

TO: Planning Commission Members
Honorable Mayor and City Council Members
FROM: Shawn Wetterlin, Building/ Zoning Official
DATE: May 20th, 2015
RE: Meeting Minutes, Public Hearing 5:20 p.m.
Tuesday, March 19th, 2015

The Planning Commission met at 5:20 p.m., on Tuesday, May 19th, in the City Council Chambers at City Hall. The following members were Present: Don Smith, Jerry Steffes, Dave Hanifl, Richard Wieser, Patty Dockendorff, Linda Larson and Ex-officio members Brian Krenz, Bill Waller, Skip Wieser and Shawn Wetterlin were in attendance. Mani Edpuganti was not present.

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

1. The Planning Commission of the City Zoning Authority held a Continuation of a public hearing from the May 5th Planning Commission Meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, May 19th, 2015 at 5:20 P.M. to consider a Conditional Use Permit for Springbrook Village.

The developer's architect, gave a review of their project and site plan (attached) dated 5-19-2015.

Questions were allowed by the Planning Commission and the public. A letter (attached) was presented for a resident that could not make the meeting.

A Motion was made by Patti Dockendorff, Seconded by Linda Larson to recess the meeting at 6:00 o'clock to allow the City Council to call their meeting to order. Upon roll call vote, all members voted in favor of the motion proposed.

At 6:05 the Meeting reconvened for the Planning Commission.

A motion was made by Richard Wieser, Seconded by Dave Hanifl to adopt and recommend to the city council approval of a conditional use permit for age restricted senior housing on parcels 252091000 and 252067000. The recommendation is based on the specifically enumerated, and hereby adopted, findings and conditions, incorporated into these minutes of the Planning Commission.

The Planning Commission at its meeting on 5/19/2015 and following a Public Hearing makes the following findings of fact in reaching a recommendation to the City of La Crescent for approval of a Conditional Use permit for the Springbrook Village.

1. The use is contemplated as Conditional Use in the R-3 zoning district. Said use will not be injurious to the use and enjoyment of other property in the immediate vicinity that already exists. There will be no diminution or impairment of adjoining property values.
2. The use will not impede or prohibit normal and orderly development of surrounding vacant property. There is no vacant property immediately adjoining the subject property to be developed.
3. Adequate utilities and access will be provided. The developer will provide 93 parking spaces based on the following formula: 38 for Independent living (18 within garages); 20 for staff; 25 for assisted living; 10 for visitors
4. The use will not cause disturbance to neighboring properties.
5. The use is not in conflict with the policies of the City of La Crescent.
6. The use will not cause traffic hazards or congestion.
7. The structure and site will have an appearance that will not have an adverse effect on adjoining properties.
8. The use is consistent with the purposes of the zoning code and purposes of the zoning district for age restricted senior housing.

In making the recommendation to City Council for approval of the conditional use permit, it is contingent upon the following conditions:

1. That the Developer enter into a Development Agreement with the City addressing the following issues:
 - a. Street width and on street parking.
 - b. Developer to provide definitions of the following terms:
 - i. Independent Living;
 - ii. Assisted Care; and
 - iii. Memory Care.

Said items to be defined by State Statute, if any.

- c. Developer to provide any necessary public easements for municipal utilities, along with appropriate performance bonds for said utilities. Water Main installed shall "loop" or connect with the Main located on Rosewood Drive.
- d. Building construction style and materials shall comply with City Ordinances, unless Developer requests and obtains a Variance from the requirements of the Ordinance.

- e. Access to site to be provided by private right of way and designed by Developer, subject to approval of City Engineer. The right of way to be constructed and maintained at owner's sole expense. Developer shall construct sidewalks in accordance with City Standards and provide public easements for said sidewalks.
 - f. Developer obtaining a storm water construction site or "NPDES" permit from the Minnesota Pollution Control Agency, or other Governmental agencies as necessary.
 - g. A Utility Plan, Storm Water Plan, Site Grading Plan, Landscape Plan, Building Plans, Elevations and Specifications will all be prepared by the Developer and reviewed and approved by the City's Engineer. City to pay its own expense to review and inspect public infrastructure.
 - h. That Developer not request any Tax Increment Financing (TIF), tax abatement, or any form of assistance from City.
2. Developer shall obtain all building permits from City and commence construction no later than December 1, 2015.
 3. No subdivision of the real property, shall take place without the written consent of the City, and any subdivision shall comply with all applicable subdivision, and other zoning regulations.
 4. The two existing legal descriptions of record shall be combined into one.
 5. Applicant should provide a landscape plan showing placement and type of trees, plantings, and landscape barriers.
 6. All vehicles accessing the site during the construction phase will not use Rosewood Drive to access the construction site.
 7. Employees at the Senior Housing facility will be instructed to not access the site using Rosewood Drive.
 8. Houston County Engineer shall approve all access/connection points with County Road 25.
 9. All deliveries to the Spring Brook Village will be between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. All deliveries, including garbage service, will not access the Spring Brook Village site by way of Rosewood Drive.
 10. All exterior lighting shall be downcast, cut-off type fixtures. No light source shall be more than 12 feet above ground. All lighting shall be approved by City Engineer and City Administrator and shall be designed so as not to interfere or disturb adjoining property owners.
 11. All entrance signs shall comply with the City sign ordinance.
 12. Sidewalk is required along County Highway 25, and on both sides of the proposed street, shall be constructed within the public road right of way with the property owner to be solely responsible for maintenance of the sidewalk. If sidewalk not constructed within the public road right away, Developer shall provide a public easement for use of the sidewalk. In any event, the sole cost of construction and maintenance of the sidewalk shall be the Developers.

13. Dumpster and storage areas to be appropriately screened from the public. The areas should aesthetically appear consistent with the primary structure.
14. Prior to issuance of Building Permit, or other city approvals, all Plans in 1(g) would be reviewed at Joint Meeting between City Council and City Planning Commission.
15. The number of independent living units shall be 19.
16. The number of assisted living units shall be 22 initial to 50 at build out.
17. The number of memory care units shall be 28 initial and 52 at build out.
18. The Applicant will abide by all representations made by the Applicant or their agents made during the permitting process, to the extent those representations were not negated by the Planning Commission or City Council and to the extent they are not inconsistent with the spirit of letter explicit conditions of the conditional use permit.
19. The Applicant complies with all applicable federal, state and local regulations.

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

Meeting adjourned at 6:50 P.M.