

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
NOVEMBER 14, 2022

MEMBERS PRESENT:

Voting Members: Jim Freid, Joe Kodada and Mark Ward
Council Representative: Kevin Kodada

MEMBERS ABSENT:

Lou Jirik and Lance Benninghoff

STAFF PRESENT:

City Administrator Joel Erickson

1. CALL TO ORDER

Chair J. Kodada called the meeting to order at 6:45 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 Freid to approve the agenda as presented.
Vote for: Freid, Kodada and Ward; 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 Ward to approve the minutes from the October 17, 2022 Regular Meeting. Vote for: Freid, Kodada and Ward; Against: None. Vote: 3-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

a. Land Use Permit – RRMPOA PUD Agreement Amendment

J. Kodada called the public hearing to order. Erickson summarized the history of requests for a car wash in the RRMP since the mid 2000's. He said the request before the Planning Commission is to allow "commercial car washes" as a conditional use. Erickson said to address concerns brought up in May of 2022, when this was last requested and denied, the applicant is proposing to extend the building so the doors are closed during the entire wash/dry process and had a consultant conduct a noise study. Erickson read a letter of support from adjacent residential property owner Mike Swing. Jake Wetzel, applicant, confirmed that the drying bay will be extended so the doors will remain closed during wash/dry process. He said when initially proposed/approved, the development was to contain a double sided 750 foot long strip mall, with up to 15-20 business to occupy the site and much more traffic than is being proposed. Wetzel said his project is consistent with the 2018 PUD site plan. He said there are concerns about a reduction in property values adjacent to the site. He said he contacted a realtor and was told the project will not decrease property values and the project would actually be an asset to the City. Wetzel reviewed property values next to and further away from his carwash in Le Center. Fried said he spoke to a realtor and values will decrease and the City could be sued for the reduced value. Wetzel said he is confident values will not decrease and he is not interested in any other location based on the perform he had completed. He said he also hired a sound consultant to record decibel levels of noise currently at the RRMP and he reviewed the report. He said the noises researched were the rooftop units at Mackenthun's and First Nation Bank. He said the proposed carwash will produce less noise than both those locations and it is 320 feet to the nearest home. Wetzel said his goal is to have 35 vehicles per day use the car wash, which will result in 47 minutes of noise, which is much less than the grocery store. Wetzel said they studied the Kwik Trip car wash in Dundas, which generated 85-90 decibels but reduced to 59-65 decibels at 150 feet away. He said he hopes the Planning Commission sees his desire to bring this project to Lonsdale. K. Kodada asked if the building would be constructed of the same materials as other buildings in the RRMP. Wetzel replied yes. K. Kodada asked if the doors would remain closed start to finish. Wetzel said yes. J. Kodada asked if the equipment would be computerized so there was no tampering with it. Wetzel replied yes.

Adam Traxler of First National Bank said that Wetzel and Mr. Swing have done a good job researching the topics to minimize concerns and Wetzel cares and wants to invest in Lonsdale. He said the project would bring increased tax base to the City and hopefully more people will spend money at the businesses in the RRMP. Traxler said he asked his employees where they wash their vehicles and not one said Lonsdale so they go out of town to wash their vehicles and spend money at other stores. He said Wetzel has a similar carwash in Le Center and it is well taken care of. Traxler said residents want another option and comments he has heard are fueled by emotion and not facts, which Wetzel has provided. He asked the Planning Commission to reconsider their prior decision as Wetzel will be an asset to the City. Traxler said the bank came to Lonsdale because it is thriving and he want to keep that going.

Garry Tupy said he has worked on a lot of projects that required sound barrier. He said if the building is constructed out of concrete/block, the walls will absorb the sound and when initially approved, the development proposed much more traffic so there will be less of an impact based on the proposed car wash.

Scott Pelava said he has no financial interest in the project. He said Wetzel has addressed traffic, lighting/screening, that the wastewater will be sent to the City's treatment plant and drying equipment is much quieter now than it was in 2006. Pelava said the noise concern has been eliminated because the building will be extended to allow the doors to be closed at all times during the wash/dry process. He said that saying no just is not right.

With no other comments, a motion was made by Fried and seconded by Ward to close the public hearing. The public hearing ended at 7:19 pm.

6. GENERAL BUSINESS

a. RRMPOA PUD Agreement Amendment

Erickson reviewed his staff report and said the public hearing was just held and it is time to discuss and make a decision. Ward said he supports the project. J. Kodada said another option is needed. Ward said he likes the proposed location. Fried said he appreciates Wetzel's efforts but he voted no on the item last time and will again this time. He said in the past, the City has denied requests for a bar and apartments but now it is okay to approve this. Fried said the carwash in Montgomery is away busy and he doubts it will benefit other businesses in the area. He said he is representing the neighborhood because they have given up. Fried asked what will happen the next time a use is proposed that is not allowed. He said his opinion was no. K. Kodada said he is not a voting member but based on emails and posts on social media, residents want another option to wash their vehicles. He said he appreciates Wetzel's efforts to minimize concerns and with conditions such as location and sound limits, it should be better than expected. Fried said when the development was approved, residents were told the businesses would be small businesses. K. Kodada said in May when this was denied, the concerns were the distance to residents, decibel limits and that buffers were needed. J. Kodada said when the development was approved, residents were told the businesses would be different. He said the City does want another option for washing vehicles and the change could be made by the City Council. J. Kodada said what is included in the ordinance is what was acceptable at that time. Ward said times change and that is why the applicant is making the request. A motion was made by Ward and seconded by Fried to recommend approval of Ordinance 2022-314. Vote for: Ward; Against: Fried and J. Kodada. Vote: 1-2. Motion failed.

b. Goals/Objectives for 2023

Garry Tupy presented a proposed concept plan for Bastyr Pointe. He said the goal is to develop life cycle housing to keep residents in Lonsdale when they downsize. Tupy said that no one wants a townhome with a common wall or association fees. He did say there would be the option for services such as mowing, plowing, etc. Tupy said there would be a loft area for storage and there will be architectural standards in place. J. Kodada asked what the proposed setbacks would be. Tupy replied five feet. Fried asked what the price point would be. Tupy said the goal is to keep prices between \$299,000 and \$324,000. Tupy said the project could be phased and they might keep several homes as rentals. He said he has reached out to the Villages of Lonsdale for services and they are working together to see if that is feasible. Tupy said it is proposed to install utilities in the rear yards, which will require keeping structures out of the easements. K. Kodada asked if there would be age restrictions. Tupy replied no. The Planning Commission said they like the concept. J. Kodada asked for an update on the acreage development that was proposed north of town. Tupy said it is a no go because Rice County required a turn lane. He said he is very close to a deal with a daycare to locate in town. He said regardless of that, he is prepared to close on the lot in early February. Tupy provided an update on the incubator building to be built on Pondview Dr. SE. He said the footings for Master Seal are in and the building will be constructed through the winter, with the company moving in in the spring.

Erickson said with 2023 less than two months away, the purpose of this is to begin thinking about goals/objectives and the strategies to be used to accomplish them. He said decisions do not need to be made tonight but this should be discussed at the next meeting. Erickson said he does not expect anything major and it could be as simple as reviewing ordinances, etc.

7. MISCELLANEOUS

None

8. ADJOURNMENT

A motion was made by Freid and seconded by Ward to adjourn the meeting. Vote for: Freid, Kodada and Ward; Against: None. Vote: 3-0. Motion carried. The meeting ended at 7:56 pm.

Respectfully Submitted:

Joel A. Erickson, City Administrator