

**MINUTES
CITY OF LONSDALE
PLANNING & ZONING COMMISSION MEETING
JANUARY 27, 2025**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the pledge of allegiance.

3. ROLL CALL

Members Present: Jim Freid, Mike Konyu, Joe Kodada, Jeremy Brainerd, James Vosejpka, and Tim Kes

Members Absent: None

City Staff Present: City Administrator Joel Erickson, Public Works Director Joe Dornfeld, Police Chief Jason Schmitz, and Community Development Planner Cory Hinz-Ibarra

4. APPROVAL OF AGENDA

Kodada asked if anyone had any additions, deletions, or corrections to the agenda. A motion was made by Konyu and seconded by Freid to approve the agenda. Vote for: Freid, Konyu, , Kodada, Brainerd, and Kes: None. Vote: 5-0. Motion carried.

5. APPROVAL OF MINUTES FROM THE DECEMBER 16, 2024 REGULAR MEETING

Kodada asked if anyone had any additions, deletion, or corrections to the December 16, 2024 Regular Meeting. Konyu confirmed the length of the Utility Trailer definition and Brainerd confirmed the maximum width of a driveway. A motion was made by Brainerd seconded by Kes to approve the minutes from the December 16, 2024 Regular Meeting. Vote for: Freid, Konyu, Kodada, Brainerd, and Kes: None. Vote: 5-0. Motion carried.

6. PUBLIC HEARINGS

None

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF CONSENT AGENDA

None

9. OLD BUSINESS

a. Recap of Ordinance 2024-329, Amending City Code §153.077 Off-Street Parking and Storage on Residential Property

Hinz-Ibarra recapped the recommended updates to Ordinance 2024-329, Amending City Code §153.077 Off-Street Parking and Storage on Residential Property. Hinz-Ibarra said the updates included:

- Not changing the Recreational Vehicle – Seasonal definition based upon the Police Chiefs recommendation.
- Deletion of Hunting/waterfowl boats from Seasonal Classification of Recreational Vehicles and Associated Trailers.
- Change low and high-powered golf carts to golf carts.
- Simplification of Standard Vehicle weight definition.
- Change of Utility Trailer from not to exceed 16 feet to 12 feet.
- Update Standard vehicles side/corner lot garage side pad setback measured from property line to back of curb and five feet. Currently property line and ten feet.
- Update Standard vehicles rear yard setback to five feet.
- Update Utility trailers front yard setback to five feet.
- Update Utility trailers side/corner lot garage side pad setback from back of curb.
- Update Minor recreational vehicles side/corner lot garage side pad setback from back of curb.
- Update Major recreational vehicles side/corner lot garage side pad setback from back of curb.
- Update Minor commercial vehicles side/corner lot garage side pad setback from back of curb.
- Incorporate alley into (7) Setback measurement.
- Update (a) Surface only concrete or bituminous/asphalt for driveways and parking areas.
- Update (C) Size to Garage side parking pads may be constructed up to 14 feet wide. Driveway access from public street to a residential single-family detached or attached dwelling shall not exceed the width of the garage at the property line or a maximum of 36 feet, whichever is less.
- Update Vehicle shelters to not permitted.
- Removal/deletion of Screening requirements.
- Update (c) Maintenance content for non-parking areas.
- Removal of (d) Exception for non-conforming status.
- Removal of (4) Other unique situations for special permits.
- Removal of (5) Issuance of a special permit.
- Removal of (6) Conditions of the special permit.
- Removal of (7) Termination of a special permit.

Vosejpka asked about Commercial Vehicle - Major and Hinz-Ibarra referred to the definition and that there was no recommended changes to it. Hinz-Ibarra confirmed with the Commission if additional updates were recommended and the Commission supported moving Ordinance 2024-329, Amending City Code §153.077 Off-Street Parking and Storage on Residential Property to an upcoming City Council Meeting for review and to schedule a Public Hearing at a City Council Meeting in early 2025.

10. NEW BUSINESS

a. Nominate and Elect Planning and Zoning Commission Officers for 2025

Hinz-Ibarra said at the first meeting of each calendar year, voting members of the Commission shall select a chair, vice chair, and a secretary. Hinz-Ibarra confirmed that both Vosejpka and Erickson are the 2025 ex officio's for the Planning & Zoning Commission. Kodada requested nominations and Freid nominated Kodada as Chair and Kodada nominated Brainerd as Vice Chair and Hinz-Ibarra as Secretary. A motion was made by Kodada and seconded by Freid to elect Kodada as the 2025 Chair, Brainerd as the Vice Chair, and Cory Hinz-Ibarra as Secretary. Vote for: Freid, Kodada, Brainerd, and Kes, Against: Konyu , Vote: 4-1. Motion carried.

b. Discuss and Review City Code §153.021 Planning & Zoning Commission

Hinz-Barra said reviewing City Code §153.021 Planning & Zoning Commission is an annual housing keeping item to begin each year. Hinz-Ibarra summarized City Code §153.021 Planning & Zoning Commission. Hinz-Ibarra asked the Commission if updates were needed to the code or if the meeting time and day should be changed. The Commission agreed that updates were not needed.

c. Discuss Preliminary Chicken Ordinance

Hinz-Ibarra said that Councilmember Vosejpka requested that the discussion of a Poultry Ordinance be added to the January 27, 2025 Planning & Zoning Commission Agenda. Hinz- Ibarra said that Staff have been researching the request and attached several examples of local chicken ordinances for the Commission to review and discuss. Vosejpka said several candidates during the election supported chickens with in the City and if a well written ordinance is constructed it would work. Konyu said he was in support of chickens and with proper resident training, liability standards, and research, an ordinance would work. Kes suggested leaving it up to a citizen vote whether to have t hem. Freid, Kodada, and Brainerd were not in favor of permitting chickens/livestock with in the City and were concerned with noise, waste, law enforcement time, and disease issues. A motion was made by Kodada and seconded by Freid to not permit chickens with in the City of Lonsdale. Vote for: Freid, Kodada, and Brainerd, Against: Konyu and Kes: Vote: 3-2. Motion carried.

d. Discuss Preliminary Cannabis Related Business Ordinance

Hinz-Ibarra said it is anticipated in the first half of 2025, the State will begin issuing multiple types of cannabis business licenses. Hinz-Ibarra said the Commission will need to review and discuss the new ordinance for the legal cannabis industry. Hinz-Ibarra summarized the League of Minnesota Adult-Use Cannabis: What Cities Need to Know FAQs regarding the new law attachment and City of Lonsdale Official Zoning Map. Erickson said zoning, distance requirements, fees, hours of operations, and compliancy will be incorporated into the preliminary ordinance. Hinz-Ibarra said the Minnesota Office of Cannabis Management has provided a model ordinance template and Staff will start developing the preliminary ordinance for the Commission to review and discuss at the next meeting. Hinz-Ibarra encouraged the Commission to send feedback to Staff before the next scheduled meeting.

11. OTHER BUSINESS

- Hinz-Ibarra said there is a City Council Work Session Scheduled for Thursday, February 6, 2025 at 7:00 pm and Advisory Board Members are welcome to attend.
- Hinz-Ibarra said the February 24, 2025 Planning & Zoning Commission Meeting will be live streamed on a City of Lonsdale social media platform.

12. ADJOURNMENT

A motion was made by Brainerd and seconded by Konyu to adjourn the meeting at 7:51 p.m. Vote for: Freid, Konyu, Kodada, Brainerd, and Kes: None. Vote: 5-0. Motion carried.

Respectfully Submitted:



Cory Hinz-Ibarra, Community Development Planner