

MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
AUGUST 19, 2019

MEMBERS PRESENT:

Members: Jim Freid, Joe Kodada, Dave Dols, Mark Ward, and Steve Cherney

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

3. APPROVAL OF MINUTES

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

A motion was made by Ward and seconded by Kodada to approve the Minutes from the July 15, 2019 Regular Meeting as presented. Vote for: Freid, Kodada, Dols, and Ward; Against: None. Vote: 4-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

a. Review a Variance Request for 302 3rd Avenue NE Submitted by Jerome Karger & Tami Gallmeier

Dols read the public hearing notice and opened the hearing. Baker read through the detailed Staff Report and the associated attachments. He said that the applicants are requesting a variance from the side yard setback to allow for an attached 552 s.f. garage to be constructed at 302 3rd Avenue NE. Baker went through a zoning table which showed R-2 District standards, existing conditions, proposed dimensions, and variances needed. He also referenced applicable zoning regulations pertaining to nonconformities, setback consistency in older neighborhoods, and curb cut width. Baker explained that variances shall only be permitted when: 1) in harmony with the general purposes and intent of the Code, 2) consistent with the Comprehensive Plan, and 3) practical difficulties can be established in complying with the zoning code. Baker referenced City Code and Comp Plan sections that satisfied the variance test. The Commissioners reviewed the garage construction plans and six maps, including a survey which showed a current side yard setback of 3.9 ft. and a proposed garage setback of 3.6 ft.

Dols asked if anyone in the audience wanted to speak on the matter.

The applicants, Jerome Karger & Tami Gallmeier, stated that they have been making improvements to their home/property, and they want to make their rear yard area look nicer. Gallmeier said that everyone should have a right to an attached garage. Karger said that the garage will be used to hide storage items inside and typical residential garage uses. Cherney asked if the two driveways could be filled with concrete in-between, Baker said that as long as there was 45% lot coverage or less and the curb-cut was 28 ft. wide or less, then yes. Kodada said that lights will be installed on the sides of the garage.

A motion was made by Freid and seconded by Dols to close the public hearing. Vote for: Freid, Kodada, Dols, and Ward; Against: None. Vote: 4-0. Motion carried. The hearing closed at 6:48 pm.

6. GENERAL BUSINESS

a. Consider Approval of Variance Request for 302 3rd Avenue NE submitted by Jerome Karger & Tami Gallmeier

Baker said that a public hearing was held earlier in the meeting, and he provided a brief recap of the variance request. Baker explained appropriate voting procedures in regard to any potential conflict-of-interest. The Commissioners discussed the topic, and Fried said that it looks good.

A motion was made by Freid and seconded by Ward to recommend approval the agenda as presented. Vote for: Freid, Dols, and Ward; Against: None. Abstained: Kodada. Vote: 3-0-1. Motion carried.

- b. Review & Discuss Proposed Regulations for Shipping/Storage/Moving Containers
Baker provided an overview of previous shipping container discussion. He provided the Commissioners with a table that categorized regulations for shipping containers into: 1) residential and non-residential, and 2) temporary and long-term. He explained that “temporary” would be defined as no longer than 30 days, and “long-term” permits would be valid for 2 years, but could be renewed. The Commissioners discussed: permitting, number allowed, size, location, setbacks, exterior design, ground surface, and screening. The agreed with allowing slightly larger containers in non-residential districts. Kodada suggested that rear yard placement should be preferred and recommended. The Commissioners discussed the potential damage to streets from roll-offs and shipping containers, and they said that any associated street repairs made by the City should be assessed to the property owner. They also discussed and agreed that larger containers, 40’-60’ trailers, with wheels should not be allowed for long-term storage on a lot. The Commissioners said that containers associated with remodeling or construction work should be allowed for a longer period of time.

Baker thanked the Commissioners for their input, and he said that he would try to insert the table, with the proposed changes, into an appropriate Code section for review at a future meeting.

- c. Review 153.007, Accessory Buildings, Structures, Uses
Baker reviewed the current Accessory Use section of the City Code with the Commission. Baker highlighted the main points of each paragraph, and he noted potential updates that could be made. The Commissioners provided comments and suggestions as well.
- d. Building Permit & City Updates
Baker went through the latest building permit numbers for new home construction. He also provided a quick overview on current City projects, including: 1) the Czech Heritage Feasibility Study, 2) the CTM Services Project, 3) Trcka Park, 4) City mapping, and 5) on-going street projects and pavement rating report.

7. MISCELLANEOUS

Kodada said that based on the number of rear yard repairs his company has had to make recently, that a new standard should be implemented that requires tile to be installed along frost footings to help with drainage. He also said that the City needs to use common sense when only allowing silt fence for erosion control. He provided examples of when silt fence actually makes situations worse. Dols said that there should be different rules for yards that are established compared to new home lots.

Cherney questioned his roll with the Planning Commission. Chair Dols said that the appointed Council Representative to the Planning Commission should sit at the front table in the Council Chambers along with the rest of the Commissioners and report back to the Council on what is being discussed and recommended by the Commission.

8. ADJOURNMENT

A motion was made by Freid and seconded by Ward to adjourn the meeting. Vote for: Freid, Kodada, Dols, and Ward; Against: None. Vote: 4-0. Motion carried. The meeting ended at 7:27 pm.

Respectfully Submitted:

Benjamin Baker, City Planner