

**Lauderdale City Council
Meeting Minutes
January 11, 2005**

1. Meeting called to order at 5:40 P.M.

2. ROLL

Council present: Giannetti, Christensen, McCloskey, Gill-Gerbig and Mayor Dains

Staff present: Hughes, Bownik, Walsh, and Getschow

3. APPROVAL

A. Approval of Agenda. Motion by McCloskey, second by Giannetti to approve the agenda. Roll: Yes: all. Motion carried.

4. WORK SESSION - 2005 GOAL SETTING

A. Goal Setting Session. The City Council discussed the goals for 2005. The main goal was the replacement of the departing City Administrator. This discussion occurred between 5:40 p.m. and 7:00 p.m.

5. APPROVAL

A. Approval of Minutes. Motion by McCloskey, second by Christensen to approve the minutes of the December 14, 2004 City Council meeting. Motion carried unanimously.

B. Approval of Claims totaling \$315,283.55. Motion by Gill-Gerbig, second by Giannetti to approve the claims totaling \$315,283.55. Motion carried unanimously.

6. OPPORTUNITY FOR THE PUBLIC TO ADDRESS ITEMS NOT ON THE AGENDA

7. CONSENT

- A. *Approval of 2005 Investment Policy*
- B. *Resolution 011105A: Approval of Investment Institutions for 2005*
- C. *Approval of 2005 Licenses*
- D. *Approval of the Mileage Reimbursement Amount for 2005*

Motion by Christensen, second by Gill-Gerbig to approve the consent agenda.
Roll: Yes: all. Motion carried.

8. SPECIAL ORDER OF BUSINESS/RECOGNITIONS/PROCLAMATIONS

9. INFORMATIONAL PRESENTATIONS

10. PUBLIC HEARINGS

- A. *Application for a Zoning Amendment at 1801 Eustis Street from R-1 Residential to R-2 Residential.*
- B. *Application for a variance at 1801 Eustis Street to allow a two-family dwelling on a 40-foot lot as opposed to a 60-foot lot. Zoning Administrator Bownik stated that the applicant and property owner, Globe Companies, is proposing to remodel the existing building into a two-family dwelling. The existing building is currently used as a single-family dwelling, and in the past was once used as a grocery store and a single-family dwelling.*

Bownik stated that the property is zoned R-1. Two-family dwellings are permitted in the R-1 District, but with a conditional use permit. In the R-2 District, two-family dwellings are a permitted use. The applicant is requesting an amendment to the zoning map only – requesting that this property be zoned R-2 as opposed to R-1. Currently, the zoning ordinance allows for the following three residential districts: R-1 Suburban Residential, R-2 Urban Residential, and R-3 Multiple Residential.

Bownik then stated that The R-2 District requires a lot width of 60 feet for two-family dwellings. The property has a lot width of 40 feet. Therefore, the applicant is also requesting a 20-foot variance to the lot width requirements to allow for a lot width of 40 feet instead of 60 feet.

Bownik stated that property owners within 350 feet from the perimeter of the subject property were sent notice of the public hearings for the zoning amendment request and the variance request. A Public Notice was also published in the December 31, 2004 edition of the *St. Paul Pioneer Press*. He also stated that separate public hearings for the zoning amendment and the variance can be opened simultaneously in order to best take public comments regarding this property.

Council member Christensen asked Bownik is any properties in Lauderdale are zoned R-2. Bownik stated that no properties currently exist in the R-2 District.

The Mayor opened the public hearings at 7:10 p.m.

Jennifer Neska, Attorney for Globe Companies introduced the staff of Globe Companies. She stated that this housing project would be an improvement to the property and an improvement to the City. There are no structural changes being proposed that would increase the size of the building on the property. She stated that with a two-stall garage, adequate parking would be available for this two-family rental property. She stated that a competent property management company would oversee this proposed duplex.

Larry Lambert, 1803 Eustis Street, stated that he would like to see the zoning kept the same. There is logic to single-family dwellings existing on 40-foot lots. Duplexes do not normally fit well on 40-foot lots and he does not support the re-zoning. He also stated that he feels that rental properties do not enhance the area.

Alyssa Sherman, 1808 Eustis Street, stated that she does not support the re-zoning or the variance. She stated that some rental properties are not kept up as well as they should be. She questioned who will be responsible for the upkeep of the property.

Jennifer Neska of Globe Companies reiterated that a property management company would handle the upkeep of the property.

Bownik read a letter into the public hearing record written by Mae Schmidt, 1774 Eustis Street, that opposed the re-zoning and the variance application.

The Mayor closed the public hearing at 7:14 p.m.

11. ACTION

A. Consideration of a Zoning Amendment at 1801 Eustis Street from R-1 Residential to R-2 Residential.

B. Consideration of a variance at 1801 Eustis Street to allow a two-family dwelling on a 40-foot lot as opposed to a 60-foot lot.

Council member McCloskey stated that he opposed the rezoning and the variance requests. More multiple-family rentals are not needed in this area to justify the rezoning.

Mayor Dains stated that he also opposed the rezoning and the variance requests. The City Comprehensive Plan is very clear about keeping R-1 Districts as R-1 Districts. Maintaining and enhancing single-family home ownership is a very important goal of the city.

