

CITY OF HERMANTOWN
PLANNING & ZONING COMMISSION
February 11, 2020 Meeting Summary
7:00 PM

1. ROLL CALL

Members Present: Joe Peterson; Tracy Lundein; Corey Kolquist; Greg Zimmerman; Chad Scott; Samuel Clark; and Kristi Schmidt.

Members Absent: Valeria Ouellette.

Others Present: Robb Glibbery, 5222 Maple Grove Rd.; Darlene Koski and Joe Krenik, 4201 Lavaque Rd.; John & Gloria Wentzlaff, 5245 Maple Grove Rd.; Len & Becky Kinney, 5088 Maple Grove Rd.; John Soshea, 4095 Reinke Rd.; Mary & Matt Butorac, 4089 Lavaque Rd.; Eric Johnson, Community Development Director; and Josh Bergstad, City Planner.

2. APPROVAL OF AGENDA

Motion made by Chad Scott to approve the February 11, 2020 agenda as presented. Seconded by Corey Kolquist. Motion carried.

3. APPROVAL OF MINUTES

Motion made by Kristi Schmidt to approve the November 19, 2019 minutes as presented. Seconded by Tracy Lundein. Motion carried.

4. PUBLIC DISCUSSION

None.

5. PUBLIC HEARINGS

5A. An application by James Talago/JP Holding Company, LLC for a Preliminary Planned Unit Development for a multi-story 110-unit senior/memory care housing facility on a 10-acre site located at 5097 Maple Grove Road. The property is located in an R-3 zoning district.

Eric Johnson, Community Development Director, informed the Commission members that James Talago/JP Holding Company, LLC is requesting approval of a Preliminary Planned Unit Development (PUD) Plan, to construct a 110-unit, three story senior living building on 10 acres in the R-3 Zoning District at 5097 Maple Grove Road. The proposed development will contain 110 units total.

Eric noted that the applicant first approached the City in February 2019 with the proposed project which included the senior living facility, 16 townhomes and 18 single family homes, which the City Council ultimately denied that project due to concerns expressed by residents regarding the size, density and traffic generation related to the project.

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The applicant has revisited the design and is now proposing The Pillars of Hermantown a 110-unit, senior living, three story building. The site is currently undeveloped with rolling topography and a mixture of trees and open grassland area. There are no wetlands on the property and the site has access from Maple Grove Road to the south and Lavaque Road to the west. The adjacent 10-acre parcel which will be used for site access does have wetlands present. These wetlands have been reviewed and approved delineation wise and will need to have a wetland impact application submitted.

The 110-unit, three story senior building consists of independent, assisted living and memory care units and has a footprint of approximately 39,000 square feet for a total of approximately 116,000 square feet in total size. The building is proposed to have 72 surface parking spaces and 62 underground spaces.

Included within the proposed community are several amenity spaces with potential to include heated, underground parking, a pub, theater and chapel room, fitness center, salon, a library and outdoor activity spaces.

Approximately 20 of the units would be designed specific to Memory Care residents. This area of the building will be secured to provide a safe community home for the residents and prevent residents from wandering away and will be staffed to handle higher care levels. This space will include separate dining and community space, as well as a private courtyard. Memory Care residents do not have access to vehicles and therefore do not have any impact on area traffic.

The proposed Pillars of Hermantown Senior living Community will enhance the local economy via job creation and tax expenses. New property taxes will be generated as a result of this development. This will also create the equivalent of more than 35 full-time, permanent jobs. Both part-time and full-time positions exist at various wage rates and skill levels including skilled nursing, housekeeping, culinary and dining assistants and professional management.

Shannon Rusk, 4521 Wooddale Ave., Minneapolis, representing Oppidan, gave some background information about Oppidan. Oppidan will be acquiring the land at 5097 from Mr. Talago. According to Ms. Rusk, Oppidan owns six senior living communities in and around the Twin Cities area, and from market studies that have been performed, the studies show that the Hermantown community is lacking in senior housing.

