

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
AUGUST 21, 2023

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

City Administrator Joel Erickson and Public Works Director Joe Dornfeld

1. CALL TO ORDER

Chair J. Kodada called the meeting to order at 6:46 pm in the Council Chambers at 415 Central Street West.

2. AGENDA

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: Fried, Brainerd, J. Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES FROM THE JUNE 12, 2023 REGULAR MEETING

J. Kodada asked if anyone had any additions, deletion or corrections to the minutes. A motion was made by Brainerd and seconded by Benninghoff to approve the minutes from the June 12, 2023 Regular Meeting. Vote for: Fried, Brainerd, J. Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

- a. Land Use Application No. 2023-03/Ordinance 2023-320, an Ordinance Amending City Code §153.040 (Zoning) (H) B-1 Limited Business

J. Kodada called the public hearing to order at 6:47 pm. Erickson said the applicant is Salon 146 and they are looking to open a salon/spa at 102 5th Ave NW, which is zoned B-1. He said this type of business is not allowed in the B-1 district so the applicants have applied for a Ordinance Amendment to allow Retail Shops and Personal Services as permitted uses. Erickson explained the request and his recommendation to keep definitions of Retail Shops and Personal Services consistent with other zoning district and to add Retail Shops and Personal Services as permitted uses. He said given the location of the B-1 zoning district and existing uses in the district, the request is seems reasonable. J. Kodada asked if anyone provided comments on the request prior to the public hearing.

Erickson said a representative of the Legion asked how it would affect the Legion's property. Erickson said he told the representative it would not change anything with the Legion's property. Natalie Wiebold and Suzy Cane of Salon 146 said Salon 146 was opened in 2015 and they have outgrown their current location. They said they are looking to lease 102 5th Ave NW for more space for stylists and additional wellness services. Wiebold said she prefers to stay in Lonsdale. J. Kodada asked if they would occupy the entire building. Wiebold replied yes. Brainerd asked if they own or lease their current building. Wiebold said they currently lease the building and knew in 2015 they would outgrow it based on their business plan. J. Kodada asked if they plan to lease or purchase the building. Wiebold said they will be leasing for now. J. Kodada asked if anyone wanted to speak on the request. No one spoke on the request. A motion was made by Brainerd and seconded by Ward to close the public hearing. Vote for: Fried, Brainerd, J. Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried.

6. GENERAL BUSINESS

a. Consider Recommending Approval of Land Use Application No. 2023-03/Ordinance 2023-320, an Ordinance Amending City Code §153.040 (Zoning) (H) B-1 Limited Business

J. Kodada said the public hearing was just held. Tom Berg, 420 Main St. N. asked what type of businesses will be allowed in the B-1 district based on the Ordinance Amendment request. K. Kodada said businesses such as barbershops, salons, spas, etc. A motion was made by Fried and seconded Brainerd to approve Land Use Application No. 2023-03/Ordinance 2023-320. Vote for: Fried, Brainerd, J. Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried.

b. Review of Proposed Round-a-Bout at Highway 19 and CSAH 2/70th St.

Erickson said he has been working with MnDoT on the proposed design for the round-a-bout at the intersection of Highway 19 and County Road 2/70th St. He said the previous two designs were not preferred by either the City, County and/or MnDoT due to design, cost, etc. Erickson said the proposed elliptical design, which addresses the City's previous concerns is acceptable and recommended. The Planning Commission held general discussion on accidents that lead to the round-a-bout, lane width and a potential detour. Brainerd asked who was responsible for getting the speed limit lowered to 45 mph. Erickson said Senator Lieske.

7. MISCELLANEOUS

Brainerd asked about the storage facility on Pondview Dr SE and when it would be coming before the Planning Commission. Erickson said the project is under construction and was presented and approved by the Planning Commission in 2021. Tom Berg questioned how the property is being taxed. Erickson said the property is being taxed the same as other industrial/commercial properties. There was general discussion on the sale price and economic development strategies to encourage growth.

8. ADJOURNMENT

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

Respectfully Submitted:

Joel A. Erickson, City Administrator