

**CITY OF SANDSTONE
PLANNING COMMISSION
June 12, 2019**

CALL TO ORDER

Chair Riley called the meeting to order at 7:05 p.m.

ROLL CALL

Members present: Steve Palmer, Andrew Spartz, Randy Riley, Cassie Gaede
Members absent: Reese Frederickson, Rene Stadin
Staff present: Administrator Kathy George
Others: Todd Olin, Val Palmer, Stan Gustafson, Susan Wright, Wayne & Jan Oak, Gail & Gary Zikan

AGENDA – Motion Palmer, second Gaede, to approve the Agenda as presented. Motion passed 4-0.

MINUTES – Motion Palmer, second Gaede, to approve the minutes from the May 8, 2019 Planning Commission Meeting. Motion passed 4-0.

PUBLIC HEARINGS:

Sandstone Health Care Center - Conditional Use Permit & Variance Requests - The City received an application for a Conditional Use Permit (CUP) from Tony Opatz, Sandstone Health Care Center, for the construction of a new 16,000 square foot, 3-story, 44-unit age in place senior housing building on the site of the current nursing home, 109 Court Avenue South. This will be an addition to the nursing home structure.

The property is currently zoned Low Density Residential District. The Future Land Use Map shows it's proposed zoning to be Traditional Residential. Neither wetlands nor floodplains are of concern.

Required setbacks:

- Front 30' or in line with neighboring residential structures, whichever is less
- Rear 20' to property line; 10' to alley
- Side 10'

In this case, staff has confirmed with the developer that the setback from Court Ave is 15' in line with the houses on the block to the north of the parcel. The setback from Division is 10', the side yard setback.

Maximum Height of structure: 35'

- Proposed structure will be 38'6"

Maximum land covered by all structures: 35%

- Current impervious surface coverage: 66%
- Proposed impervious surface coverage: 62%

Parking spaces required: 94

- Current parking spaces: 105 (7 ADA accessible)
- Proposed parking spaces: 96 (10 ADA accessible)

Hospitals, institutional residential facilities, long term care facilities and associated medical facilities which are accessory to and located in close proximity to the facilities are allowed in the Low Density Residential District with a CUP. Although this property has been used for these purposes, there had never been a CUP process.

Along with the application for the CUP, the Developer is asking the Planning Commission to consider two variances for the project:

- Height – City Code Section 515.13, subdivision 6, allows the maximum height of structures to be 35'. For the proposed project, the maximum height will be 38 feet – 6 inches, which is 3 feet-6 inches higher than allowed.
- Impervious Surface Coverage – City Code Section 515.13, subdivision 6, allows maximum impervious surface coverage of all structures to be 35%. For the proposed project, the maximum coverage will be 62%, which is 27% more than allowed. Prior to the demolition of the old hospital wing, the impervious surface was 66%.

A notice of the Public Hearing was published in the 5/30 and 6/6 editions of the *Pine County Courier*. The notice was also mailed to all property owners located within 350 feet of the subject property. One list of questions/comments from a member of the public was received.

Building Inspector Richard Drotning has reviewed the application and accompanying documents and had no additional input at this time.

City Engineer Greg Anderson reviewed the application and accompanying documents. He made several comments regarding drainage, which the developer has addressed.

Motion by Spartz, second by Palmer, to open the public hearing. Motion passed 4-0.

Todd Olin, Project Manager/Designer with Bogart, Pederson & Associates, spoke on behalf of the Developer. He stated that there are several steps to accomplish before the project is ready for construction; such as, this CUP and Variance process, final plans and specifications, and the building permit process. He noted that the sanitary sewer line runs through the property, although it is a City line. They have located the water lateral. Olin noted that the new building will have a sprinkler system for fire suppression. He estimates the project will be complete approximately one year after construction begins. He did not know when construction would begin at this point.