Joe Peterson asked how many people would be employed at the facility at any given time.

Shannon stated it would be approximately 12-15 employees at any given time.

Kristi Schmidt asked about the difference between assisted living and independent living spaces.

Shannon said the memory care unit is completely separate and in a secured community setting. The remainder of the apartments are interchangeable – meaning if you move in at the age of 80 and are fully independent, you can bring the services to your apartment. The care comes to you, and you don't have to relocate to another apartment.

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Corey Kolquist asked about any license requirements for alcohol.

Eric indicated there is no need for a liquor license.

Kristi asked Eric to expand on the difference between a preliminary planned unit development and a final planned unit development, and what processes takes place between the two.

Eric stated that when City staff received a planned unit development application, staff has the ability to combine a preliminary and final together and split them into two separate applications. Eric feels it is important to have two separate applications so that staff is able to gather the most comments and questions from the public. During the process between the two applications, plans are further refined, such as utilities, stormwater, and engineering aspects of the project.

Michael Koppy, 5124 Beaver Creek Rd., stated that the City staff should not have brought the old plan to residents in the first place and encouraged the commission members to listen to the facts and don't just blindly go along with what's presented.

Randi Lepage, 4071 Lavaque Rd., is against this proposal.

Sam Clark is very supportive of this concept, but he is concerned about the specific location.

Corey Kolquist, is really excited by the project. He welcomes the project and believes it is a great thing for the community and will bring jobs into the community as well.

Tracy Lundeen commented that years ago, seniors were sent to nursing homes to die. He is concerned about the comments he has heard this evening regarding how residents of assisted living facilities are treated. With Tracy's background with the senior expo, he understands the need of this type of facility in this region with an aging population. He believes that if this project meets the zoning requirements of the City of Hermantown, he has no objection to the project.

Kristi Schmidt indicated that she voted against the initial project. She appreciates the developer coming back before the Commission with a new plan and is in support of the new plan.

Motion made by Corey Kolquist to approve the application by James Talago/JP Holding Company, LLC for a Preliminary Planned Unit Development for a multi-story 110-unit senior/memory care housing facility on a 10-acre site located at 5097 Maple Grove Road. Seconded by Chad Scott. Sam Clark opposed. Motion carried.

5B. An application by Brad and Jackie Johnson for a Subdivision to create a 136-foot-wide parcel of 1.03 acres and a 4.03-acre lot accessed by way of a flag lot of 30-foot width at 5227 Maple Grove Road. The property is located in an R-3 zoning district.

Josh Bergstad, City Planner, presented to the Commission that the property owner proposes to create a new flag lot along the western border of the existing property. The property owner is

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proposing a 30 foot 'pole/driveway' connection to Maple Grove Road for a distance of 320 feet with the 'flag' portion of the lot being approximately 166' x 1010'.

The Johnsons intend to construct a new single-family home on the new parcel and then rent the existing home upon completion of the new residence, which will also be a rental property. The property owner has discussed this proposal with the City Utility Clerk as well as St. Louis County in order to verify that utilities are available and that a new driveway cut would be permitted.

Motion made by Corey Kolquist to approve the application by Brad and Jackie Johnson for a Subdivision to create a 136-foot-wide parcel of 1.03 acres and a 4.03-acre lot accessed by way of a flag lot of 30-foot width at 5227 Maple Grove Road. Seconded by Samuel Clark. Motion carried.

6. CONTINUING BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

None.

9. COMMISSION MEMBER REPORTS

Joe Peterson – None.

Tracy Lundein – None.

Greg Zimmerman – None.

Chad Scott – None.

Corey Kolquist – None.

Valerie Ouellette – Absent.

Samuel Clark – None.

Kristi Schmidt – Welcomed Samuel Clark to the Planning & Zoning Commission.

ADJOURN

Motion made by Tracy Lundein to adjourn the meeting. Seconded by Chad Scott. Meeting adjourned at 7:47 pm.

Officiated by:

Joe Peterson, Chairman

Transcribed by:

Mary Melde, Administrative Assistant