Council member Gill-Gerbig agreed that the property could be upgraded and improved. She supports the rehab of the building as a single-family property, but not as a duplex. She is most concerned with the lot dimension issue of placing a two-family dwelling on a single-family size lot.

Council member Giannetti also opposed the rezoning and the variance requests. She appreciated the upgrade that is being considered for this property, but she sees the applicant asking for a variance to increase the lot size 50% to move up to duplex lot size standards. That is too much.

Council member Christensen stated that this application is requesting to be "spot zoned". He does not like the concept of "spot zoning" and the negative effects that it can have on neighboring properties.

Motion by Christensen, second by Gill-Gerbig to deny the application for a Zoning Amendment at 1801 Eustis Street from R-1 Residential to R-2 Residential. Roll: Yes: all. Motion carried.

Motion by Gill-Gerbig, second by McCloskey to deny the application for a variance at 1801 Eustis Street to allow a two-family dwelling on a 40-foot lot as opposed to a 60-foot lot. Roll: Yes: all. Motion carried.

C. *Approve the purchase of a new city truck.* Administrator Getschow stated that the City Council in 2005 has budgeted for the purchase a new one-ton pick-up to replace the older pick-up truck. The City receives a significant discount through the state bid procedure; the 2005 state bid one-ton for 2005 is a Ford. \$25,000 is budgeted for a new truck in 2005. Also, the City will be trading in the old truck that is to be replaced.

Even though the City is not required to undertake the competitive bidding process (when over \$50,000), the City's purchasing policy has been to obtain three different quotes for similar trucks.

Elk River Ford obtained the low bid on the state specifications for the one-ton truck the City is looking to purchase. The three quotations the City received are similar type trucks with similar features and are as follows:

Elk River Ford	\$19,888
Suburban Chevrolet	\$23,000
Hopkins Dodge	\$27,000

Getschow also stated that the City will also need to purchase a new plow at a future date for approximately \$3,000 to be placed on the new truck.

Motion by Giannetti, second by Christensen to approve the purchase of a one-ton truck from Elk River Ford for \$19,888. Roll: Yes: all. Motion carried.

D. *Resolution 011105B: Resolution Adopting the 2005 Fee Schedule.* There is only one proposed change to the fee schedule- a fee increase for sewer connection charges to match the Metropolitan Council fee.

Motion by Christensen, second by Giannetti to approve Resolution 011105B: A Resolution Establishing 2005 License, Administrative Services, and Permit Fees. Roll: Yes: all. Motion carried.

E. *Appointments to the Tree Commission and the Park and Community Involvement Committee (PCIC).* Administrator Getschow stated that there is one re-appointment needed to the PCIC. Current PCIC Chair, Karen Doherty, is seeking re-appointment for an additional two-year term.

The Tree Commission has received three (3) new applications for membership. The Commission has not met for quite a few years, and based on resident interest, it was felt that now is the time to reinvigorate the group. Based on prior discussion, the Commission will consider and/or conduct research on a tree replacement policy, tree inventory, a cost sharing fund, related ordinances, and tree disease issues.

Motion by Gill-Gerbig, second by Giannetti to approve the following residents to fill the following Commission/Committee vacancies:

Eric Mader	1695 Malvern	2 yr term	Tree Commission
Lee Anderson	1771 Walnut	2 yr term	Tree Commission
Ann Sisel	1567 Fulham	2 yr term	Tree Commission
Karen Doherty	1926 Malvern	2 yr term	PCIC

Roll: Yes: all. Motion carried.

F. 2005 Appointments. Motion by Christensen, second by McCloskey to approve the enclosed Appointments for 2005. Roll: Yes: all. Motion carried.

G. Accept the Resignation of City Administrator Rick Getschow. Mayor Dains stated that Mr. Getschow has accepted the position of City Manager in the City of Hopkins. Therefore, he will be resigning his post in the City of Lauderdale.

Motion by McCloskey, second by Gill-Gerbig to accept the resignation of City Administrator Rick Getschow, effective January 28, 2005. Roll: Yes: Giannetti, Christensen, McCloskey, Gill-Gerbig. No: Mayor Dains. Motion carried.

H. Staff Compensation. Motion by Christensen, second by Giannetti to approve staff compensation for 2005 as included in the packet effective January 1, 2005. Roll: Yes: all. Motion carried.

12. ITEMS REMOVED FROM THE CONSENT AGENDA

13. ADDITIONAL ITEMS

A. January 25, 2005 Council meeting time change. The Mayor stated that there would be a reception for outgoing City Administrator Rick Getschow at City Hall at 5:30 p.m. prior to the January 25 Council meeting.

Motion by Christensen, second by McCloskey to move the start time of the January 25, 2005 City Council meeting to 5:30 p.m. Roll: Yes: all. Motion carried.

14. SET AGENDA FOR NEXT MEETING

1. 2005 Budget Presentation
2. Replacement of the City Administrator

15. ADJOURNMENT

Motion by Gill-Gerbig, second by McCloskey, to adjourn at 7:52 P.M. Ayes: All.