

**MINUTES
CITY OF LONSDALE
REGULAR PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 14, 2020**

MEMBERS PRESENT:

Members: Jim Freid, Mark Ward, Joe Kodada, Kevin Kodada, Lou Jirik, and Dave Webb

MEMBERS ABSENT:

None

STAFF PRESENT:

City Planner Benjamin Baker & City Administrator Joel Erickson

1. CALL TO ORDER

Chair J. Kodada called the meeting to order at 5:00 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 Freid and seconded by Ward to approve the agenda as presented. Vote for: Freid, Ward, Kodada, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried.

3. APPROVAL OF MINUTES

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

A motion was made by Webb and seconded by Ward to approve the Minutes from the August 17, 2020 meeting as presented. Vote for: Freid, Ward, Kodada, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried.

4. PUBLIC COMMENT

None

5. PUBLIC HEARINGS

- a. Review a Text Amendment to City Code §153.079, Signs, that would allow a limited number of standard/static display and digital billboards, up 300 sq. ft. in sign area, within the C-I, Commercial-Industrial Zing District – Submitted by Duane Fredrickson, of Fredrickson Outdoor Advertising, LLC

J. Kodada opened the public hearing, and he referenced the public hearing notice.

Baker went through the Staff Report and associated attachments. He said that Duane Fredrickson, of Fredrickson Outdoor Advertising LLC, submitted an ordinance text amendment request to allow a limited number of billboards within the Commercial-Industrial Zoning District. If the ordinance amendment is approved by the City, Fredrickson also asked the City to consider a lease agreement for a 10' x 30' billboard along TH 19, between Dollar General and Trondhjem Lutheran Church, within the City owned Lonsdale Business Park. Baker said that the City Attorney and City Council would need to review and approve any lease agreements.

Baker stated that Fredrickson attended the August 17, 2020 Planning Commission meeting, in which the Planning Commission members provided informal feedback on the proposed Billboard. He noted that the majority of comments and feedback provided at that meeting were positive and favorable towards the billboard and sign ordinance amendment idea.

Baker stated that any billboards located along TH 19 would need to follow State of Minnesota permitting regulations. Baker explained that Lonsdale's current sign ordinance does not allow for billboards or signs of 250 sq. ft. He went through the proposed changes to allow for a billboard in the Commercial-Industrial District, including: setbacks, spacing, size limits, display duration, display brightness/illumination restrictions, and compliance with the MN Outdoor Advertising Control Act and MNDOT permitting regulations.

Applicant Duane Fredrickson addressed the Commission from the front podium. He provided the Commissioners with a proposed picture rendering of what a billboard would look like in the Business Park, and he also brought a miniature scale billboard model for the Commissioners to look at. Fredrickson said that one side of the billboard would be static and the other side would be digital. He explained the capabilities of a digital sign, including space for the City to provide notices and advertise community events. Jirik asked about interference with the nearby powerline. Fredrickson said that it should not be an issue, and he explained how he had to work with the Cap-X 2020 Project.

J. Kodada asked if there were any more comments off the floor. No one responded to the invitation.

A motion was made by Freid and seconded by Jirik to close the public hearing. Vote for: Freid, Ward, Kodada, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried. The hearing closed at 5:12 pm.

6. GENERAL BUSINESS

- a. Consider Approval of a Lot/Parcel Combination Request for 314 & 320 15th Avenue SE Submitted by Jake Tupy, Moderno Homes & On-Site Marketing

Baker went through the Staff Report, which detailed: applicant owner information, property description and location, request, building permit review process, land use, comp plan, zoning, utilities, easements, and addressing. He said that the applicant is requesting that the City consider approving the combination of 314 and 320 15th Avenue SE together, so that one larger single-family home can be constructed on the combined parcels/lots instead of two smaller twin-home units. Baker went through the proposed Resolution, including the conditions relating to the unused sewer and water services. He noted that an unused utility services agreement will need to be signed by the applicants/property owners, prior to a building permit being issued. The Commissioners reviewed the attached pictures, maps, surveys, home plans, Resolution, and conditions of approval. Fried asked about the other vacant lots at 326 & 332 15th Avenue SE. Baker said that property owner was notified about the proposed lot combination, and he said that the property owner rezoned similar twinhome lots in Willow Creek to Villa lots. Jake Tupy said that he is just trying to find a place to construct a home for his family. Jirik asked about stagnant water issues. Baker explained the recommendations from the City Engineer and Public Works Director.

A motion was made by Jirik and seconded by Webb to recommend approval of Resolution 2020-38, a Resolution approving a parcel combination of 314 & 320 15th Avenue SE, contingent upon the conditions listed in Exhibit B. Vote for: Freid, Ward, Kodada, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried.

- a. Consider Approval of a Text Amendment to City Code §153.079, Signs, that would allow a limited number of standard/static display and digital billboards, up 300 sq. ft. in sign area, within the C-I, Commercial-Industrial Zing District – Submitted by Duane Fredrickson, of Fredrickson Outdoor Advertising, LLC

Baker stated that notices were sent out to everyone within 350 ft. of the Commercial-Industrial District, and no one provided any written or verbal comments. He said that a public hearing was held earlier in the meeting. Fredrickson further explained how a digital billboard works and what the benefit would be to the community. There was discussion on potential light/brightness nuisance. J. Kodada stated that Lonsdale has not had any billboards in town, and this project will set precedence.

A motion was made by Freid and seconded by Ward to recommend approval of a text amendment to City Code §153.079, Signs, that would allow a limited number of standard/static display and digital billboards, up 300 sq. ft. in sign area, within the C-I, Commercial-Industrial Zing District. Vote for: Freid, Ward, Kodada, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried.

7. MISCELLANEOUS

Kodada reminded the Building Official and Fire Chief that a Rapid Entry System should be installed in the new bank building.

8. ADJOURNMENT

A motion was made by Freid and seconded by Webb to adjourn the meeting. Vote for: Freid, Webb, Kodada, Jirik, and Webb; Against: None. Vote: 5-0. Motion carried. The meeting ended at 5:34 pm.

Respectfully Submitted:

Benjamin Baker, City Planner