

OTSEGO PLANNING COMMISSION MEETING
OTSEGO CITY HALL
April 6, 2020
7:00 PM

Call to Order.

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

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

1. Announcements:

City Planner Licht stated that Commissioners Black, Thompson, and Heidner are participating via teleconference in accordance with Minnesota Statute 13D.015.

2. Annual Business:

2.1 Election of the 2020 Planning Commission Chair & Vice-Chair.

Commissioner Stritesky nominated Alan Offerman for Chair. Seconded by Chair Black. Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner, Foster. Those opposed; None. Motion carried.

Commissioner Stritesky nominated Commissioner Thompson. Commissioner Thompson declined.

Commissioner Stritesky nominated Commissioner Heidner. Commissioner Heidner declined.

Commissioner Thompson nominated Commissioner Stritesky for Vice-Chair. Seconded by Commissioner Heidner. Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner, Foster. Those opposed; None. Motion carried.

3. Consider the following minutes:

3.1 Planning Commission February 18, 2020.

Commissioner Thompson motioned to approve the minutes as written. Seconded by Commissioner Heidner. Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner, Foster. Those opposed; None. Motion carried.

4. Public Hearing Items:

4.1 Riverwood/NorthStar:

A. Consider additional information related to the PUD District amendment to allow for use as a mental health residential and out-patient treatment facility.

City Planner Licht presented the Planning Report addendum.

Dr. Hal Baumchen and Dr. Jason Vanderscoff of NorthStar Regional were present via teleconference and agreed to the staff report.

Vice Chair Offerman opened the Public Hearing at 7:11 PM.

A printed email from Bernadette Moriarty, 10940 95th Street was provided to City staff just prior to the start of the meeting. City Planner Licht read the questions for the record.

Vice Chair Offerman hearing no further public comments closed the public hearing at 7:15 PM.

Commissioner Foster stated he was pleased reading the police reports information.

Commissioner Stritesky asked Dr. Baumchen to address the questions from the email presented to the Planning Commission. Dr. Baumchen procedures on how the facility is operated to make it safe and secure for not only the residents and staff at NorthStar but also the Otsego community.

Vice Chair Offerman asked clarification about the responsibilities NorthStar has for covering damage by clients that may occur within the community. Dr. Vanderscoff stated that NorthStar has general business and professional liability insurance but has never had to make a claim. Dr. Vanderscoff added if the City or County would ask to be an additional-insured on the NorthStar policies, they agree to do so. Vice Chair Offerman asked if a NorthStar client broke into a car on a nearby private property, would NorthStar be liable? Dr. Vanderscoff said he is not an attorney but it would seem to be similar to that of a hotel guest breaking into a car on another property. City Planner Licht added that the City is not able to comment the question fully as the City Attorney is not present.

Vice Chair Offerman asked Dr. Vanderscoff to address traffic generation by the proposed use. Dr. Vanderscoff said 90% of the traffic would come from NorthStar staff. Residents could be dropped off by family members or friends, but NorthStar does have vans to provide transportation. Dr. Vanderscoff said 8am-6pm is the heaviest part of traffic adding that there is a total of approximately 100 employees, but that would not be at one time, during one shift. City Planner Licht added City staff's perspective to consider that the traffic generated by what the existing allowed use would be at capacity would be very high. City staff added that access to the property is from a minor arterial street and that both Wright County and City staff believe that the traffic generated by the proposed use can be accommodated by CSAH 39 at the existing driveway.

Commissioner Stritesky would like to know about the schedule as far as visits and visitors. Dr. Vanderscoff explained that there are 3 days in the evenings that families or friends can come to visit. They haven't finalized the schedule yet for this location as to which days. He also wanted to reassure that every visitor needs to be screened.

Vice Chair Offerman asked about potential impacts to area property values. City Planner Licht explained that the criteria for the decision as specified by the Zoning Ordinance specifically excludes effects to property value effects based on the unpredictability and inconsistency of such information even when provided by licensed professional appraisers.

Vice Chair Offerman asked about the impact of the proposed use on police services. Deputy Jason Oltmans of the Wright County Sheriff's Office said that the police reports included in the packet were reviewed by WCSO and they believe the call volume will actually decrease. Deputy Oltmans said he has spoken with Dr. Baumchen at the previous meeting and said there is interest in having an officer liaison with the facility to open communication with Wright County Sheriff's Office. Deputy Oltmans said he understands residents have concerns and to please call 911 so problems can be addressed.

City Planner Licht explained further allowance of the proposed medical treatment and residential element within the proposed PUD District amendment.

Commissioner Foster said he visited the property and was not pleased with how it's been maintained asking if NorthStar has plans to repave, trim bushes, and to make the site look better? Dr. Baumchen said they have a budget to make improvements to the buildings and grounds including adding fire suppression sprinklers, repaving the parking area, and replacing signs. Dr. Vanderscoff also added they will hire grounds keepers to come in to keep up with grounds.

Commissioner Thompson stated he agrees with Dr. Vanderscoff about the insurance liability issues. Commissioner Thompson added that traffic was significant with the hotel and banquet center and asked if there would be a roundabout built at CSAH 39 and CSAH 19. City Planner Licht explained that future improvements to the intersection are planned to be a modified "T" and not a roundabout.

Chair Black motioned to recommend approval of a PUD District amendment subject to the ordinance and findings of fact and decision as drafted by City staff. Seconded by Commissioner Thompson. Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner, Foster. Those opposed; None. Motion carried.

City Planner Licht stated this will go to City Council meeting on April 13, 2020.

4.2 Garage, LLC:

- A. Zoning Map Amendment rezoning from B-3 to I-3 District.
- B. PUD-CUP/Site and building plan review.

City Planner Licht presented the Planning Report.

Applicant Ron Touchette, was present via teleconference and agreed to the staff report.

Vice Chair Offerman opened the Public Hearing at 7:54 PM.

Vice Chair Offerman hearing no public comments closed the public hearing at 7:55 pm.

Commissioner Foster asked about what uses would be allowed under the current zoning. City Planner Licht said the C-3 District allows a broad range of retail, service, and office uses.

Commissioner Heidner asked if the individual units will be heated? Mr. Touchette said the units will be leased to small businesses and thus will have heat as well and restrooms constructed as part of the initial buildout.

Commissioner Thompson asked about the units being used as "man-caves" as have developed elsewhere that lead to large groups congregating. Mr. Touchette explained that he does not want to lease as mini-storage units or for recreation purposes. City Planner Licht said that the uses allowed are those specified by the I-3 District and any type of man-cave use would require additional City review.

Vice Chair Offerman asked if the appearance of the building could be improved instead of just steel siding? Mr. Touchette said the proposed siding is two done with a darker wainscoting level color matching the roof. City Planner Licht explained that City is all that is required based on the existing character of the area and added that City staff recommended landscaping and trees will be planted in part so that the entire building elevations are not visible from TH 101. Commissioner Offerman suggested adding shrubs along the west side of the buildings as well as the south side. A consensus of the Planning Commission agreed.

Commissioner Heidner motioned to recommend approval of a Zoning Map amendment rezoning Lot 3, Block 1 Autumn Woods Commercial from B-3 District to I-3 District based on a finding that the request is consistent with the Comprehensive Plan. Seconded by Chair Black. Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner, Foster. Those opposed; None. Motion carried.

Commissioner Stritesky motioned to recommend approval of a PUD-CUP and site and building plans for Your Garage, LLC subject to the following conditions as presented: Seconded by Commissioner Foster. Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner, Foster. Those opposed; None. Motion carried.

4.3 City of Otsego:

A. Amendment of the Zoning Ordinance to address appeals of zoning decisions.

City Planner Licht presented the Planning Report.

Vice Chair Offerman opened the Public Hearing at 8:06 PM.

Vice Chair Offerman hearing no public comments closed the public hearing at 8:07 PM.

Commissioner Heider asked if the appeal period is calendar days or business days. City Planner Licht said calendar days.

Commissioner Thompson motioned to recommend approval of the proposed Zoning Ordinance amendment as presented. Seconded by Commissioner Stritesky. Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner, Foster. Those opposed; None. Motion carried.

5. Update on City Council actions.

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

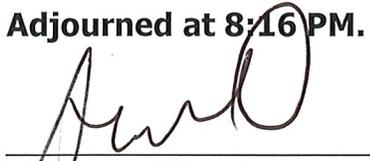
6. Update on future Planning Commission Agenda items.

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

7. Adjourn.

**Commissioner Thompson motioned to adjourn. Seconded by Chair Black.
Roll Call: Those for; Offerman, Black, Thompson, Stritesky, Heidner,
Foster. Those opposed; None. Motion carried.**

Adjourned at 8:16 PM.



Alan Offerman, Vice Chair

ATTEST: Bethany J. Bentley
Bethany Bentley, Deputy Clerk