

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
JUNE 12, 2023

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Joe Kodada

STAFF PRESENT:

City Administrator Joel Erickson and Public Works Director Joe Dornfeld

1. CALL TO ORDER

Vice Chair Benninghoff called the meeting to order at 6:50 pm in the Council Chambers at 415 Central Street West.

2. AGENDA

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

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

3. APPROVAL OF MINUTES

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

A motion was made by Brainerd and seconded by Fried to approve the minutes from the May 15, 2023, Regular Meeting. Vote for: Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 4-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

- a. Land Use Permit 2023-02 City of Lonsdale Public Works Storage Facility Site Plan
Benninghoff opened the public hearing at 6:56 p.m. Erickson said the City is proposing to construct a 40' x 100' pole type storage facility with a metal roof for Public Works at 635 Industrial Dr. SE. He said the two parcels total 3.90 acres, the zoning is Public Facility and there are no setbacks, building standards, etc. that need to be met but based on what the City has required of property owners in the area for their expansions, etc. he was recommending the requirements of the I-2 district be followed. He said the setbacks are proposed at: 300' front yard setback, 30' east corner side yard setback, 260' west side

yard setback and rear yard setback of 170'. Erickson said that Public Works Garages and related uses are permitted uses and the City plans to match the colors of the existing building and others in the area, so the building fits in well. He said it is also proposed to have at 10' x 100' concrete apron on the north side of the building. Erickson said it is not proposed to extend water and sewer to the building since it will be storage. He said the site work will be done prior to building construction and the concrete work will be done after the building's exterior is complete. The Planning Commission review the site plan application, aerial photo, proposed site plan/building plan and the Public Facilities zoning regulations. Benninghoff asked if there was any public comment. There was none. Ward asked if the City was planning to have fire suppression or at a minimum extend services underneath the building for future connection. He said he spoke to the Fire Chief, who said it would depend on the building classification given by the Building Official but did not think it needed to be based on his conversations with the State Fire Mashall's Office. Erickson said it was not planned to have fire suppression or extend services underneath the floor but said service extensions were a good idea for the future and if the building needs fire suppression, it will have to be installed. A motion was made by Fried and seconded by Ward to close the public hearing at 6:57 p.m. Vote for: Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 4-0. Motion carried.

6. GENERAL BUSINESS

- a. Land Use Permit 2023-02 City of Lonsdale Public Works Storage Facility Site Plan
Erickson said the public hearing was held earlier in the meeting and there were no comments. Benninghoff asked if anyone had any questions on the project. There were none. A motion was made by Fried and seconded by Brainerd to recommend to City Council approval of Land Use Permit 2023-02. Vote for: Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 4-0. Motion carried.

7. MISCELLANEOUS

Erickson said he was unable to attend the May meeting and asked if anyone had any questions on the enforce of housing design standards. He said staff just wanted to make the Planning Commission aware of the fact that it is difficult to enforce the standards after a house is completed. No Commissioners had any questions.

Erickson asked if everyone was okay with receiving their packets electronically. All said yes. Erickson said he would print a copy for Fried to pick up or be delivered.

8. ADJOURNMENT

A motion was made by Ward and seconded by Fried to adjourn the meeting at 7:05 p.m.
Vote for: Ward, Fried, Benninghoff and Brainerd; Against: None. Vote: 4-0. Motion carried.

Respectfully Submitted:

Joel A. Erickson, City Administrator