

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
December 20, 2017**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.
2. **Roll Call:** Present were Ray Steinke, Todd Gardner, Joel Olson, Greg Zutz, Julie Morin and William Murray. Absent: Brittney Berndt. Others in attendance: Councilman Rich Skordahl, Kate Thunstrom Community Development Director, Ben Gozola Sambatek/City Planner
3. **Adopt Agenda:** Motion by Zutz second by Olson to approve the agenda. Motion carried 6-0.
4. **Approve Minutes:** Motion by Olson second by Gardner to approve the November 17, 2017 minutes. Motion carried 6-0.
5. **Public Comment:** None received
6. **Public Hearing:**

a. Planned Unit Development (PUD) Senior Living Facility

- Additional handout provided to Commission, Hakanson Anderson Engineering Comments and Wenck project narrative.
- Gozola reviewed packet. Identified that historical was not reviewed and is dependent on first approvals review. Approval by a 4/5th vote is required by Council. Based on items identified, Staff recommends approval to forward recommendation to Council.
- Public Hearing Opened at 7:10, nobody came forward for comment, Closed at 7:11 p.m.
- No further question or discussion from Commission

Olson made a motion to recommend the City Council approve the requested planned unit development amendment based on the findings of fact in the staff report, and subject to the conditions listed on pages 10 and 11 of the existing staff report. No amendments made.
Second by Steinke, Motion Passed 6-0

b. Conditional Use Permit – Meridian Behavioral Health

- Gozola reviewed project. This had been previously approved in 2013. A simple majority vote by Council is required to pass. Onus is on the City to prove not supported by existing Code as it is approved within the zoning district as a Conditional Use. CUP standards have been met or can be met with conditions.
- MNDOT has chosen not to provide feedback on the project. A request for an opinion had been forwarded to them even though the facility is not directly located on the State Hwy.
- Public Hearing Opened 7:24 p.m.
 - Chris Vee 4106 DeGardner Circle, comments: concerns with crosswalk at Pederson and traffic increase
Councilman Skordahl identified that the Mayor and Staff are working with the State to address crossing and traffic concerns at Pederson
 - Liz Fairbanks 24360 Yukon St, comments: Hwy 47 is being looked at but is a state hwy, applaud with the number of trees being added. Question on the type of treatment facility and individuals being served.
 - John Seymore with Meridan: this is a voluntary treatment center, Rule 31 facility, serving adults. Traffic will be family and staff. Estimate 50 employees but they will be in shifts as the facility is 24 hour operation. Residents are transported and not coming and going.

People are supervised. People leave with a discharge plan. Facility is secure to provide privacy to the individuals seeking treatment.

- Jim Hollerbach 24476 St. Francis Blvd, comments: concerned clients will bring harm to the community and that the taxpayers are paying for all the growth.
- Wanita Walker 4357 241st, comments: that with this clientele will come problems, Anoka County should be working on this not the City, does not want this brought to our backyard.
- Joe Muhlbauer 3459 229th, comments: anyone can be a danger to the community on or off drugs, appreciates the public comments and feedback, disagrees on comments against the project as these facilities are needed.
- Meridian Architect, comments: works on these projects for Meridian, existing facility in Pine City, these people are already in the community and being drug dependent does not identify mental health concerns and vice versa.
- Fern Wahlquist, Townhome Development, question on lighting and signage on the new development.

Ben, the project has submitted a lighting plan and it is not exceeding the threshold identified in code. The sign will be one at the entrance of the facility.

- Public Hearing Closed 7:38 p.m.
 - Zutz requested information on the program relying on the police department services.
 - Meridian, the facility will have staff that supervises full time, police department will be called based on protocol if necessary.
 - Morin addressed public that if they still have issues to address with the City to reach out to the City Council.

Olson, thanked the public for providing comment. Based on information provided by Staff, recommended approval of the request based on the applicant's submittals and findings of fact.

Second by Gardner, motion passed 6-0

c. Conditional Use Permit – Woodhaven

- Gozola reviewed the packet. Additional handout provided: MNDOT letter. Unique lot with east side ROW. Two units are affected by the ROW and could be reviewed as a variance. MNDOT will not allow access to Hwy 47.
- Steinke questioned storage.
 - Mike Schrader, ALS Properties, comments: phase 1 was purchased in 1992 and the last phase was completed by 1999. Storage is provided in two ways. There is a storage area in which all residents can utilize for access storage and each unit is designed and provided a garage. Garages are shared garages allowing 12X22 with a combined lot line. All boats and other items are expected to be in the garage and not allowed to be stored in the driveway.
- Morin requested information on the life expectancy of these types of units.
 - Schrader, depends on how the product was built. Units are replaced regularly, some have 30 year mortgages showing lenders expect a life of the unit beyond that. These are lifecycle housing and not trailers. If they become depleted they are removed. Units are built to federal standards.
- Schrader identified that maintenance staff live on site and units are well managed. Homes that will be brought in for the new section are multi-sectional and priced between \$75k and \$100k.
- Murry asked about the need for a storm shelter
 - Schrader, yes they will be building one on this plan to accommodate this area specifically.
- Public Hearing Opened 8:03 p.m.
 - Liz Fairbanks, 24360 Yukon St, want businesses on a main street. Fine with this idea as the city needs the people to bring the water down. Hwy 47 should be commercial.
 - Jim Hollerbach 24476 St. Francis Blvd, is not aware of Comp Plan and mapping, fear of water and sewer.

- Chris Vee, 4106 DeGardner Circle, used to see wildlife, its ok to keep the city country, to much building for his taste.
- Darby Comparetto, 23518 St. Francis Blvd, want to see businesses, people want amenities to move here
- Public Hearing Closed 8:17 p.m.
 - Zutz, questioned commercial
 - Gozola, no access to Hwy 47, guided in the planning as housing
 - Olson, are we addressing pedestrian movement? Development drives amenities, would like to see east/west crossings
 - Ben identified the north/south trail. Thunstrom discussed the crossings are limited due to the State choices in movement of people.
 - Steinke, identified history that the developer wanted two at one point, now the state wont allow one access. Concerned then that there should be two entries for storms and emergencies.
 - Gozola, the current plan without the Hwy 47 access meets access management requirements.

Zutz felt there are too many outstanding questions, made motion to table this item and requested additional information. Olson Second, motion passed 6-0

7. **Regular Business Items:**

a. Concept Plan – Rivers Edge Development

- This is an informal opportunity to provide feedback. Project would require a Comprehensive Plan amendment and rezoning to develop the north section. To date have not received comment from Anoka County regarding access.
 - Lot sizes are based on product from slab on grade homes to large scale homes on the river
 - The project meets PUD standards and is compliant with the Comprehensive plan.
 - The point of using the PUD process is to address the smaller lots on the east and the cul-de-sac
 - The tradeoff for the PUD and its amenities is the open space, increase in park land as identified in the Comp Plan. The current plan offers a four acre park aside from wetland.
 - PUD provides housing at a lower cost, provides opportunities for older residents to stay within the city and offers a mix of products.
 - Would like to see a trail system considered
 - Find a way to connect the development to the community and consider opportunities for ADA housing in both housing and in trail system.
 - Would like to see high end homes on the river, large attractive houses
 - Suggested to check with seller on ownership from other side of the river or identify access.

b. 2018 Meeting Schedule

- Schedule provided for upcoming year

8. **Planning Commission Discussion** –

9. **Adjournment:** Motion by Zutz second by Gardner to adjourn. Motion carried 6-0. Meeting adjourned at 9:20 pm.

DATE APPROVED: February 21, 2018