

OTSEGO PLANNING COMMISSION MEETING
OTSEGO CITY HALL
February 18, 2020
7:00 PM

Call to Order.

Vice Chair Offerman called the meeting to order at 7:00 PM.

Roll Call: Vice Chair Allan Offerman; Commissioners: David Thompson, Vern Heidner, Richard Nichols, and Charles Foster; Absent: Chair Pam Black; Commissioners: Jim Kolles and Aaron Stritesky; City Council: CM Tom Darkenwald. City Staff: City Planner Daniel Licht and Deputy Clerk Bethany Benting.

1. Announcements:

None.

2. Consider the following minutes:

2.1 Planning Commission February 3, 2020.

Commissioner Heidner motioned to approve the minutes as written. Seconded by Commissioner Thompson. All in favor. Motion carried.

3. Public Hearing Items:

3.1 Riverwood Inn/NorthStar.

A. PUD District amendment to allow for use as a medical chemical dependency treatment facility.

City Planner Licht presented the Planning Report.

Applicant, Dr. Hal Baumchen, President, Clinical Director, and Co-Occurring Disorders Specialist at NorthStar Regional, was present and agreed to the staff report.

Vice Chair Offerman opened the Public Hearing at 7:24 PM.

Stewart Turnquist, 11020 95th St NE, states he is in favor of the request. His property shares a property line with Riverwood Inn. Commissioner Thompson asked if he owns all three properties. City Planner Licht confirmed the properties.

Kevin Sirmons, 9995 James Ave NE, is an emergency room doctor at the Monticello Hospital and understands they have "co-diagnoses", and knows it is difficult to place people, often times in another state. Dr. Sirmons is in favor of this facility to help people.

from other communities. Dr. Vanderscoff replied it would be up to those cities to share the info.

James Machelard, 10383 Kahler Ave NE, wanted to know about the other 3 facilities and where they are located within these communities? Dr. Vanderscoff stated in Chaska they are adjacent to homes and townhomes. Dr. Vanderscoff stated that in Shakopee the facility is by a strip mall, townhomes, and the City is planning on building apartment complexes.

Justin Knipp, 9755 101st ST NE, asked about 350-foot mailing radius, qualifications for security staff, and what Wright County Sheriff know or think about this facility? Dr. Vanderscoff addressed the qualifications and job descriptions of staff. City planner Licht asked Dr. Vanderscoff if the job description had minimum qualifications? Dr. Vanderscoff replied with yes and offered to providing a job description.

Mark Daleiden, Wright County Commissioner, confirmed that no tax dollars are used for the facility. Commissioner Daleiden also stated that Wright County has a drug court that often times has to send people out of the State for help. Commissioner Daleiden also addressed the State statute for mailed notice of 350 feet being a State statute. Commissioner Daleiden stated his support for the proposed facility.

Mr. Moriarty said he is wanting to hear the negative situations/side effects that could happen to the City with a facility coming into the area. Dr. Vanderscoff said that there may be additional involvement with the police, but added that everyone is different with addiction and how they react or if they relapse.

Mrs. Kohler directed a question to the Commission asking the potential effects of the facility to the contract with Wright County for police service. City Planner Licht addressed the contract stating that the level of police services is an issue reviewed annually by the City Council and WCSO in response to on-going development.

Vice Chair Offerman brought the discussion to the Planning Commission members at 8:24 PM.

Commissioner Heidner asked about estimated property value suggesting that the City Council look into an agreement that if the facility doesn't do their part in keeping their end of security that NorthStar should be charged for service calls.

Commissioner Nichols asked about current occupancy. City Planner Licht responded that City staff can request that information for the Commission. City Planner Licht also addressed public comments in wanting more information about impact Wright County services, receiving records from counties that NorthStar currently operates in about police

- Emergency response calls for 12 months at the proposer's facility in Chaska.
- Emergency response calls for 12 months at the proposer's facility in Shakopee.
- Aerial maps showing the Chaska and Shakopee facilities relative to proximity to surrounding residential uses
- The job description for security personnel employed at the facility (to consider qualifications).
- Emergency response calls for Riverwood Inn for 12 months and any comments from WCSO as to concern about the proposed facility to provision of police services in Otsego.

Commission Heidner stated that the additional information could be submitted prior to City Council consideration of the request. Commissioner Nichols agreed to not tabling it but forwarding a recommendation to the City Council. Commissioner Foster also agreed on forwarding a recommendation to the City Council with the additional information as an added condition. Vice Chair Offerman expresses his agreement as well.

Commissioner Nichols motioned to recommend approval a PUD District amendment for Riverwood Inn, subject to the conditions listed in the 11 February 2020 Planning Report, as amended. All in favor. Motion carried.

Vice Chair Offerman continued the meeting for 5-minute recess at 8:52 PM.

Vice Chair Offerman called the meeting back to order 8:58 PM.

3.2 East Waste Water Treatment Facility- Biosolids Building.

City Planner Licht presented the Planning Report.

Kurt Neidermeier, Utilities Manager, was present and agreed to the staff report.

Commissioner Heidner asked about how the solids would be moved. Mr. Neidermeier commented it would be pumped over and the cost of the facility. Utility Manager Neidermeier said the cost is approximately \$14 Million dollars and described the process of storing solids. Commissioner Heidner asked if the waste is able to be dropped at landfill. Utilities Manger Neidermeier responded yes.

Vice Chair Offerman opened the Public Hearing at 9:10 PM.

Jason Pobul, 17396 56th Street NE, asked about the building design, hauling from the other facility, storing of solids, and when the facility will be opening.

Commissioner Thompson motioned to recommend approval of a conditional use permit amendment for the E-WWTF Biosolids Building project and a preliminary/final plat for the E-WWTF, subject to the conditions outlined in the 12 February 2020 Planning Report. Seconded by Commissioner Foster. All in favor. Motion carried.

4. Update on City Council actions.

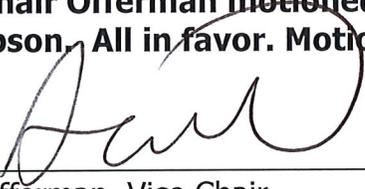
CM Darkenwald updated the Planning Commission on recent City Council actions.

5. Update on future Planning Commission Agenda items.

City Planner Licht updated the commissioners on possible future agenda items.

6. Adjourn.

Vice Chair Offerman motioned to adjourn. Seconded by Commissioner Thompson. All in favor. Motion carried. Adjourned at 9:39 PM.



Allan Offerman, Vice Chair

ATTEST: 

Bethany Benting, Deputy Clerk