

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
DECEMBER 21, 2017**

**MEMBERS PRESENT:**

Voting Members: Jim Freid, Joe Kodada, Steve Cherney, and Ben Sticha  
Council Representative: Scott Pelava

**MEMBERS ABSENT:**

Dave Dols

**STAFF PRESENT:**

City Planner Benjamin Baker and City Administrator Joel Erickson

**1. CALL TO ORDER**

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

**2. AGENDA**

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

A motion was made by Cherney and seconded by Sticha to approve the agenda as presented. Vote for: Freid, Kodada, Cherney, and Sticha; Against: None. Vote: 4-0. Motion carried.

**3. APPROVAL OF MINUTES**

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

A motion was made by Freid and seconded by Cherney to approve the Minutes from the November 16, 2017 Regular Meeting as presented. Vote for: Freid, Kodada, Cherney and Sticha; Against: None. Vote: 4-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARINGS**

None

**6. GENERAL BUSINESS**

a. City Updates

Baker provided the Planning Commission with an update on recent City topics, including the CUP for 618 Industrial Drive SE, the Lonsdale Feed Project, the proposed City Hall Expansion Project, and the Trcka Park Grading Project. Baker also mentioned that the City may be hiring a City Planner/Code Enforcement person sometime around June 2018.

b. Provide Informal Comments on the Possibility of an Amendment/Update to Ordinance 2017-280, Residential Single Family Dwellings (Home Size/Design Standards)

Baker provided the Planning Commissioners with a Staff Report and brief overview of the topic proposed by Fieldstone Family Homes and Legacy Land Development, owners of the majority of vacant lots remaining in the Legacy Meadows neighborhood. Baker stated that no ordinance/land use permit application has been submitted at this point, and he requested the Commissioners to provide informal comments on the subject. Baker stated that a building permit application was submitted for 824 Harvest Drive SW, but it was denied because of multiple items lacking. The Commissioners looked at the City's new home architectural/design standards review sheet for 824 Harvest Drive SW, while Baker noted the deficient items.

Vice Chair Kodada invited George (Fedal) Sakkal and Michael Safi, of Legacy Land Development, along with Bryan Wolfe, of Fieldstone Family Homes, to the front podium. They asked the Planning Commission to consider amending Ordinance 2017-280. Wolfe explained that Fieldstone Family Homes was trying to get a home started in Lonsdale for the Spring Parade of Homes. He said that Fieldstone is currently in 23 cities and they sell homes from \$270,000 – \$1,000,000. Wolfe explained that labor and material prices keep going up, and he said that it is hard to construct a home for under \$300,000. Wolfe estimated that the following upgrade costs would be associated in meeting the City's new home size/design standards:

- \$17,000 for an additional 200 sq. ft. above ground area size
- \$1,100 for an additional 60 sq. ft. of brick/stone
- \$400 to upgrade the roof from a 6/12 to 7/12 pitch
- \$1,000 for an additional 40 sq. ft. of garage space

Wolfe said that the City's regulations upgrades would increase Fieldstone's costs by nearly \$20,000, and he questioned if the market in Lonsdale could absorb the higher price. Wolfe answered questions from the Commissioners about garage size, home size, the quality of their homes, and who typically purchases their homes.

The Commissioners provided some informal comments. Kodada stated that as long as a 2-story home has a decent sized basement, 2,000 sq. ft. above grade area may be okay for Willow Creek Heights, but he said that the remainder of town could be reduced to 1,700 sq. ft. The Commissioners stated that different standards for different neighborhoods may be a potential option.

Erickson stated that the regulations should be the same for all the neighborhoods in town because each neighborhood consists of homes of varying design, size and price. He also suggested that a minimum size be set for basements. After more discussion, the Commissioners provided further comments. The Commissioners agreed that they would be open to amending Ordinance 2017-280 to allow an 1,800 sq. ft. above grade area size for 2-story homes that include a basement. They also agreed that the current 900 sq. ft. min. main floor area size was not needed, but that all basement sizes should match the perimeter of the main floor area.

The Commissioners thanked Legacy Land Development and Fieldstone Family Homes for attending the meeting. Baker stated that based on the feedback from the Planning Commission, Legacy Land Development should fill out a text amendment application form as-soon-as-possible. Safi and Sakkal thanked the Commissioners.

Baker explained that the City does not want to end up amending Ordinance 2017-280 over and over again, based on who talks to the Planning Commission last. He further explained that there is a wide gap between what Lonsdale's residents want and what builders want in an ordinance. He said in an effort to avoid repetitive amendment applications, Legacy Land Development was provided a list of builders to contact regarding the subject of an ordinance amendment. Baker stated that it would be ideal if there was equal representation from each side when the City is considering any future changes to the regulations.

c. Review "City Code §153.007, Accessory Buildings, Structures, Uses" for Potential Code Updates

Baker stated that at the previous Planning Commission meeting, the Commissioners suggested reviewing the current regulations for accessory structures/uses and potentially creating a specific shed permit application form. Baker provided information on shed types, questionable sheds, current regulations, example ordinances, and a shed permit application to review. While Baker went through Lonsdale's current rules for accessory structures, the Commissioners pointed out and commented on potential updates that should be included in an ordinance amendment. The Commissioners provided comments on easement encroachments, shed colors, shed roofing material, temporary storage containers, animal enclosures, playhouses, nuisances, garages, and commercial accessory structures. Baker thanked them for their input, and he said that City Staff will continue down the path of creating an ordinance update for early 2018.

**7. MISCELLANEOUS**

None

**8. ADJOURNMENT**

A motion was made by Freid and seconded by Sticha to adjourn the meeting. Vote for: Freid, Kodada, Cherney, and Sticha; Against: None. Vote: 4-0. Motion carried. The meeting ended at 8:15 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner