

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
OCTOBER 17, 2022**

**MEMBERS PRESENT:**

Voting Members: Jim Freid, Lou Jirik, Joe Kodada and Lance Benninghoff  
Council Representative: Kevin Kodada

**MEMBERS ABSENT:**

Ward

**STAFF PRESENT:**

City Administrator Joel Erickson

**1. CALL TO ORDER**

Chair J. Kodada called the meeting to order at 6:47 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 Jirik and seconded by Freid to approve the agenda as presented. Vote for: Freid, Jirik and Kodada; Against: None. Vote: 3-0. 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 Freid and seconded by Jirik to approve the Minutes from the September 19, 2022 Regular Meeting. Vote for: Freid, Jirik and Kodada; Against: None. Vote: 3-0. Motion carried.

**4. PUBLIC COMMENT**

None

## 5. PUBLIC HEARINGS

- a. Ordinance 2022-313, an Ordinance Enacting and Adopting a Supplement (S-11) to the Code of Ordinances for the City of Lonsdale, Minnesota and Declaring an Emergency  
Kodada called the public hearing to order at 6:49 pm. Erickson said the purpose of the public hearing is to consider Ordinance 2022-313, which codifies ordinances into the City Code. He said since the last codification, ten ordinances have been adopted. Erickson said no written or verbal comments had been received. Kodada asked if anyone wanted to speak during the public hearing. There were none. A motion was made by Jirik and seconded by Freid to close the public hearing. Vote for: Freid, Jirik and Kodada; Against: None. Vote: 3-0. Motion carried. The public hearing ended at 6:51 pm.

## 6. GENERAL BUSINESS

- a. Consider Recommending Approval of Ordinance 2022-313, an Ordinance Enacting and Adopting a Supplement (S-11) to the Code of Ordinances for the City of Lonsdale, Minnesota and Declaring an Emergency  
Erickson said the public hearing was just held and there were no comments provided. He summarized the ordinance and recommended approval of it. A motion was made by Freid and seconded by Benninghoff to recommend approval of Ordinance 2022-313. Vote for: Freid, Jirik and Kodada; Against: None. Vote: 3-0. Motion carried.
- b. Review Existing Downtown Businesses & Uses With the B-1 & B-3 Zoning District's Permitted & Conditional Uses  
Erickson said with several buildings vacant and/or for sale, now is a good time to review the zoning regulations for the B-1 and B-3 zoning districts. He said this is just a review and if acceptable, no changes need to be made. The Board reviewed the zoning regulations and agreed they are good for now. Jirik said hopefully, the City works with businesses and/or landowners when a new business is looking to locate to Lonsdale. The Commissioners all agreed that storage was not an acceptable use of buildings in these zoning districts. Erickson said staff's biggest concern is that a business signs a lease, moves into a building and the use is not permitted because the City typically does not know when a business moves in until after the fact. The Commissioner's discussed implementing a business license so new businesses would know right away if a proposed use is permitted or not. Benninghoff said it would be beneficial to the business owner.
- c. Consider Rescheduling the Monday, November 21, 2022 Meeting to Monday, November 14, 2022 at 6:45 pm  
Erickson said due to Thanksgiving, the November 24, 2022 City Council was rescheduled to November 21, 2022. He said because of that, he was recommending the Planning Commission meeting be rescheduled to November 14<sup>th</sup> or a different date that works for the Commissioners. A motion was made by Freid and seconded by Benninghoff to reschedule the November 21, 2022 to November 14, 2022 at 6:45 pm. Vote for: Freid, Jirik and Kodada; Against: None. Vote: 3-0. Motion carried.

**7. MISCELLANEOUS**

- a. Freid asked for an update on the businesses locating in the Business Park. Erickson provide an update on each project. Freid said he just wants to see them move forward.
- b. The Commissioners discussed some type of recognition for Mike Tikalsky because of his contributions to the community, specifically, the DRS ballfield.

**8. ADJOURNMENT**

A motion was made by Freid and seconded by Benninghoff to adjourn the meeting. Vote for: Freid, Jirik, Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried. The meeting ended at 7:30 pm.

Respectfully Submitted:

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Joel A. Erickson, City Administrator