



# Planning Commission of Pine City, Minnesota

## Minutes of Regular Meeting: 12 March 2019

**Commissioners:** Bombard, Christopherson, D'Aigle, Jahnz, LeMier, Pettie, Rydberg, Scholin, Skluzacek

**City Staff / Officials:** Sauter

**Absent:** Student Representative Chloe Johnson

Christopherson called the meeting to order at 6:31pm, with the Pledge of Allegiance. *Minutes of the February 19<sup>th</sup> meeting were approved as written on a motion by D'Aigle, seconded by Jahnz.* Due to a problem with the notice in the paper last month, most of the agenda this month is a continuation of last month's items.

**Public Hearing on Valdovinos CUP:** As discussed at the November 2018 meeting, Antonio Valdovinos has constructed an Accessory Dwelling Unit on his property, in an A-O district at 18485 Grantit Dr NE (PID 42.0049.017), prior to the recent change to allow such development. He has now applied for a CUP to bring that into compliance, so that he can obtain a building permit, to finish the project. Staff have prepared proposed findings of fact and draft Resolution P19-01, recommending approval of the CUP with seven conditions, following a properly noticed hearing.

Christopherson called the hearing to order at 6:33 pm, to allow for public input into this proposal. Sauter explained the staff report, and the development proposed. She reviewed the staff-recommended conditions. There were no comments from those in attendance. *Christopherson closed the hearing at 6:37 pm.*

**Consideration of Valdovinos CUP Request:** There being no further discussion, *LeMier made a motion to adopt the prepared findings of fact and Resolution P19-01, recommending that the Council grant the Conditional Use Permit with the seven conditions listed. Pettie seconded the motion, which passed unanimously.*

**Public Hearing on Jones / Summit Development / Pine City Senior Living Preliminary Plat Request, CUP Request, and Development Site Plan Review:** Bob and Jane Jones (property owners), along with Summit Development and Pine City Senior Living, are proposing the development of a 113-unit senior living facility on Outlot D of Northridge Business Park (PID42.5990.000), in a GB district. To do so, they have requested the platting of this outlot as Lot 1, Block 1, of the Second Addition to Northridge Business Park. They are also requesting a Conditional Use Permit to allow an Institutional Residential Use in the GB district, and a Development Site Plan review for their proposed project. Staff have prepared proposed findings of fact and draft resolutions P19-02, P19-03, and P19-04, to accomplish these.

This public hearing was called to order at 6:40 pm, to allow for public comment on these proposals. Sauter explained the process, and a bit about the project. It appears to meet all requirements for this district. There are a few parking issues that still need to be addressed, but staff are working on that. There being no comment from those in attendance, Christopherson closed the hearing at 6:44 pm.

**Consideration of Jones / Summit / PCSL Preliminary Plat Request:** Staff have prepared proposed findings of fact and draft resolution P19-02, recommending approval of the replat of this parcel, as requested. There were no further comments from the Commission, so *Skluzacek made a motion adopting the proposed findings of fact and Resolution P19-02. D'Aigle seconded the motion, which passed unanimously.*

**Consideration of Jones / Summit / PCSL CUP Request:** Staff have prepared proposed findings of fact and draft resolution P19-03, recommending approval of the conditional use permit to allow the proposed Institutional Residential use in a GB district. There were no further comments from the Commission, so *Scholin made a motion to adopt the proposed findings of fact and Resolution P19-03, including the four prepared conditions. Pettie seconded the motion, which passed unanimously.*

**Consideration of Jones / Summit / PCSL Development Site Plan Review:** Staff have prepared proposed findings of fact and draft resolution P19-04, recommending approval of the development site plan, with twelve proposed conditions. There were no further comments from the Commission, so *Skluzacek made a motion adopting the proposed findings of fact and Resolution P19-04. Bombard seconded the motion, which passed unanimously.*

**Public Hearing on Yanik / Elan Shores / Foster Rezoning Request:** Elan Shores, LLC, owns a large parcel ("the point") located at 20 First St SE (PID 42.5022.000) in the R-2 district. This property is also in a shoreland district. They are hoping to develop the property as a 60-unit senior apartment building. In order to make their proposal work, they have requested that it be rezoned from R-2 to MFR-2. Staff have prepared proposed findings of fact and draft resolution P19-05. They have pointed out that this

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proposed use would not be permitted in MFR-2, which would be an additional obstacle, and are suggesting that a PUD or CUP may be the best route.

This hearing was called to order at 6:47 pm, to take input from the public on this proposal. Sauter explained the proposal, and some of what staff have done in review, along with concerns they have identified. There is a new site drawing from the one that was presented last meeting, and the number of units and height have been reduced. It now includes water and sewer mains heading east through City property, which would address some of the issues identified earlier. Tom Foster added some explanation.

