

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
May 16th, 2018**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.
2. **Roll Call:** Present were Ray Steinke, William Murray, Liz Fairbanks, Greg Zutz, and Julie Morin. Absent: Todd Gardner and Brittney Berndt. Others in attendance: Councilman Rich Skordahl, Kate Thunstrom Community Development Director, Mike Creelman Assistant Community Development Director, Ben Gozola Sambatek/City Planner
3. **Adopt Agenda:** Motion by Fairbanks, second by Murray to approve the agenda. An amendment was made to the agenda to move the Comprehensive Plan to Regular Business. Motion carried 6-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Murray to approve the March 21, 2018 minutes. Motion to approve minutes carried 6-0.
5. **Public Comment:** None received
6. **Regular Business Items:**
 - a. **Comprehensive Plan – HKGI**
 - Kevin from HKGI presented the draft of the 2040 Comprehensive Plan.
 - Steinke, the transportation plan airport portion should be edited.
 - Kevin, engineers are currently reviewing the transportation portion of the Comprehensive Plan.
 - Steinke, asked for explanation of the preservation section.
 - Kevin, explained that this would be natural land not suitable for development.
 - Steinke, asked if new development should be built up to the river with the preservation area by the river.
 - Kevin, development is possible to the edge of the bluffs, but in the low lands by the river should be preserved.
 - Steinke, mentioned the Comprehensive Plan includes County Road 24 being expanded to a 4 lane road. A few buildings in the area of County Road 24 are registered in the National Register of Historic Places. One other property that should be looked into is the Randall house just south of the bus garage.
 - Steinke, inquired about another river crossing.
 - Kevin, this is something that could be part of the transportation plan.
 - Murray, addressed the Comprehensive Plan designating the East side of Highway 47 and how we should take into consideration the Wild and Scenic designation.
 - Kevin, staff will look into the Rum River Wild and Scenic designation.
 - Fairbanks, asked how the State and the County are made aware of the City's transportation plans.
 - Kevin, clarified that State and County agencies do review the plans to make sure these work with their plans.
 - Murray, addressed the importance of the bridge and what the City will do when it needs repair.
 - Kevin, stated that staff would look into what would happen if the Bridge was out of commission for any extended period of time.
 - Zutz, questioned the accuracy of the population projections.

- Kevin, stated that staff is comfortable there will be growth and the plan is designed to accommodate these projections. Any investments should be made when growth is happening and should not get ahead or behind the growth.
- Zutz, addressed the commercial dedication along the Rum River and asked if we should look into nice homes being built in that area. Do other communities along rivers utilize that space for commercial?
- Zutz, asked if the City is still pursuing the plan to extend Bridge Street to Highway 47.
 - Kate Thunstrom, there has been communication between the city and the school.

Short recess at 7:55 p.m.

Meeting continued 7:58 p.m.

7. Public Hearing:

a. Conditional Use Permit – Meridian Behavioral Health, LLC

- Ben Gozola reviewed the packet. The development was for the most part the same as it was back in December. A square footage change and building design change made a new Conditional Use Permit application mandatory.
 - Square footage change with a new total of 7,000 allowing for additional rooms.
 - With more rooms, there is a potential for 5 additional employees.

Public Hearing Opened 8:08 p.m.

- No Public comment was received.

Public Hearing Closed 8:09 p.m.

- Morin, asked if all ADA requirements will be met that apply to this development.
 - Gozola, stated that the building permit review will address ADA requirements.
- Zutz, noticed that several of the conditions are not clear.
 - Gozola, several of the conditions have been reviewed by the city engineers and will require further conditions based on their review.
- Zutz, asked why the developer decided to draw back on the amount of landscaping compared to previous plans.
 - Kevin Pfeiffer, Meridian, with the new layout of the building the stormwater plan needed some amendments. These changes to the stormwater plan caused for a few of the trees and landscaping to be lost.
- Murray, asked the difference between the terms chemical dependencies and behavioral health.
 - John Seymore, Meridian, this facility will be a Rule 31 chemical dependency facility meaning voluntary treatment.
- Motion by Zutz to recommend approval of the requested Conditional Use Permit, second by Fairbanks. Motion carried 5-0.

8. Planning Commission Discussion – Commissioners asked for updates on several different projects and if anything was on the agenda for June. Staff reported on projects and estimated timelines.

9. Adjournment: Motion by Zutz second by Morin to adjourn. Motion carried 5-0. Meeting adjourned at 8:24 pm.

DATE APPROVED: