

**MINUTES
CITY OF LONSDALE
PLANNING & ZONING COMMISSION MEETING
FEBRUARY 24, 2025**

1. CALL TO ORDER

Kodada called the meeting to order at 6:47 pm in the Council Chambers at 415 Central Street West.

2. PLEDGE OF ALLEGIANCE

Everyone stood and recited the pledge of allegiance.

3. ROLL CALL

Members Present: Jim Freid, Mike Konyu, Joe Kodada, Jeremy Brainerd, James Vosejpka, and Tim Kes

Members Absent: None

City Staff Present: City Administrator Joel Erickson, Public Works Director Joe Dornfeld, Police Chief Jason Schmitz, and Community Development Planner Cory Hinz-Ibarra

4. APPROVAL OF AGENDA

Kodada asked if anyone had any additions, deletions, or corrections to the agenda. A motion was made by Kes and seconded by Konyu to approve the agenda. Vote for: Freid, Konyu, Kodada, Brainerd, and Kes: None. Vote: 5-0. Motion carried.

5. APPROVAL OF MINUTES FROM THE JANUARY 27, 2025 REGULAR MEETING

Kodada asked if anyone had any additions, deletion, or corrections to the January 27, 2025 Regular Meeting Minutes. Kodada said there is a correction to 10.a that Kodada made the motion and seconded by Freid. A motion was made by Kes seconded by Konyu to approve the corrected minutes from the January 27, 2025 Regular Meeting. Vote for: Freid, Konyu, Kodada, Brainerd, and Kes: None. Vote: 5-0. Motion carried.

6. PUBLIC HEARINGS

None

7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS

None

8. APPROVAL OF CONSENT AGENDA

None

9. OLD BUSINESS

a. Discuss Preliminary Chicken Ordinance 2025-330

Hinz-Ibarra said at the January 27, 2025 meeting, the Commission started the review and discussion of the preliminary Chicken Ordinance and a motion was made to not permit chickens within the City of Lonsdale. Hinz-Ibarra said the City Council further discussed the preliminary Chicken Ordinance at the February 6, 2025 Work Session and recommended Staff to continue drafting the ordinance and bring it back to the February 24, 2025 Planning & Zoning Commission Meeting for further review. Hinz-Ibarra said Staff have drafted the preliminary Chicken Ordinance 2025-330 and are requesting the Commission to review and discuss additional details. The Commission discussed the following:

- Number of chickens allowed - agreed to six chickens.
- Zoning requirements - agreed to (1) a detached single family home or (2) an attached single family home containing no more than (2) dwellings.
- Fees - agreed to an initial \$50.00 fee, \$50.00 annual renewal fee, or a one-time \$300.00 fee for 10 years.
- Refunds - agreed to no refunds or prorated fees.
- Setbacks – agreed on a 30 foot setback from principal structure, five foot set back from backyard property lines and not in utility & drainage easements.
- Coop size – agreed to four square feet per chicken and shall not exceed a maximum of 40 square feet.
- Color of coop – removed the restriction of the color of the coop matching the principle structure.
- Stationary or movable coops – agreed to movable coops as long as setbacks were maintained.
- Use of accessory structures – agreed that accessory structures could be used as coops.

The Commission discussed sanitation and nuisance standards, prohibiting the slaughtering of chickens, and requirements for waste management. The Commission discussed who is responsible for a loose chicken outside of the permitted property. Chief Schmitz confirmed that it will take three to four months to process a violation through the court system. Hinz-Ibarra said he would update Ordinance 2025-330 with the feedback collected from the discussion, review with Staff, and provide an updated Ordinance 2025-330 at the March 17, 2025 meeting.

b. Discuss Preliminary Ordinance 2025-331 to Regulate Cannabis Businesses

Hinz-Ibarra said at the January 27th meeting, the Commission started the review and discussion of preliminary Ordinance 2025-331, An Ordinance to Regulate Cannabis Businesses. Hinz-Ibarra said he received the Lonsdale’s Moment – A Local Collective & Microbusiness Applicant addressed to the Mayor and Planning & Zoning Commission and the document was in the attachment section of the report. Hinz-Ibarra said Staff is recommending the Commission to continue discussing zoning requirements, registrations, buffer requirements, hours of operations, and cannabis events. The Commission further discussed:

- Registration fees – agreed to \$500.00 initial fee and \$1,000.00 renewal fee, or half the amount of the State license fees, whichever is less.
- Limiting the number of Cannabis Business Registrations – agreed to limit to one business until the City’s population exceeds 12,500 residents.
- Buffer zones – agreed to no restrictions.
- Zoning requirements – agreed to treat cannabis retail similarly to liquor stores in terms of allowed locations and manufacturing and cultivation limited to Industrial Zones.
- Hours of operations – agreed to match Liquor Store hours.
- Cannabis Events – agreed to limit them to a one-day event, indoor only, and not restrict specific locations beyond existing Ordinance 2024-327.

Hinz-Ibarra said he would update Ordinance 2025-331 with the feedback collected from the discussion, review with Staff, and provide an updated Ordinance 2025-331 at the March 17, 2025 meeting.

10. NEW BUSINESS

a. Motion to Resolution 2025-01, a Resolution Finding that Conveyance of Certain Property by the City of Lonsdale is in Compliance with the City’s Comprehensive Plan

Erickson said with the new PD facility being operational, the old PD facility located at 115 Alabama St. SW is vacant and for sale. Erickson said in late 2024, Staff showed the facility, negotiated a purchase price and is in the process of finalizing a purchase agreement with a buyer. Erickson said because the City has a Comprehensive Plan, MN Statute §462.356 states the Planning Commission must review the transaction to determine if it is consistent with the Comprehensive Plan. The Commission discussed and agreed that selling the property was appropriate. A motion was made by Freid seconded by Brainerd to approve Resolution 2025-01 Vote for: Freid, Konyu, Kodada, Brainerd, and Kes: None. Vote: 5-0. Motion carried.

11. OTHER BUSINESS

None

12. ADJOURNMENT

A motion was made by Freid and seconded by Brainerd to adjourn the meeting at 9:05 p.m.
Vote for: Freid, Konyu, Kodada, Brainerd, and Kes: None. Vote: 5-0. Motion carried.

Respectfully Submitted:



Cory Hinz-Ibarra, Community Development Planner