

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
NOVEMBER 19, 2018**

**MEMBERS PRESENT:**

Members: Jim Freid, Joe Kodada, Dave Dols, Jason Culotta, and Ben Sticha  
Council Representative: Scott Pelava

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

City Planner Benjamin Baker

**1. CALL TO ORDER**

Chair Dols called the meeting to order at 6:30 pm in the Council Chambers at 415 Central Street West.

**2. AGENDA**

Dols asked if anyone had any additions or deletions to the agenda.

A motion was made by Freid and seconded by Kodada to approve the agenda as presented. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

**3. APPROVAL OF MINUTES**

Dols asked if anyone had any comments or corrections to the Minutes.

A motion was made by Kodada and seconded by Sticha to approve the Minutes from the October 15, 2018 Regular Meeting as presented. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

**4. PUBLIC COMMENT**

None

## 5. PUBLIC HEARINGS

- Review: 1) Ordinance 2018-290, an Ordinance Amending City Code §153.040(Q), Overlay Districts, and Chapter 154 Planned Unit Development (PUD); and 2) Ord. 2018-291, a PUD Ordinance for the Rolling Ridge Market Place

Dols read through both public hearing notices, and he opened the public hearing. Baker noted the four PUDs currently in Lonsdale. He said that at their June 18, 2018 meeting, the Planning Commission went through a brief PUD Workshop presented by the City Attorney. He explained that the City Attorney has recommended adopting updated language for Chapter 154 that would recognize new stand-alone rezoning PUD ordinances as the preferred method for approving Planned Unit Developments. Baker said that the new method provides greater legal standing since the terms of the PUD are listed in the actual ordinance and not an agreement. Baker said that many cities are moving away from the traditional PUD/PUD agreement process because that method was not specifically identified by statutory authority. Baker summarized the main points of the proposed ordinance while the Commissioners reviewed the updated PUD Chapter language.

Baker also went through the proposed new PUD ordinance for the Rolling Ridge Market Place. Baker explained that the PUD ordinance was a requirement of the recently approved Rolling Ridge Market Place 5<sup>th</sup> Addition Final Plat. Baker went through the proposed new PUD ordinance, which was based on: 1) Ordinance 2007-211, which was the original PUD; and 2) Ordinance 2016-269, which permitted grocery stores and fuel pumps as permitted uses. Baker stated that approval of the new Rolling Ridge Market Place PUD Ordinance: 1) addresses perimeter building setbacks, and 2) would allow the western portion of the site to develop similar to the 2018 Lonsdale Market Place Concept Plan. Developer Randy Stangler was present at the meeting, but he did not have any other information to relay.

Dols asked if anyone in the audience wanted to speak on the proposed ordinances. No one responded to the invitation.

A motion was made by Dols and seconded by Freid to close the public hearing. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried. The hearing closed at 6:44 pm.

- Review Ordinance 2018-292, an Ordinance Amending City Code §153.074, Residential Single-Family Dwellings – Submitted by Applicant N G Properties  
Dols read through both public hearing notices, and he opened the public hearing. Baker stated that applicant Randy Stangler, of N G Properties LLC, has requested that the City consider an ordinance amendment to the size requirements for twin home units and associated garages. Baker said that the City did not consider the impact on townhomes/twinhomes when the new single-family home standards were approved over the past year. He said that Stangler is requesting that typical home and garage sizes found in the R-3 Zoning District be allowed. Baker said that although none of Stangler's lots are zoned as R-2A, City Staff is suggesting that Lonsdale's R-2A District be included in the proposed ordinance amendment, because: 1) similar requests are bound to come forward soon as townhome construction picks up, and 2) it makes sense to include both of the districts into one ordinance amendment. The Commissioners reviewed and discussed the proposed changes that would allow similar housing unit/garage sizes within the R-2A and R-3 Districts. They also suggested rewording the minimum home width/length language and creating a minimum slope standard for hip roofs. Applicant Randy Stangler was present at the meeting, but he did not have any other comments to relay.

Dols asked if anyone in the audience wanted to speak on the proposed ordinance. No one responded to his invitation.

A motion was made by Freid and seconded by Kodada to close the public hearing. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried. The hearing closed a 6:54 pm.

## **6. GENERAL BUSINESS**

- a. Consider Approval of Ordinance 2018-290, an Ordinance Amending City Code §153.040(Q), Overlay Districts, and Chapter 154 Planned Unit Development  
Baker stated that a public hearing was held earlier in the meeting, and he said that no written or verbal comments were received. Baker summarized the proposed ordinance, and the Commissioners further discussed the topic. They Commissioners agreed with the City Attorney's recommendation.

A motion was made by Kodada and seconded by Culotta to recommend approval of Ordinance 2018-290, an ordinance amending City Code §153.040(Q), Overlay Districts, and Chapter 154 Planned Unit Development. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

b. Consider Approval of Ordinance 2018-291, a PUD Ordinance for the Rolling Ridge Market Place

Baker stated that a public hearing was held earlier in the meeting, and he said that no written or verbal comments were received. Baker highlighted the main points of the proposed ordinance, while the Commissioners reviewed the new PUD ordinance.

A motion was made by Culotta and seconded by Kodada to recommend approval of Ordinance 2018-291, a PUD Ordinance for the Rolling Ridge Market Place. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

c. Consider Approval of Ordinance 2018-292, an Ordinance Amending City Code §153.074, Residential Single-Family Dwellings – Applicant N G Properties

Baker stated that a public hearing was held earlier in the meeting, and he said that no written or verbal comments were received. The Commissioners provided insight on language for minimum home width/length/depth. They also agreed that all hip roofs should have at least a 7/12 pitch.

A motion was made by Kodada and seconded by Sticha to recommend approval of Ordinance 2018-292, an ordinance amending City Code §153.074, Residential Single-Family Dwellings. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

d. Consider Approval to Combine Parcels Along with the Recording and Sale of City Owned Properties

The Commissioners reviewed seven different proposed parcel combinations that correlate with properties being transferred from City ownership to private ownership. Baker said that Rice County will administer the parcel combinations along with the deed recordings, if the City approves the seven parcel combinations. After reviewing the City-owned properties again along with associated maps, the Commissioners agreed with the parcel combinations. Baker said that the City Attorney recommended that the subject parcels be combined as-soon-as-possible.

A motion was made by Kodada and seconded by Freid to recommend approval of combining the associated properties along with the recording of seven deeds, transferring City owned property to adjacent land owners. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

## 7. MISCELLANEOUS

- Baker went through a list of possible upcoming agenda items for January 2019.
- Baker invited the Commissioners to join City Staff for a retirement party for Building Inspector James (Jim) Filipek on Wednesday, December 5<sup>th</sup> from 12:30–2:30pm @ the Large Library/Villages Meeting Room.

**8. ADJOURNMENT**

A motion was made by Kodada and seconded by Sticha to adjourn the meeting. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried. The meeting ended at 7:11 pm.

Respectfully Submitted:

---

Benjamin Baker, City Planner