

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
MAY 23, 2022**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Mark Ward

**STAFF PRESENT:**

City Planner Benjamin Baker and City Administrator Joel Erickson

**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 Jirik and seconded by Freid to approve the agenda as presented. Vote for: Freid, Jirik, Kodada, and Benninghoff; Against: None. Vote: 4-0. Motion carried.

**3. APPROVAL OF MINUTES**

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

A motion was made by Benninghoff and seconded by Freid to approve the Minutes from the March 21, 2022 Regular Meeting as presented. Vote for: Freid, Jirik, Kodada, and Benninghoff; Against: None. Vote: 4-0. Motion carried.

**4. PUBLIC COMMENT**

None

## 5. PUBLIC HEARINGS

a. Review Ordinance 2022-312, an Ordinance Amending/Repealing City Code §153.074(G), Broadband Communication Installation

Kodada opened the public hearing. Baker provided a brief overview on the ordinance. He said that the ordinance was initiated by Lonsdale Telephone Co. back in 2018. Baker said that the Council, at the time, wanted to allow residents the choice of multiple communication service providers and reliable access to high-speed fiber. Baker explained that due to enforcement issues and advances in wireless technology, that the ordinance had served its purpose, but is no longer necessary. J. Kodada asked if anyone in the audience wanted to speak on the matter. No one responded the invitation.

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

b. Review an Ordinance Text Amendment to City Code Table IV, Other Special Ordinances 2018-291, Planned Unit Development – Rolling Ridge Market Place

The Planning Commission reviewed the public hearing notice and detailed Staff Report regarding a Planned Unit Development text amendment application. Baker explained that the applicant, Jake Wetzel, and property owner, Adam Traxler, of First National Bank, requested that “commercial car washes” be allowed in the Rolling Ridge Market Place. Baker noted that City Staff informed the applicant and owner that: 1) a “car wash” was previously proposed for the development, but not allowed, 2) there is other land within the City of Lonsdale that is currently zoned to allow “car washes”, and 3) a land use application forces the City to approve/deny a land use request in a timely manner. Baker provided a history of the Rolling Ridge/Market Place development, detailing the car wash discussions in 2006 and 2007. Baker noted that a previous request for a car wash in the Rolling Ridge Market Place was denied, and that during that same time another car wash was allowed in Willow Creek Commons, because the zoning allowed for “car washes” as a conditional use within the B-2 District. J. Kodada asked if anyone off the floor wanted to speak on the matter.

Baker stated that Ben Franek, 118 5<sup>th</sup> Ave NE, came into City Hall earlier in the week, and he said that Franek was not in favor of a car wash in the Rolling Ridge Market Place, just like in 2006-2007.

John Duban, 800 8<sup>th</sup> Avenue NW, stated that he was a member of the Planning Commission 16 years ago, and he said that he was not in support of a car wash in the Rolling Ridge Market Place then or now, due to the noise.

Adam Traxler, First National Bank, 701 Ash Street NE, stated that there has been a great response from the community regarding the new bank. He said that he wants to see both the Rolling Ridge Market Place and Lonsdale grow. Traxler stated that a car wash would be an awesome fit near the other businesses and help draw traffic to the market place. He said that they want to keep people happy.

Jacob Wetzel, 11050 Shieldsville Blvd, Montgomery, said that his family has been in the car wash business since 1998. He explained that their car wash in Le Center has not caused any problems, even though there is a residential neighborhood located 140 ft. to the south. He provided decibel level readings from various distances away from the car wash. He said that new dryer technology is much better in reducing sound. Wetzel said that he is open to creating a buffer to help reduce any noise. He said that with his family's 24 years of experience, that he promised to keep the car wash maintained and running strong. Wetzel said that a car wash would be a great addition to town.

J. Kodada asked Traxler why he wanted to locate the car wash in the Rolling Ridge Market Place. Traxler said that the Wetzel family and FNB are friends and business associates. Wetzel explained the reasons why he thought the Market Place was a great location for a car wash, including visibility, central location, and location near other market place businesses.

Baker provided the Commissioners with an email sent from Bridget Westfall, 128 5<sup>th</sup> Ave NE, which stated her objection to the car wash idea. Westfall also attended the meeting, and she spoke from the front podium on behalf of her neighborhood along 5<sup>th</sup> Avenue NE. She said that a car wash would lower their property values, that traffic flow would be an issue, that there would be conflicts with pedestrian walkways/crosswalks along with strollers and dog walkers, and there could be potential issues with water pollution. She said that the car wash idea was a negative for their neighborhood.

A motion was made by Freid and seconded by Benninghoff to close the public hearing. Vote for: Freid, Jirik, Kodada, and Benninghoff; Against: None. Vote: 4-0. Motion carried. The public hearing closed at 7:09 pm.

## 6. GENERAL BUSINESS

- a. Consider Approval/Denial of Ordinance 2022-312, an Ordinance Amending/Repealing City Code §153.074(G), Broadband Communication Installation

Baker stated that a public hearing was held earlier in the meeting. He said that no comments were made. The Planning Commission reviewed the proposed ordinance and agreed that it made sense to repeal the ordinance.

A motion was made by Jirik and seconded by Benninghoff to recommend approval Ordinance 2022-312, an Ordinance Amending/Repealing City Code §153.074(G), Broadband Communication Installation. Vote for: Freid, Jirik, Kodada, and Benninghoff; Against: None. Vote: 4-0. Motion carried.

- b. Consider Approval/Denial of an Ordinance Text Amendment (Ordinance 2022-313) to City Code Table IV, Other Special Ordinances 2018-291, Planned Unit Development – Rolling Ridge Market Place

Baker said that a public hearing was held earlier in the meeting, and comments were made by the public. He provided two options for the Commission to consider. Freid said that he went through this issue back in 2006-2007, and he noted that a car wash was not designed to be located within the market place. He expressed his desire for the current zoning to stay in place. Benninghoff stated that it is important to be consistent and stay with the master plan. Jirik said that he understood the concerns from the neighboring property owners. Jirik stated that he worked for a commercial development company for many years, and he explained that cities need to be more open to allowing businesses within commercial districts. He said that traffic to the area helps all the businesses succeed and continue to provide services for the community. The Commissioners suggested locating a car wash within a zoning district that is currently zoned to allow for such a use.

A motion was made by Freid and seconded by Benninghoff to recommend denial of an Ordinance Text Amendment to City Code Table IV, Other Special Ordinances 2018-291, Planned Unit Development, that would Allow “Commercial Car Washes” as a Conditional Use within the Rolling Ridge Market Place. Vote for: Freid, Kodada, and Benninghoff; Against: None. Vote: 3-0. Jirik did not vote. Motion carried.

- c. Provide a Recommendation to the City Council Regarding the Proposed Lance Manty Housing Project Idea and Potential Rezoning of Outlot A, Willow Creek Commons 2<sup>nd</sup> Addition (Parcel 1925427003) from B-2, Highway & Business Service to R-3, Townhouse & 4-Plexes, as Discussed at the May 12, 2022 Joint Planning Commission & City Council Work Session Meeting

Baker thanked all the Planning Commissioners for attending and participating in the works session meeting with the City Council on May 12<sup>th</sup>, where Lance Manty's housing project idea was reviewed. The Commissioners looked at townhouse ideas provided by Manty. Baker provided a recap of that meeting and further information on the project's location, property size, and property details. He also summarized the housing project details, including proposed number of units, rental rates, unit size, building/site design, rental screening, and association responsibilities. Baker said that the subject property has been vacant for nearly 18 years, and it is currently zoned B-2. He explained that any housing project would require an approved rezoning application. Baker said that according the 2012 Housing Study, that Lonsdale could support 26-30 market rate rental units. He noted that nothing has been built since that study was completed. Baker asked the Commissioners to provide feedback on three main items/questions: 1) the overall project idea, 2) the project location, and 3) rezoning.

Jirik said that there is definitely a need for housing, and he said that he doesn't have any problem with the potential \$3-4 million project. Freid said that he doesn't want to see a rundown complex. K. Kodada stated that the project is a good idea in concept, but he wondered what would happen if the project failed halfway through. He stated that a PUD needs to be established with specific design standards in place to match the other homes in the area. J. Kodada said that he was more in favor of the 2-story concept, and he was not in favor of low-income housing in the location. The Commissioners agreed that the concept pictures looked very nice. Benninghoff wondered if Manty's housing idea was the right project in the wrong location. He said that it is important to leave available lots for new businesses. Jirik said that it isn't doing the community any good by sitting vacant for another 18 years. Erickson asked the Commission if they were okay with the idea of rezoning the parcel from B-2, Highway & Business Service, to R-3, Townhouse & 4-Plexes. The Commissioners all agreed that rezoning made sense for Manty's housing project. Erickson explained that the Commissioners comments and recommendation would be brought to the May 26, 2022 Council meeting to be reviewed along with a purchase agreement, from a separate party, for the same property. He stated that a motion was not necessary, since an application was not submitted and public hearings have not yet taken place.

**7. MISCELLANEOUS**

- The Commission reviewed an article from the Free Press regarding a proposed affordable housing project proposed to be located next to a nice upscale single-family residential neighborhood in North Mankato.
- The Commission also reviewed an article regarding park dedication fees and a recent Court of Appeals decision.

**8. ADJOURNMENT**

A motion was made by Freid and seconded by Benninghoff to adjourn the meeting. Vote for: Freid, Jirik, Kodada, and Benninghoff; Against: None. Vote: 4-0. Motion carried. The meeting ended at 7:41 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner