

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
MAY 18, 2020**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Mark Ward

**STAFF PRESENT:**

City Planner Benjamin Baker and City Administrator Joel Erickson

**1. CALL TO ORDER**

Chair Kodada called the meeting to order at 6:30 pm in the Council Chambers at 415 Central Street West.

**2. AGENDA**

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

A motion was made by Freid and seconded by Webb to approve the agenda as presented.  
Vote for: Freid, Kodada, Jirik, and Webb; Against: None. Vote: 4-0. Motion carried.

**3. APPROVAL OF MINUTES**

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

A motion was made by Jirik and seconded by Freid to approve the Minutes from the April 6, 2020 Zoom Meeting as presented. Vote for: Freid, Kodada, Jirik, and Webb; Against: None. Vote: 4-0. Motion carried.

**4. PUBLIC COMMENT**

None

## 5. PUBLIC HEARINGS

### Review CUP 2020-01, A Conditional Use Permit Allowing a Financial Institution w/ Drive-Thru and Fast Food Restaurant w/ Drive-Thru for 701 Ash Street NE submitted by First National Bank of Le Center

Kodada opened the public hearing, and Baker noted the public hearing notice. Baker went through the detailed Staff Report, which included detail on the project location, property size, owner/applicant, engineer/architect, land use request, site/building details, existing conditions, the Rolling Ridge Market Place, zoning, utilities, and Ordinance 2018-291. Baker noted the Rolling Ridge Market Place was zoned as a PUD, and he referenced the original 2004 Rolling Ridge Market Place Site Plan/Preliminary Plat, by Bohlen Surveying & Engineering, along with the 2018 Lonsdale Market Place Concept/Site Plan, by ISG, as guiding documents for the proposed development. Baker said that First National Bank of Le Center has requested a Conditional Use Permit for a new 7,500 sf building, to be constructed just west of the current Snap Fitness building, which would house both a bank with drive-thru and coffee shop with drive-thru. The Commissioners reviewed the 19 associated maps/plans, including civil plans, a landscaping plan, architectural plans, and photometric plans. Fried asked about plans for the ring road. Erickson and Baker provided further information on the perimeter ring road, including original design, use, and maintenance. Baker said that it is a private issue and the responsibility of the applicant and the Rolling Ridge Market Place Owners Association to communicate with each other and come to agreement on any access, easement, and maintenance items that may be needed.

Applicant Greg Traxler, President of the First National Bank of Le Center (FNBLC), provided a brief history on himself and the bank. He said that FNBLC has been looking to expand to Lonsdale for a while due to Lonsdale's growth and opportunity. He said that he believes in local banks and local decisions. He talked about the reasoning for their building design, including windows and roof lines that allow the perfect amount of sun in. He said that The Coffee Fool, a mainly internet coffee business, will be the tenant on the west side of the building. Traxler said that they hope to start construction in August.

A motion was made by Freid and seconded by Webb to close the public hearing. Vote for: Freid, Kodada, Jirik, and Webb; Against: None. Vote: 4-0. Motion carried. The hearing closed at 6:54 pm.

## 6. GENERAL BUSINESS

- a. Consider approval of CUP 2020-01, A Conditional Use Permit Allowing a Financial Institution w/ Drive-Thru and Fast Food Restaurant w/ Drive-Thru for 701 Ash Street NE submitted by First National Bank of Le Center

Baker said that a public hearing was conducted earlier in the meeting, without any verbal or written comments submitted. He read through Conditional Use Permit (CUP) 2020-01, including the conditions of approval. Baker stated that Staff is recommending approval of the proposed 7,500 sf building project, which would host a bank and coffee shop, each with a separate drive through. After reviewing the CUP and associated maps, the Commissioners agreed with the proposed development plan. Freid thanked Traxler for picking Lonsdale.

A motion was made by Freid and seconded by Webb to recommend approval of CUP 2020-01. Vote for: Freid, Kodada, Jirik, and Webb; Against: None. Vote: 4-0. Motion carried.

Baker said that the Planning Commission's recommendation will go to the May 28<sup>th</sup> City Council meeting for final review/approval.

- b. Update on State Highway 19 Intersections (8<sup>th</sup> Avenue NE; Co Rd 2; Co Rd 4)

Baker provided a brief update on 3-of-the-4 major intersections along TH 19 through Lonsdale. He said the Council reviewed and discussed the 8<sup>th</sup> Avenue intersection, the Co Rd 4 intersection, and the Co Rd 2 intersection. The Commissioners reviewed associated maps and reports for each intersection. Baker stated that the Council has directed the City Engineer to push MNDOT to get a traffic signal or better yet a roundabout at 8<sup>th</sup> Avenue NE. He said that the Council prefers to leave the Co Rd 4 alignment mostly the same, but with a small curve into TH 19 for a safer 90 degree angle, near the Dental Clinic. Baker said that the Council was in agreeance with a recent memo from MNDOT, which suggested implementing a short-term solution of a LED Stop Sign and apply for funding for a long-term solution of a roundabout. Erickson stated that Rice County will be funding a flashing LED Stop Sign and Stop Ahead Sign. The Commissioners talked about the pond fencing and fatal snowmobile accident that took place near that intersection, shortly after it was constructed.

## 7. MISCELLANEOUS

Baker stated that a Farmers Market and Food Truck may be coming to town. He also said that 2 parcel combination land use requests may be coming in soon.

**8. ADJOURNMENT**

A motion was made by Webb and seconded by Jirik to adjourn the meeting. Vote for: Freid, Kodada, Jirik, and Webb; Against: None. Vote: 4-0. Motion carried. The meeting ended at 7:25 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner