

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: May 6th, 2015
RE: Meeting Minutes, Tuesday, May 5th, 2015

The Planning Commission met at 5:20 p.m., on Tuesday, May 5th, in the City Council Chambers at City Hall. The following members were Present: Donald Smith, Jerry Steffes, Dave Hanifl, Richard Wieser, Patty Dockendorff, Linda Larson, Mani Edpuganti and Ex-officio members Brian Krenz, Bill Waller, Skip Wieser and Shawn Wetterlin were in attendance.

The meeting was called to order by Chairman Smith at 5:20 p.m.

1. Motion was made by Linda Larson, Seconded by Richard Wieser to approve the Planning Commission meeting minutes of April 24th, 2015.

Linda Larson – Yes
Richard Wieser – Yes
Mani Edpuganti – Yes
Patty Dockendorff – Yes
Dave Hanifl – Yes
Jerry Steffes – Yes
Chairman, Don Smith - Yes

2. The Planning Commission of the City Zoning Authority Held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, May 5th, 2015 at 5:20 o'clock P.M. to consider the application for a zoning classification change from R-1A to R-3.

The zoning change request concerns certain premises situate in said City described as follows, to wit: Parcel number 252091000 & 252067000, more commonly identified as 1384 County 25, La Crescent, MN.

- a. Dale Olson and Rob Simonson presented the proposed Springbrook Elderly housing project that would be built at this site.

- Phase 1 & 1A with a total of 100 living units (Assisted living, Memory Care & Independent Living.
- 45 underground parking
- 12 Garage spaces
- 61 Surface parking spaces
- 45-60 Employees

b. Planning Commission questions

- Dave Hanifl - concerned about water runoff.
- Don Smith - concerned about proposal of different owners for assisted living and the independent housing within the same building.
- Jerry steffes - any conversations with neighbors.
- Richard Wieser - thought they should consider the Luce property.
- Patty Dokendorff - height of building & when phases would start.

c. 5:50 p.m. meeting open for public comment

- Edith Kubicek, 148 Janell Ave., has concerns about lighting, water drainage and if retention ponds are wet or dry.
- Brian Schumacher & Janet Veit, 129 Janell Ave, has concerns about Fencing, Age Ranges, Construction access for phase two, Noise, Driveway and Height of building.
- Bonnie Striegel, 1351 East Lane, has concerns about lighting and parking.
- Sandy Graves, 1200 North 1st, wants senior housing, community input/ media involvement, how did Springbrook come up with the needed types of units.
- Nancy Anderson 820, Wildwood Court, concerned about parking, lighting, and safety of memory care patients.
- Linea and Rick Jackson, 645 Beckman Road, options for two bedrooms units.
- Janet Vandez, 333 South 2nd, Accept Elderly wavers, End of Life, aging in place.
- Tom Clanin, 1383 East Lane, Strom water Management.
- Amy Haefs, 1210 county 25, wants elderly housing to keep people here.
- Beverly Merrill, 304 south Maple, will Springbrook offer nursing care.

6:45 public comment closed

City Attorney reviewed time for approval, Issues to be addressed in development agreement and other conditions for approval.

Motion was made by Richard Wieser, seconded by Dave Hanifl to rezone Parcel numbers 252091000 & 252067000 from R-1 to R-3, project specific to the development as presented by Springbrook dated 5/1/15.

Richard Wieser – Yes

Dave Hanifl – Yes

Mani Edpuganti – Yes

Patti Dockendorff – Yes

Linda Larson – No
Jerry Steffes – Yes
Chairman, Don Smith – No

In reaching its conclusion the Planning Commission rendered the following findings of fact related to rezoning to achieve the development as presented by Springbrook dated 5/1/15:

1. The Comprehensive Plan seeks a balanced mix of housing that meets the needs of current residents and anticipates future needs.
2. The Housing Plan recognizes that an aging population will require a variety in housing inventory to fit a variety of living situations. The proposed project provides independent, assisted living and memory care.
3. Public input at the April 27th Public Meeting kicking-off the planning for a revised comprehensive plan supports the immediate need and desire for housing options including senior housing and more available affordable lots on which to build new homes.
4. The rezoning to achieve the proposed higher density age restricted senior housing is compatible with the adjacent use of the Wildwood Development an age restricted twin home development.
5. There was no substantive opposition to the proposed project from adjacent homeowners in R-1 single family districts. Expressed concerns for light pollution, storm water management and adequate separation from existing homes can be addressed.
6. There is adequate available public infrastructure including electrical service, storm sewers and domestic water available to serve the site. Sidewalk extensions are proposed consistent with the sidewalk improvement noted in the Bike and Pedestrian plan.
7. The area is served by the City of La Crescent's and the MTU's Apple Express bus service.
8. There will be a subsequent Conditional Use Permit and Development Agreement detailing specific issues related to the project. The addition of age restricted senior housing is in harmony with the purpose and intent of the zoning district and the comprehensive plan and will not alter the essential character of the locality.
9. The rezoning is in harmony with the purpose and intent of the comprehensive plan and will not alter the essential character of the locality.

