

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
(HOSTED ON ZOOM – MEETING ID 813 464 647)
APRIL 6, 2020

MEMBERS PRESENT:

Members: Jim Freid, Joe Kodada, Kevin Kodada, Mark Ward, Lou Jirik, and Dave Webb

MEMBERS ABSENT:

None

STAFF PRESENT:

City Planner Benjamin Baker, City Administrator Joel Erickson, Police Chief Jason Schmitz

Baker explained that the meeting was being held electronically online due to the on-going state of emergency and health pandemic. He also stated that all votes will be conducted by roll call.

1. CALL TO ORDER

Chair Kodada called the meeting to order at 6:00 pm.

2. AGENDA

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

A motion was made by Jirik and seconded by Freid to approve the agenda as presented. Vote for: Freid, Kodada, Ward, Jirik, and Webb; Against: None. Vote: 5-0. 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 Webb to approve the Minutes from the January 27, 2020 Regular Meeting as presented. Vote for: Freid, Kodada, Ward, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

None

6. GENERAL BUSINESS

a. Review the Potential Acquisition of Land for a Police Station and Consider Approval of a Planning Commission Resolution 2020-01 (Compliance With the 2040 Comprehensive Plan)

Baker read through the Staff Report, while the Commissioners followed along and provided comments. The Commissioners also reviewed the attached maps, supporting documents, and Resolution 2020-1. Baker provided information on the current conditions and space needs for a Police Station. Baker explained that a great land opportunity recently presented itself in the Willow Creek Commons development for the two remaining parcels. Baker referenced the recommendations from the 2040 Comprehensive Plan relating to the Police Department and public facilities, which directed the City to either plan for a new building, rehab the existing, and/or house the Police Station within a Community Center and/or City Hall building. Baker stated that the zoning for the subject parcels are designated as B-2, Highway Commercial, which lists Public Facilities as a Permitted Use. He said that at this time the Council's priority for the land purchase is for a new Police Station. Baker stated that at their meeting on March 26, 2020, the Council approved a purchase agreement for the approximate 10 acres of land remaining in Willow Creek Commons. He noted that any land not used for the Police Station project, would be an opportunity for other future projects, such as commercial, other public facilities, or senior housing, if rezoned. Baker said that a timeline has not yet been established for the new Police Station, but the City Administrator is in the process of creating an RFP for architectural services.

Ward asked which side of 15th Ave SE would the Police Station be located. Erickson said that it would go somewhere in the 8 acre western parcel. Ward asked about the need for emergency access onto Hwy 19. Schmitz said that direct access onto Hwy 19 is not necessary. Jirik stated that the current P.D. location doesn't allow for any expansion, and said that that the proposed location in Willow Creek Commons is a good place for a Police Station. Erickson explained why the Police Station could not be located in the Lonsdale Business Park. Kodada said that the Police Station would be a good addition to Lonsdale. He also stated that it was a good idea to purchase both parcels at this time. He asked if there were any additional comments on the proposed purchase of land for a Police Station. No other comments were relayed.

A motion was made by Freid and seconded by Webb to approve Planning Commission Resolution 2020-1, a Resolution determining that that the purchase of land is consistent with the 2040 Comprehensive Plan. Vote for: Freid, Kodada, Ward, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried.

b. Review of Transportation Related Items:

The Planning Commission reviewed the 2020-2029 Rice County Highway Transportation Improvement Plan. The plan highlighted upcoming projects in the Lonsdale area, including the 2020 Co Rd 1 segment to Montgomery, the 2021 Phase I reconstruction of Co Rd 4 from the Lonsdale Elementary School to Hwy 21, and the 2022 Phase II reconstruction of Co R 4, from the school to Hwy 19. The Commissioners reviewed City Staff's February 26th meeting notes with Rice County Highway Engineer Dennis Luebbe regarding upcoming projects, which included discussion on local transportation and drainage issues. They also reviewed the 2006 Lonsdale Transportation Plan created by WSB & Associates.

- *2022 - Co Rd 4 Reconstruction Project (Co Rd 4 & TH 19 Intersection)*

The Commissioners reviewed and discussed issues and potential solutions regarding the awkwardly aligned five-leg intersection at Co Rd 4 & TH 19. They reviewed associated maps, including a Transpiration Plan map that showed potential road closures of 3rd Avenue SW and Railway Street NW along with a 90 degree re-alignment of Co Rd 4 into TH 19. Jirik said that something needs to be done at that intersection. He said that due to the 30 mph speed limit, the intersection isn't as much dangerous as it is confusing, especially for new travelers through town. The majority of the Commissioners seemed to favor the closure of 3rd Avenue SW and re-routing Co Rd 4 up 5th Avenue NW to TH 19. K. Kodada and Freid expressed concerns about adding a round-a-bout at the 5-spoke intersection. Due to his years of experience traveling both 5th Ave NW and Railway, J. Kodada said that he was in favor of either closing or re-aligning the Railway Street NW junction with TH 19. Baker said that the discussion would continue at an upcoming Planning Commission meeting.

- *Co Rd 2 & TH 19 Intersection (Improvements Requested)*

The Commissioners reviewed an aerial map of the Co Rd 2 & TH 19 intersection. In regard to the recent fatal accident at that intersection, Baker and Erickson talked about the details and issues of that intersection. Ward said that the northbound right-turn lane and speed are also a problem, because travelers use the turn-lane as a bypass at 60+ mph. Erickson explained that overhead street lights were added a few years back, which has helped to better light up that intersection. Erickson stated that he has been pushing Rice County to erect LED flashing edge stop signs as-soon-as-possible, but he explained the State is still investigating the fatal crash, and the County prefers to wait until the investigation is complete, before installing any corrective measures. Kodada said that it would be great if the speed limit could be reduced from the current 60 mph to 40-50 mph from 5th Avenue NW to Co Rd 2.

- *Co Rd 33 & TH 19 Intersection (Signal Completed 2007)*

The Commissioners reviewed an aerial map of the Co Rd 33 & TH 19 intersection. Baker stated that the City of Lonsdale and MNDOT reached an agreement back in the mid-2000s to erect traffic signals at the Co Rd 33 & TH 19 intersection, based on the 2006 Transportation Plan recommendation.

- *8th Ave NE & TH 19 Intersection (Study Recently Conducted)*

The Commissioners reviewed an aerial map of the 8th Avenue NE & TH 19 intersection. Baker noted that WSB & Associates recently conducted an ICE Traffic Study for the 8th Avenue NE & TH 19 Intersection, which was submitted to MNDOT for comments and potential improvements.

c. Project & City Updates

Baker provided the Commissioners with a map showing five potential and upcoming projects, including engineering work near the Villages of Lonsdale and Rolling Ridge Market Place, potential variance/improvements along Central Street East and 2nd Avenue SW, new businesses/ownership in the Downtown area, and the 2020 Street Improvement Project.

7. MISCELLANEOUS

None

8. ADJOURNMENT

A motion was made by Ward and seconded by Freid to adjourn the meeting. Vote for: Freid, Kodada, Ward, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried. The meeting ended at 6:53 pm.

Respectfully Submitted:

Benjamin Baker, City Planner