Earl Schuler objected to the way the notice was posted. Margery Swanson explained a bit about the history of the property, which her family once owned. She spoke in favor of preserving the "Hodge House", south of this parcel. Karen Kozak objected to the removal of the railroad crossing, but expressed that she now wants it to stay as is. Foster explained that there would be no assessment for anyone else for utilities, with the changes that have been made. He also stated that he will take care of the street improvements needed for this project. Holly Wilson expressed concerns over potential damage to the road surface. She is concerned about future assessments for repair. Swanson stated her concern over trees being removed for this project. Jeff Wilson read a statement of concern over the increase in density, and also over the confusion over numbers of units. He believes this will decrease the values in the area.

There was a question about an environmental impact study, but Foster said that that would be a later step in this process. Holly Wilson asked about soil borings, and Foster stated that they were "very good" for development. Rich Novy stated that he had canvassed the neighborhood, getting signatures opposed to this proposal. He said they were "99% opposed". Schuler asked about property tax relief, and if the units will be "affordable". Foster explained the benefits of this development for the residents. Schuler asked what an "infill opportunity" is, and Sauter explained. He also asked about the difference between rezoning and a CUP. Sauter explained. Schuler asked about the flood zone along the river, and where digging would occur for the utilities. He complained about the City property which he is no longer allowed to treat as his own.

Jered Campbell, the owner of the former Hodge house, presented some pictures of the street in the neighborhood. He is concerned about semi's using the street. He is also concerned about the number of cars that the residents will have. He explained that there are only 1.27 acres that are buildable on the parcel, and presented some drawings showing where the property lines are. He expressed concern over the developer using his property without permission. More concern was expressed over railroad crossings. Carole Anderson stated that this should be located in a field outside of town.

Chuck Heidbrink, from Health Dimensions Group, and Jerry Zuber, from Yanik, explained a few things about how the developers have responded to the neighborhood concerns. They stated that there would be very little traffic from residents, and only twelve staff on the largest shift. They also stated that they do not plan to remove many of the large trees – no more than necessary. They also expressed how nice a location this will be for seniors. Holly Wilson expressed concern over construction traffic damaging the streets. Christopherson declared the hearing closed at 7:46 pm.

**Consideration of Yanik / Elan Shores / Foster Rezoning Request:** There was brief discussion of the Commission's options. Rydberg stated that she would like to table action on this, to get more input from the rest of the community. Bombard stated that this sort of housing is almost impossible to obtain in Pine City, and that we should not be sending our seniors out of town. Our citizens deserve to have this sort of option for living. Skluzacek said he is not sure that this property is feasible for this sort of development. D'Aigle partly agreed, but stated that the developers have done a lot of investigation, and he feels this sort of facility is badly needed. He said that NIMBY is not a good reason to turn this down, since we need to represent the entire City. Jahnz said he is concerned about runoff. He lives near Westchester, and doesn't see much traffic from that.

Pettie said she has seen a lot of changes on her street, and she doesn't like all of them, but she accepts them. LeMier said that she has a lot of questions about this, but she does not feel comfortable if the City says how a private landowner can use their property. She is leaning toward moving this forward. Scholin expressed his concern over a rezoning prior to the rest of the process being better laid out. Foster stated that he would like this to move forward now, to work better with their timelines. There was considerable discussion of what the best action is to proceed. *Christopherson made a motion to table until the next meeting to have City staff work toward a better understanding. Skluzacek seconded, and the motion passed, 7 to 2.*

**Public Hearing on Hilltop Cottages / Commonwealth Development Corporation Development Site Plan Review:** Hilltop Cottages LLC / Commonwealth Development Corporation is proposing the development of 35 units of housing in four buildings at 1345 Eighth St SW (PID# 42.0006.000), in an MFR-1 district. The City is the current owner of the land, but has been working with Commonwealth for some time on this proposal. This hearing was called to take public input on this plan. Christopherson called the hearing to order at 8:19 pm. Dave Odendahl, who is an adjacent landowner, stated his concern over water flow and maintenance of the retention ponds. There was a question about rental v. ownership, and Erin Anderson of Commonwealth stated that this development is single-story townhomes for rental only. She explained a bit more about the proposal, and how financing and rents work on this sort of project.

Brett Carlson asked about security concerns, and how they would be addressed. Anderson said that there are a lot of natural barriers in this site, but some cameras, etc, would also be employed. Sauter explained a bit more about the project from the City standpoint. She stated that she has worked extensively with the developer, and this plan meets all the requirements for setbacks, spacing, density, etc. They are working on a plan for sidewalks and stormwater management. Christopherson asked about trash collection, and Anderson said she would look into whether there would be individual containers or dumpsters. There being no further comment from those in attendance, Christopherson closed the hearing at 9:10 pm.

**Consideration of Hilltop Cottages / Commonwealth Site Plan:** *Jahnz made a motion, seconded by D'Aigle, to adopt the proposed findings of fact and Resolution P19-06, recommending that the Council approve the Development Site Plan with the nine draft conditions. The motion passed unanimously.*

**Discussion of Outdoor Sign Ordinance:** In light of the late hour, this item was delayed until next meeting.

**City Council Feedback:** Scholin reported that the Council had granted the Berg rezoning, as recommended, at its March meeting.

There being no further business, *Christopherson declared the Commission meeting adjourned at 9:47 pm.*