

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
FEBRUARY 28, 2022**

MEMBERS PRESENT:

Voting Members: Jim Freid, Lou Jirik, Joe Kodada, Mark Ward, and Lance Benninghoff
Council Representative: Kevin Kodada

MEMBERS ABSENT:

None

STAFF PRESENT:

City Planner Benjamin Baker and Public Works Director Russ Vlasak

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 or deletions to the agenda.

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

3. APPROVAL OF MINUTES

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

A motion was made by Ward and seconded by Freid to approve the Minutes from the January 24, 2022 Regular Meeting as presented. Vote for: Freid, Jirik, Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

- a. Review Ordinance 2022-309, an Ordinance Amending City Code §30.01, Parks and Recreation Commission and §153.021, Planning and Zoning Commission

J. Kodada opened the public hearing. Baker went through the Staff Report and proposed Ordinance 2022-309. He summarized the key changes to City Code §30.01 and §153.021, noting that commission composition and meetings were updated to reflect current practice. He also noted the update to the annual report deadline and personal conflict/interest section. Ward asked about special meetings. Baker explained the procedure for special meetings. J. Kodada asked if there were any questions or comments off the floor. No one responded to the request.

A motion was made by Jirik and seconded by Ward to close the public hearing. Vote for: Freid, Jirik, Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried. The hearing closed at 6:56 pm.

- b. Review Ordinance 2022-310, an Ordinance Amending City Code, §153.078, Off-Street Parking, Loading, and Access

J. Kodada opened the public hearing. Baker went through the Staff Report and proposed Ordinance 2022-310. He provided an overview on the topic and summarized the proposed changes. Baker noted that second driveway access requests will now be processed as a right-of-way permit and approved/denied by the City Engineer. Baker answered a few questions from the Commissioners. J. Kodada asked if there were any comments or questions from the audience. No one responded to the request.

A motion was made by Benninghoff and seconded by Ward to close the public hearing. Vote for: Freid, Jirik, Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried. The hearing closed at 7:02 pm.

6. GENERAL BUSINESS

- a. Consider Approval of Ordinance 2022-309, an Ordinance Amending City Code §30.01, Parks and Recreation Commission and §153.021, Planning and Zoning Commission
Baker stated that a public hearing was held earlier in the meeting. He stated that there were no written or verbal comments from the public. Baker recommended approval of Ordinance 2022-309.

A motion was made by Benninghoff and seconded by Jirik to recommend approval of Ordinance 2022-309, an Ordinance Amending City Code §30.01, Parks and Recreation Commission and §153.021, Planning and Zoning Commission. Vote for: Freid, Jirik, Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried. The hearing closed at 6:56 pm.

Baker stated that the Ordinance would go to the March 31, 2022 City Council meeting for final approval.

- b. Consider Approval of Ordinance 2022-310, an Ordinance Amending City Code, §153.078, Off-Street Parking, Loading, and Access – Curb Cut / Driveway Access
Baker stated that a public hearing was held earlier in the meeting. He stated that there were no written or verbal comments from the public. Baker recommended approval of Ordinance 2022-310.

A motion was made by Jirik and seconded by Ward to recommend approval of Ordinance 2022-310, an Ordinance Amending City Code, §153.078, Off-Street Parking, Loading, and Access – Curb Cut / Driveway Access. Vote for: Freid, Jirik, Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried. The hearing closed at 6:56 pm.

Baker stated that the Ordinance would go to the March 31, 2022 City Council meeting for final approval.

- c. Review and Provide Comments Regarding Draft Ordinance Language for Proposed City Code Chapter 116, Mobile Food Units (Food Trucks)
Baker provided an overview of the proposed food truck ordinance. Baker explained that food trucks have been gaining in popularity in recent years, and he noted that Lonsdale has allowed food trucks to operate the past two years at Jaycee Park with a paid park reservation. He explained that the Council and Planning Commission directed Staff to create an ordinance that would allow regulated food trucks in town. Baker went through and summarized the main items of the proposed ordinance, including: purpose, definitions, license requirements, and performance standards. Ward asked why ice cream trucks, like Kona Ice, are allowed to roam the streets without a license. Baker stated that although ice cream trucks should theoretically be classified the same as mobile food units, he said that there is a nearly 80-plus year history to consider, which makes them a little different and more accepted than newer food trucks. He stated that the Police Department will oversee enforcement of mobile food units. Ward asked about 21 days/year stipulation. Baker stated that 21 days comes from Minnesota Department of Health definitions and respect for the existing brick and motor restaurants, that have made an investment in town and pay property taxes. The Commissioners and Staff discussed how food truck operators and patrons could be kept responsible for keeping the site clean of garbage and excess trash. Vlasak stated that it typically takes 4 hours per day to inspect and clean all the parks. Baker thanked the Commissioners for their comments, and he said that a Public Hearing will be scheduled for their March meeting.

d. 2021 Community Development Report

Baker went through the 2021 Community Development Report, a 59-slide presentation, which was projected up on the front white board. The presentation contained detailed information and statistics regarding population, building permits, land use permits, real estate/home sales, and land development. Baker noted that Lonsdale has grown by 1,000 people over the past decade. He stated that the new iWorQ permit management system has helped City staff and contractors process 1,537 permits, nearly 5-times more than previous years. He said that the hail storm lead to 865 re-roof permits and 296 re-side permits. Baker said that Lonsdale issued 43 new single-family home permits, which was 2nd out of the 7 neighboring cities for 2021 and the past 6-years total. Baker explained that 9 land use permits/agreements were processed in 2021, and he noted that development and projects typically pay for themselves. He said that 165 homes sold in 2021, a jump from 90 in 2019. He said that the average price sold in Lonsdale was now \$300,000, up \$92,000 in 5 years. Baker said that only 87 single-family residential lots remain, and he stated that development is needed soon. Baker explained that within City limits, 600-800 lots could be developed, which would be a 10-20 year supply. He also explained the latest commercial/industrial sales and development.

7. MISCELLANEOUS

• *Lonsdale Business Park – Industrial Development Update*

Baker stated that the City currently has an application submitted for plat/site plan review of a new 17,000 sq. ft. industrial building. He said that the Commission will review the items at their March meeting.

• *State of Minnesota Housing Discussion*

Baker provided the Commissioners with the latest information, proposed laws, and discussion on state-wide housing.

• *Potential Amendment to Broadband Communications Installation Ordinance*

Baker notified the Commission that the City may revise the broadband communication ordinance for wiring inside new homes due to enforceability concerns.

• *Large Garage along 8th Avenue NE*

Freid encouraged Commissioners to drive along 8th Avenue NE and look at the large garage in the back of 321 9th Avenue NE. He wondered if garages that large should be allowed in town. Baker noted that the garage was permitted, and he explained that there are similar sized rear yard garages around town, but they are not easily viewed like the 9th Avenue one.

8. ADJOURNMENT

A motion was made by Freid and seconded by Ward to adjourn the meeting. Vote for: Freid, Jirik, Kodada, Ward and Benninghoff; Against: None. Vote: 5-0. Motion carried. The meeting ended at 8:03 pm.

Respectfully Submitted:

Benjamin Baker, City Planner