

**MINUTES**  
**CITY OF LONSDALE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**APRIL 21, 2011**

**MEMBERS PRESENT:**

Jim Freid, Joe Kodada, Dave Dols, John Duban, Ben Sticha, and Scott Pelava

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

City Planner Benjamin Baker and City Administrator Joel Erickson

**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 Duban and seconded by Freid to approve the agenda with a change in the agenda order, so that the Lonsdale Feed Mill item would be discussed first under General Business instead of last under Miscellaneous. Vote for: Freid, Kodada, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried.

**3. APPROVAL OF MINUTES**

A motion was made by Duban and seconded by Sticha to approve the minutes from the March 17, 2011 meeting. Vote for: Freid, Kodada, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried.

**4. PUBLIC COMMENT**

None

**5. PUBLIC HEARING**

- a. Review a Proposed Ordinance Amendment Pertaining to Fences and Retaining Walls  
Dols read the official notice and opened the public hearing. He asked if anyone in attendance wanted to be heard on the matter. No one responded to the invitation. Baker noted that no written or verbal comments were received by the City.

A motion was made by Duban and seconded by Kodada to close the public hearing. Vote for: Freid, Kodada, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried. The public hearing closed at 6:37 pm.

## 6. GENERAL BUSINESS

a. Review and Provide Informal Comments for a Request by Lonsdale Feed Mill for a New Grain Bin at 209 Ash Street NW – Steven Vosejpka

Steven Vosejpka, owner of the Lonsdale Feed Mill – 209 Ash Street NW, asked the Planning Commission for informal comments on a potential request for a new grain bin at 209 Ash Street NW. Baker stated that the City Attorney said that this land use item should be handled by means of an ordinance amendment and a conditional use permit. He noted that “grain elevators/bins/mills” are not currently listed as a specific use in the B-1 District, but “feed mill” is mentioned in the B-1 Purpose paragraph.

Vosejpka showed the Commissioners the potential locations of the new grain bin. He said that the grain bin would be about 40 ft. wide at the base and 80 ft. tall. The Commissioners all agreed that they didn’t foresee any major issues with the proposed project except that heavy tractor/trailer routes would need to be established to reduce the deterioration of the roads in the northwest section of the city. No action was taken on the issue.

Scott Pelava arrives to the meeting.

b. Consider Approval of a Site Plan for 601 Central Street East (Hwy 19) – Generation Home Building Center – Randy Stangler

Baker provided the Planning Commission with a detailed staff report including a proposed site plan layout map, photos of the site, proposed storage building and rack elevations, and trail route maps. Baker explained that the applicant, Generation Property Home Building Center, LLC (Randy Stangler), has requested site plan approval in order to construct one new material storage building (120’ x 25’), one new vehicle storage building (60’ x 48’), and four rows of covered cantilever storage rack islands (80’ x 10’ each), all to be located on the western-side of the subject property (601 Central Street East). Baker explained the applicable zoning regulations, land use plan designation, along with details on drainage runoff, trail alignments, and other potential site improvements. He noted that the current trail running through the western side of the property will somehow need to be replaced and reconnected again with Hwy 19, whether by means of a north-south route closer to 537 Arizona Street SE or by means of a route running south and east of the yard/parking lot area, near the wetland and Health Creek.

Dols invited the applicant to the podium. Stangler provided more details on the proposed project including information on the westernmost outbuildings, elevation difference with the 537 Arizona Street SE property, potential trail routes, and retaining walls. Duban

asked about the soil conditions, parking lot paving, and potential wetland impacts. Stangler mentioned that I & S Group would be delineating the wetland next week. Kodada asked about the grade difference and height of the westernmost outbuilding. Stangler said that the back portion of the outbuilding would act as a retaining wall (8 ft. tall poured concrete) allowing for a gradual grade (2 ft. rise over 30 ft.) to tie-into the existing grade elevation at 537 Arizona Street SE. Freid asked about yard and building lighting. Stangler said that all the lighting will be directed away from neighboring properties, and Baker referred the Commission to the lighting plan included in the submitted Site Plan. Dols asked about water drainage behind the westernmost outbuildings. Stangler said that stormwater will be directed away from the midway point to both the north and south within a 5 ft. wide green space. Sticha asked about the cantilever rack islands. Stangler said that the rack islands will either have individual roofs or one continuous roof cover over all four islands. Stangler also mentioned that he would be clearing the wild trees currently growing along the western property line.