Olin stated that the plans call for a raised finished floor so that there is a positive grade across the site to guide stormwater to the City street. All parking will be outside surface parking, no inside parking facilities for staff or residents; however, there will be an attached garage for a couple of vans that will be available for resident use. The new 3-story building is actually a smaller footprint than the old hospital wing, which will help with stormwater drainage as well.

Olin stated that there will not be patios or decks. Residential materials will be used so that the building ties in well with the neighborhood.

Olin explained that the plans call for two stormwater pooling areas, which will be green space, along with a concrete gutter that will guide water to Washington Street. With regard to the proposed height of 38'-6", it will not be as tall as the Wild River Senior Apartment building. Neighbors noted that they appreciate the proposed roof line, as it will look better than a flat roof and will look more residential than institutional.

Olin was asked about emergency vehicle access. He stated that all areas of the building are accessible to standard hose lengths and a Knox Box will be installed. He was impressed to hear that the Fire Department has a ladder truck as well. Commissioner Spartz suggested that the elevator for the building be large enough for a transfer cot typically used by ambulance personnel.

With no further comments offered, **motion by Spartz, second by Palmer, to close the public hearing. Motion passed 4-0.**

Commissioners made the following findings regarding the CUP request:

1. The use **will not** create an excessive burden on existing parks, schools, streets and other public facilities that serve or are proposed to serve the area.
2. The use **is** sufficiently compatible or separated by distance or screened from adjacent residentially zoned or used land so that existing homes will not depreciate in value and there will be no deterrence to development of vacant land.
3. The structure and site appearance **will not** have an adverse effect upon adjacent residential properties.
4. The use **is**, in the opinion of the Planning Commission, reasonably related to the overall needs of the city and to the existing land use.
5. The use **is** consistent with the purposes of the zoning ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
6. The use **is not** in conflict with the comprehensive plan.
7. The use **will not** cause traffic hazards or congestion.
8. Adequate utilities, access roads, drainage, and necessary facilities **are** being provided.

Commissioners noted that the neighborhood, in general, is not very pedestrian friendly as there are very limited sidewalks.

With regard to additional conditions to impose on the developer, Staff recommended that parcels 45.5039.000, 45.5040.000, 45.5045.000, 45.5045.001, 45.5078.000, 45.5077.000, 45.5075.000 and 45.5076.000 (8 parcels in total) all be combined into one parcel.

Commissioners made the following findings regarding the Variance requests:

1. The property owner proposes to use the property in a reasonable manner not permitted by the code;

2. Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has had no control. That the unique circumstances do not result from the actions of the landowner;
3. The variance, if granted, will not alter the essential character of the neighborhood; and
4. Granting the variance is in harmony with the general purpose and intent of City Code and consistent with the comprehensive plan.

Motion Palmer, second Spartz, to make the following recommendation to the City Council:

- (a) **Approve the Conditional Use Permit for Sandstone Health Care Center to construct a new 16,000 square foot, 3-story, 44-unit age in place senior housing building that will be an addition to the existing nursing home building at 109 Court Avenue South with the following condition:**
 1. **Parcels 45.5039.000, 45.5040.000, 45.5045.000, 45.5045.001, 45.5078.000, 45.5077.000, 45.5075.000 and 45.5076.000 (8 parcels in total) must be combined into one parcel.**
- (b) **Approve the Variance to City Code 515.13, subdivision 6, to allow the height of the structure to be 38 feet 6 inches, which is 3 feet-6 inches higher than allowed; and**
- (c) **Approve the Variance to City Code 515.13, subdivision 6, to allow the impervious surface coverage to be 62%, which is 27% more than allowed.**

Motion passed 4-0. This recommendation will be taken to the June 19th Council Meeting for final action.

OLD & CONTINUING BUSINESS: None

NEW BUSINESS: None

OTHER: None

ADJOURN: Motion Spartz, second Gaede, to adjourn. Motion passed 4-0. Time 7:55 p.m.

Respectfully Submitted,
Kathy George, City Administrator