic sign in New Prague and nobody knew the answer. Scheffer volunteered to try to find out before the next meeting.
- Benninghoff asked for an update on Scan Air Filter to which Scheffer replied they are working on footings and needed to come into compliance with erosion control but hasn't heard an update since.
- Scheffer reminded Commissioners the next meeting date was changed to June 12th.
- Scheffer mentioned that Mike Benson, the landowner on the northside of town, may be approaching the City to develop higher density housing, according to Mayor Rud.

8. ADJOURNMENT

A motion was made by Fried and seconded by Benninghoff to adjourn the meeting at 7:27 p.m. Vote for: J. Kodada, Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 5-0. Motion carried.

Respectfully Submitted:



Jamie Scheffer, Secretary