Dols invited the neighboring residential property owner to the podium. Chad Hanson, 537 Arizona Street SE, expressed his concern for the proposed project and more specifically a realigned trail route running closer to his property. He said that the project could reduce the market value on his property. He said that he was surprised that the trail easement was never recorded and that the City is considering allowing the existing trail to move closer towards his property. Administrator Erickson mentioned that the document should have been recorded by the previous property owner and that the document could still be recorded. Hanson said that he was in favor of the trail route running away from his property (the future route shown running south of the parking area and along Heath Creek up to Hwy 19). Hanson said that some trail users are currently trespassing through his property since the existing trail ends at the Hwy 19 right-of-way line and it doesn't extend to the Arizona Street SE and Hwy 19 intersection.

Commissioner Freid explained that he lives near a public trail too, and he said that it is a big hassle. He suggested ending the trail somewhere behind 537 Arizona Street SE. Freid mentioned that the western trail route, running between the screening fence and the new outbuildings, would be similar to a tunnel. Some of the Commissioners worried about the potential risk for graffiti if the western trail route is constructed. Pelava mentioned that if a eastern trail route is constructed in the future, it would extend up to the Hwy 19 right-of-way. Erickson mentioned that the City Council will be passing a resolution at their meeting on April 28, 2011 asking MnDOT to do a speed study along Hwy 19 to see if the speed limit along that section of highway could be reduced, which would then verify if an at-grade trail crossing is even possible (current speed limit of 45 MPH; 40 MPH is needed for a crossing).

A motion was made by Kodada and seconded by Freid to approve the proposed site plan, with the exception of the western railway, contingent on the following conditions:

1. The proposed outbuildings shall not encroach into the required B-2 District setback areas.
2. All building and security/safety lighting shall be directed away from neighboring properties.
3. Any future grading/drainage alterations or paving/expansion of the parking/outside storage lot area shall require administrative review and approval by the City Engineer.
4. All exterior storage shall meet the requirements of City Code §153.067, Exterior Storage.
5. All minor site plan modifications that arise may be approved administratively by the City.
6. The exterior design of the proposed outbuildings shall be the same or compatible with that of the principal building or be of earthen tone and in character with the surrounding built environment.
7. The City Building Official shall review and approve the proposed building plans before any construction takes place.
8. Per the City Fire Chief, a rapid entry system shall be installed before a final certificate of occupancy will be issued.

Vote for: Freid, Kodada, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried.

c. Discuss and Consider Approval of Ordinance 2011-242 Pertaining to Fences and Retaining Walls

Baker presented the Planning Commission with a brief overview on the proposed ordinance including the reasons for the new ordinance and minor revisions that were included in the new ordinance language. Sticha explained the differences in wire gages that could be used in fencing, and he suggested prohibiting anything thinner than 12-gauge wire. Dols asked that a distance from public road/pathways be defined for safety fencing required ontop of retaining walls. Freid and Dols also mentioned that residential boundary fencing should be constructed to be easily removable or tilted back toward the fence owner's property for maintenance purposes. Overall, the Planning Commission agreed with the proposed ordinance. Kodada mentioned that he was once in favor of the five foot fence setback requirement, but after much discussion on the topic, he now agrees with the new proposed ordinance language promoting on-the-line fences.

A motion was made by Duban and seconded by Kodada to approve Ordinance 2011-242, an ordinance updating the City Code regulations concerning fences and retaining walls. Vote for: Freid, Kodada, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried.

**MISCELLANEOUS**

None.

**7. ADJOURNMENT**

A motion was made by Duban and seconded by Sticha to adjourn the meeting. Vote for: Freid, Kodada, Dols, Sticha, and Duban; Against: None. Vote: 5-0. Motion carried. Motion carried. The meeting ended at 8:05 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner