

**MINUTES  
CITY OF LONSDALE  
BOARD OF APPEALS AND ADJUSTMENTS MEETING  
MAY 25, 2017**

**1. CALL TO ORDER**

Mayor Rud called a meeting of the Lonsdale Board of Appeals and Adjustments to order at 6:32 p.m. in the City Council Chambers, 415 Central Street West.

**2. PLEDGE OF ALLEGIANCE**

Everyone stood and recited the pledge of allegiance.

**3. ROLL CALL**

Members Present: Joe Daleiden, Kevin Kodada, Tim Rud, Cindy Furrer and Scott Pelava

Members Absent: None

City Staff Present: City Administrator Joel Erickson

**4. APPROVAL OF AGENDA**

Mayor Rud asked if there were any additions, deletions or corrections to the agenda. A motion was made by Pelava and seconded by Furrer to approve the agenda as presented. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

**5. APPROVAL OF MINUTES**

None

**6. PUBLIC HEARINGS**

None

**7. PRESENTATION OF CITIZEN PETITIONS AND COMMENTS**

None

**8. APPROVAL OF THE CONSENT AGENDA**

None

**9. OLD BUSINESS**

None

**10. NEW BUSINESS**

- a. Consider Approval of Variance No. 2017-01, a Variance Reducing the Corner Lot Side Yard Setback From 45 Feet to 29 Feet for the Property Located at 629 Industrial Drive SE (Lonsdale Packaging)

Erickson said Lonsdale Packaging is requesting a reduction in the corner side yard setback to 29 feet to allow for the construction of a 20,000 square foot addition onto their existing building. He said with the construction of Industrial Park Dr. SE, which was part

of the WWTP construction project, Lonsdale Packaging's west property line is now a corner and the setback requirement increased from 30 feet to 45 feet. He said with the proposed addition, Lonsdale Packaging will have 88,842 square feet of building under roof on their property. Erickson said another component of the request is a reduction in the 50 foot Utility Easement, which is along the entire southern property line. Erickson said the easement was put into place to allow the City to access the ponds, which were part of the old WWTP system directly south of Lonsdale Packaging's property. He said the applicant also needs to plant 20 evergreen trees along their east property line. Erickson said the request is in harmony with City Code and is consistent with the Comprehensive Plan. In addition, Erickson said the request is reasonable, unique and will not alter the essential character of the area.

Mayor Rud asked if there were any questions raised by the Planning Commission. Pelava said the only conversation focused on if there was a timeline for the planting of the trees. Erickson said the applicant has begun grading and preparing the footings because they paid for and received an approved grading plan. Erickson was asked if they have an approved building permit. Erickson said the plan review is at least complete through footings and any work done prior to complete plan approval is "at their own risk" due to a completion date of August 1, 2017. The City Council stated that work covered under a building permit should not be allowed to begin until the plans are approved and the building permit paid for and issued. Erickson said the City has allowed worked on other commercial/industrial projects similar to this to begin prior to a full building permit being reviewed, approved and paid for to meet the owners timeline. The City Council stated that no work shall begin on projects until a building permit is approved and paid for.

A motion was made by Kodada and seconded by Pelava to approve Variance No. 2017-01, a variance reducing the Corner Lot Side Yard Setback from 45 feet to 29 feet for the property located at 629 Industrial Drive SE. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried.

## **11. OTHER BUSINESS**

None

## **12. ADJOURNMENT**

A motion was made by Daleiden and seconded by Pelava to adjourn the meeting. Vote for: Daleiden, Kodada, Rud, Furrer and Pelava. Vote against: None. Abstained: None. Vote: 5-0. Motion carried. The meeting ended at 6:53 pm.

Respectfully Submitted:

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Joel A. Erickson, City Administrator