

**MINUTES  
CITY OF LONSDALE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
AUGUST 20, 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

**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 July 25, 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**

None

## 6. GENERAL BUSINESS

### a. City & Project Updates:

- *Area 5 (Downtown) Project*  
The Commissioners looked at pictures of the Area No. 5 Project, and Baker provided an update on the project.
- *Lonsdale Mini Storage Project*  
The Commissioners looked at pictures of the Lonsdale Mini-Storage Project – Phase III, and Baker provided an update on the project.
- *Trcka Park Project*  
The Commissioners looked at pictures of the Trcka Park Project, and Baker provided a project update and a schedule for remaining items to be completed.
- *Chris Michael 2<sup>nd</sup> Avenue NE Project*  
The Commissioners looked at recent pictures of the Chris Michael Project, located along 2<sup>nd</sup> Avenue NE, and Baker provided a project update.
- *Lonsdale Elementary Expansion Project*  
The Commissioners looked the Lonsdale Elementary School site, and Baker went through the proposed construction schedule.
- *Certain City Owned Property*  
The Commissioners looked at preliminary surveys for 4 specific areas around town, in which property ownership is proposed to be transferred from the City to some of the nearby residents. Baker went through and explained the configuration of the four sites.
- *Vacant Lot & New Home Construction*  
The Commissioners looked at pictures of all the new construction happening around town along with an up-to-date vacant lot inventory and corresponding map. Baker went through the details of the inventory spreadsheet and map update. The updated inventory showed that Lonsdale's new home starts were already 4 months ahead of 2017.

### b. Planned Unit Development (PUD) Ordinance Amendment Examples & Discussion

Baker stated that there are currently four Planned Unit Developments in Lonsdale, including: 1) the Rolling Ridge Market Place, 2) Eagle Creek, 3) Harmony Meadows, and 4) Willow Creek Heights Villas. He provided details about those particular PUDs. He said that in June 2018, the City Attorney and Commissioners went through a PUD Workshop and discussed the best options for four vacant R-2A lots located along 15<sup>th</sup> Avenue SE. Baker explained that the current PUD/Agreement practice isn't specifically identified in State Statute, and he noted that also PUD Agreements tend to be difficult to amend in the future.

The Commissioners reviewed related information from the City Attorney, along with Lonsdale's current PUD language/zoning map and new PUD ordinance examples from nearby Elko New Market. After discussing the topic further, the Commissioners directed City Staff to amend the Code to allow for the new-style PUD ordinance, similar to Elko New Market and Lakeville. Baker stated that Staff will work towards establishing a PUD ordinance amendment in September and/or October 2018.

**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 7:15 pm.

Respectfully Submitted:

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Benjamin Baker, City Planner