

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
FEBRUARY 16, 2017**

MEMBERS PRESENT:

Voting Members: Jim Freid, Joe Kodada, Dave Dols, Steve Cherney, and Ben Sticha

MEMBERS ABSENT:

Council Representative Scott Pelava

STAFF PRESENT:

City Planner Benjamin Baker and Police Chief Jason Schmitz

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 Cherney to approve the agenda as presented. Vote for: Freid, Kodada, Dols, Cherney, and Sticha; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES

Dols asked if anyone had any comments on the Minutes.

A motion was made by Sticha and seconded by Kodada to approve the Minutes from the January 19, 2017 Regular Meeting as presented. Vote for: Freid, Kodada, Dols, Cherney, and Sticha; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

- a. Review Ordinance 2017-274, an Ordinance Establishing 1) City Code TITLE IV: Public Health, Safety, and Welfare; 2) and Chapter 41: Sexual Offenders and Sexual Predators (Restricting Where Sexual Offenders may Reside)

The Planning Commissioners reviewed a Staff Report and proposed ordinance language, which would create a new City Code title and chapter, restricting where sexual offenders may reside. Baker read through Ordinance 2017-274, which included the following sections: intent, definitions, and prohibited residence/rental locations. Baker stated that the proposed ordinance essentially regulates that all offenders shall reside at least 1,000 ft. away from where children typically congregate. The Commission reviewed associated maps showing prohibited locations where offenders could not reside. Baker noted earlier comments provided by Cherney. Kodada said that landlords should evict any offender once they learn that a tenant is a designated offender. Schmitz provided insight into the public notification requirements for Level I, II, and III Offenders. He said that the City would work with the BCA and Department of Corrections on properly notifying the community. Baker explained that Lonsdale is taking a proactive approach by adopting this ordinance.

Dols asked if anyone in the audience had any questions or comments concerning the proposed ordinance. No one responded to the invitation. Baker also noted that no other written or verbal comments had been received at City Hall.

A motion was made by Kodada and seconded by Freid to close the public hearing. Vote for: Freid, Kodada, Dols, Cherney, and Sticha; Against: None. Vote: 5-0. Motion carried. The hearing closed at 6:40 pm.

6. GENERAL BUSINESS

- a. Consider Approval of Ordinance 2017-274, an Ordinance Establishing 1) City Code TITLE IV: Public Health, Safety, and Welfare; 2) and Chapter 41: Sexual Offenders and Sexual Predators (Restricting Where Sexual Offenders may Reside)

Baker stated that a public hearing was held earlier in the meeting, and he recommended approval of proposed ordinance. The Planning Commission briefly reviewed Ordinance 2017-274 again.

A motion was made by Kodada and seconded by Cherney to approve Ordinance 2017-274, an ordinance establishing 1) City Code TITLE IV: Public Health, Safety, and Welfare; 2) and Chapter 41: Sexual Offenders and Sexual Predators. Vote for: Freid, Kodada, Dols, Cherney, and Sticha; Against: None. Vote: 5-0. Motion carried.

- b. Review Planning & Zoning Related Items from 2016

Looking back on highlights from the previous year, Baker went through a list of 12 planning/zoning related items from 2016, including: the 2040 Comprehensive Plan, new building construction and expansions, ordinance amendments, and other land use permits. The Planning Commission reviewed and commented on the items from 2016.

c. 2016 Community Development Report

The Planning Commission members reviewed a 21-page Community Development and Building Report drafted by Baker. Baker went through the entire report which detailed 2016 statistics, maps, charts, and graphs, including: building permits, area cities comparisons, home builders, home sales, residential lot inventory, land owners, and fees collected. Baker noted that only New Prague had more new homes in 2016 than Lonsdale, when comparing the six neighboring communities. He reviewed the 2016 land use applications and homes sales. Baker said that 348 building permits were issued in 2016, and he said that overall both values and revenues were up in almost every category. The Commissioners thanked Baker for the exceptional and detailed report.

d. Review Proposed Ordinance Language for Residential Off-Street Parking

Baker reviewed past meetings in which residential off-street parking was discussed by City officials and the public. He explained the main goals of the proposed ordinance update. He said that comments provided by the Commissioners and public were incorporated into partial-draft ordinance form. Baker asked the Commissioners to review the latest ordinance language and provide comments. Baker read through the ordinance, and he noted earlier comments provided by Cherney. The Commissioners reviewed associated reference maps, which showed where the different types of vehicles are permitted. The Commissioners discussed where major recreational vehicles should be allowed. Freid said that he doesn't want to see any seasonal recreational vehicles, including camping trailers, parked on residential properties during the off-season. Kodada said that major recreational vehicles parked on a parking pad alongside of a wall/roof line should be proportional to the height of the vehicle. Dols said that he was leery on prohibiting all recreational vehicles during the off-season. The Commissioners discussed fencing, evergreen, and building screening. Dan Schmitz, 515 3rd Avenue SW, said that his long recreational trailer is hidden behind the neighbor's trees and parked alongside of his garage. He asked if trailers like his would still be allowed. Baker noted that older properties may be allowed to keep their recreational vehicles and parking pads through means of a city-wide inventory and special permit. Dan Schmitz also asked if the tongue of the trailer would be included in the measurement. Baker said yes. Baker said that he would incorporate all of the comments and insight provided by the Planning Commissioners and further revise the proposed ordinance language for their next meeting.

7. MISCELLANEOUS

Baker stated that the City may discuss updating other blight/nuisance related ordinances in the near future. He asked if the Commissioners if they had any initial thoughts on the placement of garbage bins. The Commissioners agreed that that residential trash cans should be hidden from public view, when they are not located at the curb for pickup.

8. ADJOURNMENT

A motion was made by Kodada and seconded by Furrer to adjourn the meeting. Vote for: Freid, Kodada, Dols, Cherney, and Sticha; Against: None. Vote: 5-0. Motion carried. The meeting ended at 8:10 pm.

Respectfully Submitted:

Benjamin Baker, City Planner