

## **MINUTES PLANNING BOARD**

**JUNE 17, 2019**

Chairman Ron Mehr called the meeting to order at 6:04 p.m. Members present were Shawn Reinke, Bill Fuchs, and Carly Brockner. Randy Christman and Renee Eckerly, City Administrator were absent. Others present were Jennifer Welling, Administrative Assistant/Zoning Specialist; Kristin Leither, Social Media Specialist; and Brad Mehlhop, Building Official; Larry Larsen, Judy Larsen, Mary Bertram, Vanessa Karsch, Pat Karsch, Lori Meyer, Jerry Meyer, Jerome Lieser, Tom Opatz, Ms. Schwandt, David Beckius, Sharon Dittman, Mark Dittman, Pat Flanders, Ken Ramthun, Clifton Kottke, Jerry Cook, and Evelyn Moore.

**Motion was made by Reinke to approve the minutes from the April 1, 2019 and May 20, 2019 Planning Board meetings. Seconded by Brockner and unanimously carried.**

### **RE-ZONING – PAT FLANDERS ETAL.**

The City has received a Re-Zoning Application from Pat Flanders etal. Mr. Opatz wants to purchase this property, but the sale is pending the Re-Zoning. Please review the attached application. They wish to re-zone the property from R1 – Single & Two Family Residential to R2 – Multi Family Residential. The purpose for the re-zone is for a 3-story assisted living apartment building (40) units and possible future twin homes. They realize a height Variance for the apartments may be required if they exceed 35'. The land is currently bare (mowed for hay).

### **RE-ZONING PUBLIC HEARING**

Mehr recessed the Regular Planning Board meeting at 6:05 p.m. and opened the Re-Zoning Public Hearing.

Kottke expressed his concerns:

- Size of the structure
- Traffic getting onto Hwy. 55 and Spruce St.
- What would happen to the structure if the facility would not pan out

Bertram expressed her concerns:

- Decrease in her property value
- Size of structure
- Safety
- Increase in traffic

Jerry Meyer voiced the following concerns:

- Height of structure
- Size of parking lot

- Safety of children walking with no sidewalks in the Chladek Addition; but the residents don't want sidewalks
- This nice residential neighborhood doesn't want this type of building
- 24/7 traffic
- Delivery trucks
- Nice project, but not in this location
- Not a positive project for the neighborhood
- Persons could use this as a short cut from Spruce St. to Hwy. 55

Schwandt echoed the same concerns previously mentioned as well as:

- Spruce St. would become more dangerous around the curves with increased traffic
- Decrease in property values
- Facility should be built closer to Teals
- Safety of residents
- Entrances to the facility's property

Beckius stated the following:

- Intersection of Coakley St. and Spruce St. is already complex
- Sees concerns with the proposed facility
- Already have Spruce St. apartments
- Access to Hwy. 55 is not fun (steep); therefore, Spruce St. will be used mostly in the winter
- Large parking lot to accommodate vehicles for each unit and handicapped parking

Mehr read the letter received from Paul & Paulette Reynolds.

Flanders reported on the following:

- History of platting the land
- Already other apartment buildings in the area
- The lot is 5.5 acres in size
- Confident over time this would benefit the neighborhood
- Assisted living is quiet
- If the Re-Zoning is denied what do you and the City want there; if you don't want commercial or multi-family residential
- There is no developer going to build additional single family lots when there is already so many vacant lots for sale

Opatz explained the following:

- St. Joe facility was built 2 years ago and is similar in size
- St. Joe had similar concerns
- Less than 10% of the residents have vehicles
- There is 24/7 staff about 6-7 at any one time
- Works with neighbors on screening, lighting, and noise to be good neighbors

Mark Dittman commented on accessing Hwy. 55 persons are getting stuck at the approach and just spin. Concerned with semis making the hill.

Fuchs questioned how an easement access was progressing with Mr. Kranz.

Flanders stated that the access onto Spruce was required by the City. Welling agreed as the lot would have otherwise been land locked.

Reinke questioned staffing. Opatz said he has not had trouble staffing his other facilities.

Beckius stated that this is a pristine neighborhood and the facility will devalue the area.