"No" votes expressed a difference with a previously adopted findings of a Senior Housing Task Group and concern that the model isolates seniors and families away from services and amenities.

3. The Planning Commission of the City Zoning Authority held a public hearing at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, May 5th at 5:30 o'clock P.M. to consider the application for a conditional use permit to allow for the building of a Age Restricted, Senior Residential Living Facility including Assisted Living in an R-3 zoned district. The conditional use request concerns certain premises situate in said City described as follows, to wit: parcel number 252091000 & 252067000, more commonly identified as 1384 County 25, La Crescent, MN.

Motion was made by Patty Dockendorff, seconded by Linda Larson to continue the Conditional Use Permit request at 5:20 p.m. at the May 19th Planning Commission Meeting.

Patti Dockendorff – Yes
Linda Larson – Yes
Mani Edpuganti – Yes
Richard Wieser – Yes
Dave Hanifl – Yes
Jerry Steffes – Yes
Chairman, Don Smith --Yes

4. Hills Mobile Home Park Variance request

- a. City attorney Skip Wieser reviewed the proposed Memorandum of Understanding regarding Hill's Mobile Home Park Variance request. See the attached draft Agreement between Hill's Mobile Home Park, Inc. and the City of La Crescent and 2 pages of an Arial map showing the location of the City right of way and each of the Mobile Homes.
- b. Motion was made by Patty Dockendorff, seconded by Linda Larson, to grant a variance for a zero foot setback from the City right of way where the zoning ordinance requires a 15 foot setback. Such variance is conditioned on the City Council adopting a final agreement between the City of La Crescent and the 'Hill's Mobile Home Park, Inc., which is based on the draft agreement presented to the Planning Commission on May 5th, 2015."

The Planning Commission acting as the Board of Adjustment makes the following findings:

1. The variance is in harmony with the purpose and intent of the zoning district and the comprehensive plan and will not alter the essential character of the locality.
2. The variance is granted to remedy practical difficulties permitting use of the property in a reasonable manner not consistent with the zoning ordinance and is due to a circumstance unique to the property.
3. The zero foot setback from City right-of-way is consistent with other variances granted in the vicinity on Sycamore Street.
4. The variance and Final Agreement will resolve a continuing issue of encroachment of mobile homes into the City's right of way.
5. The moving of mobile homes is not inconsistent with the bike and pedestrian plan and allows for sidewalks which are especially important while the use of this property is residential.

Patty Dockendorff – Yes
Linda Larson – Yes
Mani Edpuganti – Yes
Richard Wieser – Yes
Dave Hanifl – No
Jerry Steffes – Yes
Chairman, Don Smith -- Yes

5. Central Business text amendment change

Motion was made by Richard Wieser, seconded by Patty Dockendorff to add “Age Restricted, Senior living facility including assisted living added as a conditional use in the central business district.”

In reaching its conclusion the Planning Commission rendered the following findings of fact related to rezoning:

1. That the current permitted uses are similar in nature to a senior housing development with Multi-family housing, hotels and mixed use structures already specifically permitted and Multi-family also listed as a conditionally permitted use.
2. The addition of age restricted senior housing is in harmony with the purpose and intent of the zoning district and the comprehensive plan and will not alter the essential character of the locality.

Richard Wieser - Yes
Patty Dockendorff – Yes
Mani Edpuganti – Yes
Linda Larson – Yes
Dave Hanifl – Yes
Jerry Steffes – Yes
Chairman, Don Smith - **Yes**

6. Dynamic Signs will be discussed at the next meeting.
7. Call for a public hearing for recently annexed parcels.

Motion was made by Patty Dockendorff, seconded by Jerry Steffes to call for a public hearing on June 2nd, 2015 to zone the recently annex parcels. This will considered a redrawing on the zoning map and a general notice will be published. Notices to property owners within 350 feet of each of the individual parcels would be duplicative and confusing. Specific parcels being assigned to a zoning district will be notified.

Patti Dockendorff – Yes
Jerry Steffes – Yes
Mani Edpuganti – Yes
Richard Wieser – Yes
Linda Larson – Yes
Dave Hanifl – Yes
Chairman, Don Smith – Yes

Meeting adjourned at 8:10 P.M.