

LAUDERDALE CITY COUNCIL  
MEETING MINUTES  
Lauderdale City Hall  
1891 Walnut Street  
Lauderdale, MN 55113

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July 15, 2024

**Call to Order**

Mayor Gaasch called the City Council work session to order at 5:11 p.m.

**Roll Call**

Councilors present: Evan Sayre, Jeff Dains, Sharon Kelly, Duane Pulford, and Mayor Mary Gaasch. Councilors absent: None.

Staff present: Heather Butkowski, City Administrator, and Jim Bownik, Assistant to the City Administrator.

**Work Session**

**A. Mayor Gaasch Review of Council Meeting Agendas and Protocols**

Mayor Gaasch addressed the City Council with her concern that during some council meetings topics are brought up that aren't on the agenda. She stressed the importance of only discussing items on the agenda. She encouraged council members to take questions about specific properties to staff ahead of meetings as it is best practice not to identify residents or their properties during council meetings.

**B. Review Draft Zoning Ordinance Chapters One through Four Prepared by the City's Planning Consultant**

Mayor Gaasch turned the floor over to Jennifer Haskamp of Swanson Haskamp Consulting. As the City's consulting planner, Haskamp prepared the most recent Comprehensive Plan and has been drafting zoning ordinances that will match the Comprehensive Plan. Through the course of the meeting, she walked the Council through the first four draft chapters.

The first chapter titled, "Title, Purpose, and Authority" generated little conversation. She explained that chapter two created six new zoning districts that replaced the current zoning districts. Modern zoning no longer focuses on preserving single-use districts but focuses on allowing the mix of uses preferred in an area. The new residential districts correspond to the density levels submitted in the Comprehensive Plan. She then explained the proposed setbacks in each district. Setbacks address massing or how buildings feel with regard to size. The proposed changes are in line with existing zoning so as not to create many non-conforming lots but also create new flexibility for property owners.

Chapter three creates overlay districts. Overlay districts are special standards that allow for flexibility when it matches goals of the City as laid out in the Comprehensive Plan. Two new overlay districts are proposed for the north and south side of Larpenteur Avenue. Chapter three includes the High Density Residential – Conservation overlay district previously created by the City Council. The chapter also identifies the City's planned unit development process.

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Chapter four establishes uses allowed in each district. As the meeting was coming up on two hours, Haskamp asked the City Council to review the proposed uses over the next two weeks and submit comments to her. She will aggregate them and present at an upcoming city council meeting when she presents the remaining four chapters.

**C. Discuss Future Use of 2430 Larpenteur Avenue**

Butkowski mentioned that two property owners adjacent to 2430 Larpenteur Avenue recently approached the Council about purchasing the property. Council member also have questioned whether the site could be a municipal cannabis store with the goal of generating revenue to pay for increasing city costs. Haskamp said that while the site is small, it is large enough to host some types of cannabis businesses. She said there are companies that create models to assess whether the site would likely be profitable as a cannabis business. She asked the Council whether they were interested in having an analysis done. The Council asked staff to work with Haskamp to get a proposal for the analysis.

**Opportunity for the Public to Address the City Council**

Mayor Gaasch opened the floor to those in attendance interested in addressing the Council. No one expressed interest in speaking.

**Adjournment**

Councilor Sayre moved and seconded by Councilor Pulford to adjourn the meeting at 7:58 p.m. Motion carried unanimously.

Respectfully submitted,



Heather Butkowski  
City Administrator