

MINUTES PLANNING BOARD

JULY 15, 2019

Chairman Ron Mehr called the meeting to order at 6:00 p.m. Members present were Shawn Reinke, Bill Fuchs, Carly Brockner, and Randy Christman. Others present were Renee Eckerly, City Administrator; Kristin Leither, Social Media Specialist; and Brad Mehlhop, Building Official; Pat Flanders, Doris Wendlandt, Carrie Rolfhus, Ryan Rolfhus, Rachael Gilbertson, Riley Flanders, Tim Rothstein, Rick Block, Norma Block, and Dave Mutschelknaus.

Motion was made by Reinke to approve the minutes from the June 17, 2019 Planning Board meeting. Seconded by Christman 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. Flanders stated there is 4 outside and 2 garage parking spaces.

CONDITIONAL USE PERMIT – PAYNESVILLE COMMUNITY SERVICE CENTER – PUBLIC HEARING

Mehr recessed the Regular Planning Board meeting at 6:05 p.m. and opened the Conditional Use Permit for the Paynesville Community Service Center public hearing.

Pat Flanders explained that Daniel Anderson donated the former funeral home to the Paynesville Community Center. Tim Rothstein is the potential buyer and was in attendance.

Fuchs confirmed that the intent was for four rental apartment units.

Mehr questioned fire suppression. Flanders stated that Mehlhop has reached out to Rothstein and they will address the necessary items. This will not be Section 8 Housing.

Rothstein explained that he builds nice top level, higher rent, apartments; he has other apartments in other communities.

Riley Flanders announced that to get the property sold and remodeled is a benefit.

Rick Block of Koronis Lanes expressed his concern with the parking of cars outside so that there is adequate parking for bowlers. The bowling alley pins make a lot of noise so there is a need to insulate well.

Wendlandt expressed her concerns:

- Revitalization of downtown
- Parking
- Value of the property
- Smoking, cigarette butts and trash
- Long term planning
- A hill-billy party outside her establishment, because of lower income people
- The alcohol and drug rehabilitation facilities
- Wants to see the blue prints and show feasibility of the project

Flanders stated the structure is sound, but needs work.

Gilbertson stated her concern with parking. They own PJ's and a row houses in the neighborhood. PJ's owns the parking lot next to their business and there is no room for more people to park there. This is a rented parking lot. High-end rental will not work next to the plaza.

Rothstein stated the average renter spends 18 months then gets behind on rent and leaves. Rothstein has had a waiting list on his properties for over a year. Parking will be taken care of on the property (off-street). There is very low turnover on his properties as the rent is high enough to keep good renters with respect to where they live. Rothstein is willing to make the building very usable. If the community doesn't want or need the rentals he will go elsewhere. Prospective renters know there will be noise and explains this to them when they move in.

Mutschelknaus explained that the structure was gifted to the Community Service Center. The building has been appraised. There will be a considerable investment into the building. The recovery persons are recipients of services, but not affiliated with this. The Community Service Center is also having some trouble with the recovery people. Other business owners have looked at the structure, but are not willing to make the large investment.

There being no further comments or questions, the public hearing was closed at 6:30 p.m. and the Regular meeting was re-opened.

CONDITIONAL USE PERMIT – PAYNESVILLE COMMUNITY SERVICE CENTER - CONTINUED

Reinke spoke about Minneapolis bringing in developers and buying older buildings for housing. He has seen it happen that housing brings needs such as food and service within walking distance.

Fuchs stated that the downtown will never be what it was in 1960. Change is happening. Given the choice something is better than nothing.

Mehr expressed his concern being the building and fire codes, safety, and the costs to bring the building into compliance. The building not being commercial opens up on street parking for other businesses.

Motion was made by Fuchs approve the Report & Recommendation Of Planning Board On Application For Conditional Use Permit. Seconded by Christman and unanimously carried.

INFORMATIONAL

The Board reviewed the CCLD Renew Newsletter introducing the 2018 ICodes that Mehlhop will be training on in the near future.

Brad Mehlhop, Building Official reported that the City has issued 100 building permits.

The next meeting will be held on Monday, August 5, 2019 at 6:00 p.m.

There being no further business the meeting was adjourned at 6:40 p.m.