

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES**

December 16, 2020

1. **Call to Order:** The Planning Commission meeting was called to order at 7:14 pm by Chairman Zutz virtually through Zoom
2. **Roll Call:** Present were Todd Gardner, Greg Zutz, Liz Fairbanks and William Murray, Tara Kelly. Absent: Colleen Sievert and Joe Kollodge

Others in attendance: Kate Thunstrom- Community Development Director, Beth Richmond – City Planner, Kevin Robinson - City Council, Jodie Steffes – Community Development Specialist

3. **Adopt Agenda:** Motion by Gardner, second by Murry to approve the agenda. Motion carried 5-0.
4. **Approve Minutes:** Motion by Gardner, second by Fairbanks to approve the November 18, 2020 minutes. Motion carried 5-0.
5. **Public Comment:** None received
6. **Regular Business Items:**

- a. Concept Plan – Senior Housing, Anderson Companies
Richmond reviewed the packet. The project is proposed as a single building, 125 units with four floors and below ground parking. This project requires a Comp Plan Amendment, rezoning, administrative subdivision a preliminary and final plat.

Greg Anderson of Anderson Companies identified that height is important, he has concerns about setbacks on Bridge Street and will work with Beth on other goals. It is also important to get the drop off/pick up area away from high traffic areas and wayfinding is important. Working on a plan to fit zoning and some design standard requests.

Commission discussion included the trail along the Rum River and its potential use as access to the river side of the building and fire access concerns. The property is held by Anoka County and has a steep hill. Traffic will be reviewed by Anoka County. Balconies will be included on independent living units to look out the SW side and the River. Balconies also break up the architecture and will look at intermittent mix of them. If the property overlaps with the River set backs the City will be in discussion with the DNR on allowing a PUD. Group looking for aesthetics such as a trail or sidewalk along bridge to connect to trails, decorative or well-placed plantings around pond. If pond is located in the rear of the property it will require the removal of several trees in which the existing neighborhood uses for privacy. It was requested that the project look at 229th for a second access. The discussion identified a large wetland and city ROW that would need to be dealt with. Fire hydrants will be proposed in the next step.

Group would like to keep trees on the south side verses moving the pond.
Richmond will work with Mr. Anderson on building placement.

Overall, Commission is supportive of the project and favor the concept moving forward to Council for comment.

7. **Planning Commission Discussion** –

- a. This will be Bill Murrays last Commission meeting as his term is up. His years of service are greatly appreciated and his input valuable.
- b. There have been two new applications received and will be reviewed for the openings in Commission seats.
- c. Commissioner Gardner announced he will be moving and his term will be end May 31, 2021

8. **Adjournment:** Motion by Fairbanks, second by Murray to adjourn. Motion carried 5-0.
Meeting adjourned at 8:08 pm.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Signed by: Kate Thunstrom

DATE APPROVED: January 20, 2021