Opatz explained the following:

- There is not a lot of product for senior living
- When mom and dad leave a community their kids tend to also
- If mom and dad are here their kids may move here also
- According to demographics there is a need for this in Paynesville
- Will not fight the City or neighbors, will just do the development in a different community

Gerry Meyer stated that:

- This facility will not bring families and we the neighbors have to pay the price
- Apartments don't bring families, single family homes do
- Have lived in Paynesville for 50 years
- This is not improving my property

Fuchs asked who drew up the layout. Opatz stated his architect. Fuchs stated for the record "He is investing millions into the community and creating jobs; this is great in my opinion. Fits the location and property well. I like the idea." Fuchs was concerned with access onto Spruce St., the hill on Hwy. 55, and persons using the double access as a short cut. The job tonight is to approve or deny the re-zoning request and there is some valid concerns.

Schwandt stated that the lot is not big enough for the structure and was not happy with the size.

Opatz explained that this is an assisted living apartment. The residents are not as involved in the community as single family home with children are. The average age of the residents is in the eighties. They have their own laundry and kitchen.

Vanessa Karsch disagreed. Seniors are now more active than ever.

Opatz stated that Paynesville is a busy community and is home to the second busiest hospital for CentraCare. There is a demand for senior housing here.

Reinke asked if the Community Apartments were full. There is also a need for additional single family homes and asked if Opatz has seen a trend in St. Joe when seniors moved into the apartments did it open up single family homes for new families to move into.

Opatz said yes, he has a 43 unit structure in St. Joe and has 40 people on a waiting list. People are coming from Paynesville to retire in Watkins. There are 100 people in Watkins and 40 people on a waiting list. There is not enough product for seniors.

Flanders understood the residents' concerns. The facility will be 100 feet off the back yards and parking lot. Something has to be done with this land.

There were additional discussion/comments on this including:

- MnDOT access onto Hwy. 55
- Semi traffic on residential streets
- Increase in accidents on Hwy. 55
- Accessing Hwy. 55 by Wimmer Landscaping

Opatz argued that 15 single family home will create more traffic than a senior housing facility.

Mehr stated that when he originally reviewed this he thought this was a great location for such facility and that according to the housing study there is a need for senior housing here.

Welling presented the options for the Planning Board.

Beckius stated that access onto Hwy. 55 is a must.

Fuchs asked if contingencies/covenants from the City would break the deal. Opatz is concerned with the idea and may have to re-look at it depending what the contingencies/covenants are.

Fuchs asked if the property has been for sale for a while. Flanders said yes. Fuchs said not everyone has the opportunity to stay in their home until they die. This is residential. Everyone would love to have a 5 acre space between them and their neighbors. Buy the property if you don't want this facility there; buy it and leave it green.

Schwandt stated that this will be an eye sore and should not be in this neighborhood.

Mehr closed the Public Hearing at 7:14 p.m. and re-opened the Regular City Council meeting.

### **RE-ZONING – PAT FLANDERS ETAL.**

**Motion was made by Reinke to approve the Report & Recommendation of Planning Board Regarding Request For Re-Zoning contingent on the development obtaining access onto Hwy. 55 and recommend such to the City Council. Seconded by Fuchs and unanimously carried.**

### **CONDITIONAL USE PERMIT – PAYNESVILLE COMMUNITY SERVICE CENTER**

The City has received a Conditional Use Permit Application from the Paynesville Community Service Center. The property in question is located at 115 James St. E., Paynesville, MN 56362, is zoned "C-1" – Central Business District, and is identified as Tax Parcel No. 70.39005.0000, which is legally described as follows, to-wit:

The Westerly 40 feet of Lots Five (5) and Six (6) in Block Two (2), in Haines Addition to Paynesville, according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Stearns County, Minnesota; and

The Westerly 40 feet of the Southerly 35 feet of Lot 4 in Block 2 in Haines Addition to Paynesville, according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Stearns County, Minnesota.

The application seeks a Conditional Use Permit to develop up to four (4) residential units being a multi-family dwelling, which is a conditional use under City Code, Chapter 36, Section 36-46(d)(5), which provides that a multi-family dwelling is a conditional use, provided that there is either adjacent to or provided off-street parking, and that there is no conflict with adjacent commercial activities.

**Motion was made by Reinke to set the Conditional Use Permit Public Hearing for Monday, July 15, 2019 at 6:05 p.m. Seconded by Brockner and unanimously carried.**

### **INFORMATIONAL**

Brad Mehlhop, Building Official reported that he had nothing new to report.

The next meeting will be held on July 1, 2019 at 6:00 p.m. if necessary as there will be a meeting on July 15, 2019 at 6:00 p.m.

There being no further business the meeting was adjourned at 7:18 p.m.