

PLANNING COMMISSION SPECIAL MEETING

Wednesday, May 26, 2021

7:00 p.m.

#1 Call to Order

Planning Commission Chair Duval called the Planning Commission Workshop to order at 7:00 p.m.

#2 Roll Call

Noted present were Commissioners Woodward, Yeager, Duval, and Council Liaison Erickson. Commissioners Gorham, Foley, and Kallroos were noted as absent. Community Development Director Chanski, City Engineer Sandy, and Assistant Planner Kramvik were also noted as present.

#3 Pledge of Allegiance

Commissioner Yeager opened the meeting with the Pledge of Allegiance to the flag.

#4 Approval/Amendment of Agenda

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND WOODWARD, DULY CARRIED, TO APPROVE THE AGENDA.

#5 Consideration for Country Manor Rezoning and Planned Unit Development

Community Development Director Chanski stated the Foundation for Health Care Continuums submitted applications for rezoning and Planned Unit Development on PID's 41330755, 41330745, and 41330744. He gave a brief review of the applications and an overview of the findings of fact.

The review process for this PUD request shall be as follows:

- The Planning Commission shall review the Development Stage Plan and make a recommendation to the City Council.
- Upon receipt of the Planning Commission's recommendations, the City Council shall consider the recommendations.
- Upon approval of the City Council, the City Attorney shall prepare a Development Agreement which stipulates the specific terms and conditions approved by the City Council.
- A Final Stage Plan covering the area designated in the Development Stage Plan as the first stage of the PUD shall be filed for review by the Planning Commission.

The Chair opened the public hearing at 7:21 p.m.

The Chair recognized Mr. Brian Helm, CEO of Country Manor, who thanked the Commission for holding the Special Meeting to review the project. He indicated this project has been in the development stages for a few years, and they are excited to proceed to the next step. He introduced the members of the project team as follows:

- Mr. Evan Larson, president of GLT Architects Company in St. Cloud
- Mr. Scott Keho, project manager for Country Manor, St. Joseph, and Sartell
- Mr. Corey Gerads, president of Alliance Building Corporation in Sauk Rapids

Mr. Helm gave a brief review of the history and background of Country Manor, that currently has facilities in Sartell and St. Joseph.

Mr. Larson indicated the development stages of this project began back in 2017 and will closely resemble the campus located in St. Joseph. He gave a high-level review of the property; the buildings being proposed, the green spaces and walking trails being planned on the property.

City Engineer Sandy indicated he had the opportunity to visit the facility in St. Joseph with various City staff about three years ago. He was very impressed with the natural landscape and preservation of wildlife habitats for the residents to enjoy.

Commissioners asked questions of the applicant, which were answered. City Engineer Sandy also participated in discussion with many of the applicable topics.

The Chair recognized Mr. Troy Nelson, 9208 Twins Street, who asked questions regarding the buffer between residential properties and the proposed complex, as well as the height of potential two-story buildings that may be built in the future.

Mr. Helm stated a buffer is very important to the facility and indicated there is no plan for a two-story facility at this time.

The Chair recognized Ms. Jeanette Houle, 15095 Warrior Avenue, who asked about the bussing of school children to the daycare. She said it was noted that this will provide affordable housing for the residents, and she asked what they consider affordable. She also indicated the neighborhood does not have adequate sidewalks.

Mr. Helm indicated they will be working with the school district and bus company for a specific bus or two for their drop-off. The sidewalks and trails being constructed will be available for anyone to use, and not just the residents. He stated the average rent would be based on market rate, with the standard apartment at \$1,700 - \$2,100 per month.

The Chair recognized Mr. Mark James, 9209 Twins Street, who asked about the traffic increase from the daycare and if any traffic study was done. City Engineer Sandy indicated these are county roads, and adequate turn lanes are proposed with other improved traffic control devices.

Community Development Director Chanski explained the potential development on surrounding parcels. He also stated the added daycare option was a strong request from the City back in 2017. He added the Brainerd Lakes Area Development Corporation with collaboration of others recently completed a daycare study, which resulted in a dire need for more daycare options.

The Chair closed the public hearing at 8:20 p.m.

Commissioner Yeager suggested the lighting plan be reviewed by staff as a condition of this request.

Community Development Director Chanski and City Engineer Sandy explained the impervious surface formula, shoreland concerns, and stormwater plan.

Commissioner Duval suggested the applicant contact the MnDNR regarding natural heritage elements that may have impact on the project.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND WOODWARD, DULY CARRIED, TO APPROVE THE REQUESTED REZONING OF THE SITE FROM R-A (RURAL AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT) BASED ON THE FINDINGS OF FACT AS PRESENTED.

MOVED AND SECONDED BY COMMISSIONERS YEAGER AND WOODWARD, DULY CARRIED, TO APPROVE THE DEVELOPMENT STAGE PLAN PRESENTED WITH THE CONDITION THE LIGHTING PLAN BE REVIEWED BY STAFF AND PROVIDE STAFF WITH THE CALCULATION OF IMPERVIOUS SURFACE CONDITIONAL ON THE APPROVED REZONING OF THE PROPERTY.

#6 Adjourn

The Chair adjourned at 8:35 p.m.

Michael Duval, Planning Commission Chair