

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
JULY 25, 2018**

**MEMBERS PRESENT:**

Members: Jim Freid, Joe Kodada, Dave Dols, Jason Culotta, and Ben Sticha  
Council Representative: 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 Kodada and seconded by Freid to approve the agenda as presented.  
Vote for: Freid, Kodada, Dols, Culotta and Sticha; Against: None. Vote: 5-0. Motion carried.

**3. APPROVAL OF MINUTES**

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

A motion was made by Freid and seconded by Sticha to approve the Minutes from the June 18, 2018 Regular Meeting as presented. Vote for: Freid, Kodada, Dols, Culotta and Sticha; Against: None. Vote: 5-0. Motion carried.

**4. PUBLIC COMMENT**

None

## 5. PUBLIC HEARINGS

- a. CUP 2018-01 for a New 11,000 sq. ft. Addition @ Lonsdale Elementary School, 1000 Idaho Street SW – ISD # 2905 Tri-City United Schools  
Dols read the public hearing notice, and he opened the public hearing. Baker went through the 26-page Staff Report. He said that TCU is planning to construct 8 new classrooms and new restrooms within a new 10,998 sq. ft. addition, which will be located off the east side of the current building. Baker stated that the proposed exterior brick and metal panels will match the existing outside building materials. The Commissioners reviewed the attached maps, sketches, and City Engineer’s comments. Baker read through the conditions of the Conditional Use Permit, including 10 trees, a required erosion control permit, and potential utility easements. Architect Ron Spoden, of ATS&R, and ISD #2905 Superintendent Teri Preisler provided further information on the project. Spoden said that the project should be started by the end of September and completed by June 2019. Dols asked if anyone off the floor wanted to speak on the proposed conditional use permit.

John Duban, 800 8<sup>th</sup> Avenue NW, asked if the walking path will be affected by the project. Preisler said that they plan to keep the trail open for continued use during project construction. Preisler said that the School District does not want to own/maintain the underground sewer/water pipes leading to the school, and they would like to work with the City on establishing the necessary easements or agreement. She said that the School District would like the City to order the trees and allow the students to help plant them during a spring celebration or Arbor Day event.

A motion was made by Kodada and seconded by Culotta to close the public hearing. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried. The hearing closed at 6:43 pm.

- b. 109 2<sup>nd</sup> Avenue NE – Christopher Michael of Michael Real Estate Investment Inc. – 1) Sale of City Land (2,100 sq. ft.) from City of Lonsdale to Christopher Michael – 2) Resolution 2018-33, a Resolution Approving a Parcel Split & Parcel Combination – 3) Ordinance 2018- 289, an Ordinance Amending the Official Zoning Map (Rezone from P, Parks & Open Space to B-2, Highway & Business Service) and Amending the City Code to Allow “Automobile Repair – Major” as a Conditional Use in the B-2 Zoning District – 4) CUP 2018-02 for a New 6,000 sq. ft. Shop/Office/Storage Building  
Dols read the public hearing notice, and he opened the public hearing. Baker went through the 36-page Staff Report. He said Chris Michael of Michael Real Estate is proposing to remove two existing dilapidated buildings and in turn construct a new 6,000 sq. ft. building on the property at 109 2<sup>nd</sup> Avenue NE. He said that the new building will house a repair shop for ice resurfacers, a lobby area, an office, and storage bays. Baker explained that in order for the project to move forward as desired by Michael, the City needs to sell a 15’ x 140’ strip of land so that the building will meet the required setbacks. Baker also explained that that an ordinance amendment and conditional use permit are needed to address the proposed use of “Automobile Repair – Major”. Baker stated that the proposed building and parking area will adhere to the 90% lot coverage rule, and Baker noted that a surmountable curb is already in place along 2<sup>nd</sup> Avenue NE.

Culotta asked if a price has already been agreed upon between the applicant and the City for the 2,100 sq. ft. parcel. Erickson said yes. Baker explained that City Staff and the Planning Commission are required to review City land sales along with the City's comprehensive plan. Michael explained that he is planning to split up his current automobile and ice resurfacing repair/sales businesses, located at 114 Florida Street SE, into two separate businesses. He stated that the Olympia ice resurfacing business will be run out of the new 2<sup>nd</sup> Avenue NE location. Pelava asked if the new building would be constructed out of steel beams, and Kodada asked about the sidewall height of the building. Michael said that the building will be a pole structure with similar metal siding to that of the existing rear yard building, and he stated that the sidewalls will be 18 ft. tall. Michael said that the new building will have 5 garage doors along 2<sup>nd</sup> Avenue NE and 2 garage doors along the backside of the building. Dols asked if anyone else wanted to speak on the matter. No one responded to the invitation.

A motion was made by Kodada and seconded by Freid to close the public hearing. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried. The hearing closed at 6:55 pm.

## **6. GENERAL BUSINESS**

- a. Consider Approval of CUP 2018-01, a Conditional Use Permit Allowing a 11,000 sq. ft. Addition to the Lonsdale Elementary School

Baker stated that a public hearing was held earlier in the meeting, and he referenced the conditions of CUP 2018-01. He recommended approval of the proposed school expansion and associated conditional use permit. Baker noted that the trees may be planted in association with the 10<sup>th</sup> anniversary of Arbor Day in Lonsdale or with a Grand Opening event.

A motion was made by Kodada and seconded by Freid to approve CUP 2018-01, a Conditional Use Permit allowing a 11,000 sq. ft. addition to the Lonsdale Elementary School. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

b. Consider Approval of Land Use Requests by Michael Real Estate Investment Inc. for the Property Located at 109 2<sup>nd</sup> Avenue NE, Including the Sale of Property, Parcel Combination, Ordinance Amendment/Rezone, and a Conditional Use Permit

Baker stated that a public hearing was held earlier in the meeting, and he referenced the conditions of CUP 2018-02. He recommended approval of the proposed new building and conditional use permit. Kodada said that it will really clean up and improve that property. Culotta thanked Michael for investing in the community.

A motion was made by Freid and seconded by Culotta to recommend approval of the sale of Parcel A (2,100 sq. ft.) from the City of Lonsdale to Michael Real Estate Investments Inc. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

A motion was made by Kodada and seconded by Sticha to recommend approval of Resolution 2018-33 (Parcel Combination) and Ordinance 2018-289 (Rezone & B-2 Zoning District Text Amendment). Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

A motion was made by Kodada and seconded by Culotta to approve CUP 2018-02, a conditional use permit allowing Automobile Repair – Major (ice resurfacers repair work) at 109 2<sup>nd</sup> Avenue NE. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

c. Consider a Request for “No Parking” Along a One-Block Section of Elm Street NW

The Planning Commission reviewed a Staff Report and associated map of Elm Street NW, which showed where no parking is being proposed. Erickson provided background information on the issue. He stated that due to the narrow street width of 24 ft., that on-street parking impedes/prohibits the flow of traffic, makes it difficult for snow plowing, and impedes/prohibits vehicles from pulling into/out of their driveways. He stated that the Police Department has asked the vehicle owners several times to not park their vehicles where it affect adjacent property owners and parking is good for a while and then reverts back. Given public safety concerns, traffic flow, snowplowing, and access issues, Erickson said that City Staff is recommending that the one-block stretch of Elm Street NW be marked as no parking on both sides of the road. He said that each of the four properties located along Elm Street are corner lots, and he explained that the neighbors can each park their vehicles along 2<sup>nd</sup> Avenue NW and Main Street North. Erickson stated that the four affected property owners were notified and invited to both the Planning Commission and City Council meetings. Dols invited all the neighbors in attendance to comment on the proposed no parking.

Jaare Kraus, 603 Main Street North, stated that he is not in favor of his on-street parking being eliminated. Kraus said that there are other similar narrow streets in Lonsdale, and he suggested that if no parking is enforced on Elm Street, then the same should be applied to those streets as well. Jordan Kraus, 603 Main Street North, stated that it isn't fair that they have to lose their on-street parking.

Loren Olsen, 602 2<sup>nd</sup> Avenue NW, stated that he hasn't had a problem with parking along Elm Street in the 27 years that he has lived there. He said that all of the sudden an access and parking issue arose when the new neighbor moved in. He said that he doesn't have a problem with the no parking, but he suggested that both sides of the road are posted that way.

Ryan Jirik, 532 2<sup>nd</sup> Avenue NW, explained that he has had problems with accessing and getting out of his driveway off of Elm Street when vehicles are parked directly across the road along the curblineline of 602 2<sup>nd</sup> Avenue NW. He said that he has talked with the appropriate neighbor about the problem, but the same issue keeps reoccurring. He said that he doesn't want to cause any problems, but he needs access to his driveway.

Christopher Malecha, 533 Main Street North, was in attendance to show support for Jirik, and he stated that everything that can be said has already been said on the topic.

Dols said that it is unfortunate that the City has had to step in and resolve such an issue that could have been handled between neighbors. Culotta asked if both sides of the road would need to be marked no parking. City Staff and the other Commissioners explained the cons of not marking both sides of the street the same. The Commissioners asked if the Police Chief and Public Works Director have reviewed the proposed no parking posting. Erickson said yes. Kodada said that it is a shame that the issue had to come to this.

A motion was made by Dols and seconded by Kodada to recommend approval of the no parking along the one-block section of Elm Street NW. Vote for: Freid, Kodada, Dols, Culotta, and Sticha; Against: None. Vote: 5-0. Motion carried.

d. Update on Corner Lot Setbacks in Ray Ann Acres (LGI Homes lots)

Baker provided an update on a potential variance requests by LGI Homes for two corner lots located in RayAnn Acres. The Commissioners reviewed associated maps and home plans related to the issue. Baker explained that LGI's standard home sizes do not fit within the standard R-2 District corner lot setbacks. Kodada said that LGI purchased the lots knowing what the setbacks were, and he suggested that the City should not give out any variances for such an issue. Baker stated that other builders have managed to modify their home plans recently to fit within the setbacks. Baker stated that LGI did modify one of their plans to fit on the lot at 227 Cottonwood Street NE, and he explained that the City has been providing option examples to LGI to get one of their other homes to fit within the setbacks and grading plan for the lot at 127 Cottonwood Street NE.

**7. MISCELLANEOUS**

None

**8. ADJOURNMENT**

A motion was made by Kodada and seconded by Freid to adjourn the meeting. Vote for: Freid, Kodada, Dols, Culotta and Sticha; Against: None. Vote: 5-0. Motion carried. The meeting ended at 7:16 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner