

**CITY OF ST. FRANCIS  
ST. FRANCIS, MN  
PLANNING COMMISSION MINUTES  
April 17, 2013**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair Rich Skordahl.
2. **Roll Call:** Present were Roni Ronyak, Ray Steinke, Rich Skordahl, Todd Gardner, Greg Zutz, Joel Olson, Council Liaison Tim Brown, and City Planner Nate Sparks. William Murray was excused. Olson arrived at 7:10.
3. **Adopt Agenda:** MOTION BY STEINKE, SECOND BY GARDNER TO ADOPT THE APRIL 17, 2013 PLANNING COMMISSION AGENDA. MOTION CARRIED 5-0.
4. **Approve Minutes:** MOTION BY STEINKE, SECOND BY RONYAK TO APPROVE THE FEBRUARY 20, 2013 PLANNING COMMISSION MINUTES. MOTION CARRIED 5-0.
5. **Public Comment:** None

6. **Public Hearing – Lot Line Adjustment with Variance – Jim Jones – 23725 Nacre Street**  
Sparks stated Jim Jones at 23725 Nacre Street received approval for a Minor Subdivision with Variance in 2012 for turning 2 parcels into 3. He is now seeking to adjust one lot line one half foot between the two southerly parcels from this division.

Skordahl opened the Public Hearing at 7:05 Public Hearing Closed at 7:06 pm.

Skordahl said that the adjustment appears to be generally consistent with the City's previous variance approval.

MOTION BY RONYAK, SECOND BY ZUTZ TO RECOMMEND APPROVAL OF THE LOT LINE ADJUSTMENT WITH VARIANCE. MOTION CARRIED 5-0.

8. **Public Hearing – Meridian Behavioral Health – Rezoning, Conditional Use Permit, and Preliminary Plat – Outlot A, Meadows of St. Francis**  
Sparks stated Meridian Behavioral Health is seeking to establish a 48 bed substance abuse treatment center on an 8 acre site located west of 229<sup>th</sup> Avenue and Cree Street on Outlot A of the Meadows of St. Francis. This outlot was originally approved as the second phase of the Meadows of St. Francis development. The site needs to be replatted from the townhome configuration. The site is currently zoned R-3, Medium Density Residential and guided for a High Density Residential Land Use. Treatment centers are allowed as a Conditional Use in the R-4, High Density Residential District. Therefore, the application requires a rezoning and a CUP in addition to the plat. If the Planning Commission finds that the rezoning and CUP are consistent with the Comprehensive Plan and the review criteria in the ordinance, Staff has a list of required plan revisions and other general conditions that need to be met by the applicant and to meet certain ordinance and engineering standards.

John Seymour of Meridian Behavioral Health stated that they have no problems with the conditions and will work with City Staff to adjust the plans as needed. He said Meridian has 5 residential and 13 outpatient treatment centers. This center is proposed as a residential facility. They only accept people that aren't a threat and have 24 hour staffing. The building is to be brick with a metal roof. The facility will provide about 50 full time jobs. The zoning is consistent with the Comprehensive Plan and this type of facility may assist the City in leveraging for additional health care type industries in the future.

Olson asked if there was any outpatient programs proposed. Seymour said no.

Olson asked why they are looking at St. Francis. Seymour said they have a strong relationship with Anoka County. Fran Savreau from Meridian Behavioral Health added they like the community.

Olson asked about security for the townhomes adjacent to the site. Savreau said their clients are seeking sobriety and are choosing to be there. They have a secure environment with around the clock staffing and strive to be safe for their clients and the neighborhood.

Zutz asked how many townhome units are being replaced by this facility. Sparks stated 64.

Skordahl opened the public hearing at 7:50.

Matt Webster at 4178 228<sup>th</sup> in St Francis said there are 20 finished townhome units, the facility's proposed appearance is out of character for this neighborhood, this parcel is supposed to be residential, and the type of use proposed doesn't fit.

Darren Knight at 2276 Eldorado in St Francis said he moved to this area to be safe and feels that this type of facility would be harmful to the neighborhood. The property owner should put up the townhomes that are supposed to go here instead of allowing a treatment center to be built.

Jeremy Zeicheck representing the First Baptist Church and School expressed concerns about safety and asked about drug treatment and the length of stay. Savreau said they do have clients treated for drug abuse after a screening process and the length of stay is typically 20 days.

Skordahl closed the public hearing at 8:02.

Steinke said he believes the rezoning is consistent with the Comprehensive Plan.

Olson said he questions the compatibility of this use with the neighborhood and that it seems the City would be rezoning for an opportunity.

MOTION BY STEINKE, SECOND BY ZUTZ TO RECOMMEND APPROVAL OF THE REZONING FROM R-3 TO R-4. MOTION CARRIED 4-2 (Ronyak, Olson).

Skordahl stated the proposed CUP appears to be generally consistent with the review criteria. Olson asked if any additional safeguards can be put in place to mitigate any incompatibilities. Zutz suggested the vegetative buffer have a higher number of conifers and that private drive signage be placed at the entrance of the townhome development's private street.

MOTION BY STEINKE, SECOND BY GARDNER TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT WITH THE CONDITIONS IN THE STAFF REPORT AND THE INCREASED NUMBER OF CONIFERS IN THE BUFFER AND PRIVATE DRIVE SIGNS. MOTION CARRIED 4-2 (Ronyak, Olson).

Skordahl stated the Commission needs to make a recommendation on park dedication with any action on the preliminary plat. The options are to take cash-in-lieu or construct trails. If cash-in-lieu is taken, the Commission should review the trail plan. Sparks said the plan may need to be revised as initially the Highway 47 crossing was planned near this site but that has since been moved to Pederson. Olson said the trail system is an important amenity.

MOTION BY STEINKE, SECOND BY GARDNER TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH CASH-IN-LIEU OF PARKLAND DEDICATION. MOTION CARRIED 4-2 (Ronyak, Olson).

MOTION BY ZUTZ, SECOND BY STEINKE TO RECOMMEND APPROVAL OF THE SITE & BUILDING PLAN REVIEW. MOTION CARRIED 4-2 (Ronyak, Olson).

9. **Public Hearing - Ordinance Amendment – Variance Review Criteria**

Sparks stated that the State Statute from where the City's variance review criteria was from has been changed. This amendment makes the ordinance consistent with the statutory change.

Skordahl opened the public hearing at 9:13. Public hearing closed at 9:14.

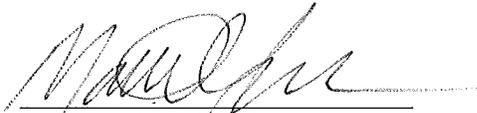
MOTION BY OLSON, SECOND BY GARDNER TO RECOMMEND APPROVAL OF THE AMENDMENT. MOTION CARRIED 6-0.

10. **Ordinance Amendment – Rental Housing Ordinance**

Sparks stated that this ordinance was referred to the Planning Commission by the City Council for review. Olson questioned the need for the ordinance.

MOTION BY STEINKE, SECOND BY ZUTZ TO TABLE THE ORDINANCE REVIEW TO A FUTURE MEETING. MOTION CARRIED 6-0.

11. **Adjournment:** MOTION BY STEINKE, SECOND BY GARDNER TO ADJOURN MEETING AT 9:30 PM. MOTION CARRIED 6-0

  
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Nafe Sparks, City Planner

4-17-13  
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Date