

**Meeting Minutes**  
**New Prague Planning Commission**  
**Wednesday, April 26, 2017**

**1. Call Meeting to Order**

The meeting was called to order at 6:35 p.m. by Dan Meyer with the following members present: Jenna Tuma and Matt Goldade. Absent were Bob Gilman and Jay Nuhring.

City Staff Present: Ken Ondich – Planning / Community Development Director

**2. Approval March 22, 2017 Regular Meeting Minutes**

It was moved by Tuma, seconded by Goldade, to approve the March 22, 2017 regular meeting minutes as submitted. Motion carried (3-0).

**3. Old Business**

None.

**4. New Business**

**A. Request for Conditional Use Permit #C2-2017 – 91 Unit Senior Living Project – 1100 1<sup>st</sup> Street SE  
Makado Group, LLC, applicant**

Planning Director Ondich presented the staff report. He stated that Makado Group, LLC has made application for a conditional use permit for the development of the vacant lot at 1100 1<sup>st</sup> Street SE located south of the State Bank of New Prague. He stated that 91 senior living units are proposed in a 4 story building with additional underground parking. He stated that 31 independent living units, 42 assisted living units and 18 memory car units are included in the total. He stated that Makado Group, LLC previously has constructed a project called “The Rosemount” in Rosemount, Minnesota. He stated that the City Council is considering providing Tax Increment Financing for the project which would require some of the units to be affordable units. He stated that the property is zoned RH High Density Residential and Senior Living Apartment Buildings are listed as a conditional use. He stated that the site is 3.83 acres in size and is surrounded by land zoned B-2 Community Commercial on the North and West and by RH High Density Residential on the South and East. He stated that 23.7 units per acre are proposed which exceeds the 22 units per acre allowed for typical multi-family dwellings, however no such limit exists for this particular type of use. He stated that the building is 50’ tall and that the building and parking spaces meet all applicable setback requirements. He stated that 10<sup>th</sup> Ave. SE is a major collector and 1<sup>st</sup> Street SE is a local road. He stated that no traffic impact study was required based on the city’s guidelines. He stated that the Developer is required to extend 1<sup>st</sup> Street SE

to the east property line to line up with previously dedicated road right of way on the Holy Trinity Church property at which point Holy Trinity will be required to connect to 1<sup>st</sup> Street SE and close their highway access per a previous developer's agreement. He stated that the proposed driveway from the underground parking to 10<sup>th</sup> Ave. SE must be moved to line up with Shopko's driveway or be rerouted to 1<sup>st</sup> Street SE. He stated that staff also recommends lining up accesses on 1<sup>st</sup> Street SE with those to the State Bank site and additionally adding a secondary access from the parking lot to 1<sup>st</sup> Street SE. He stated that a sidewalk must be provided for from the front door of the building to the adjacent public sidewalk system for walkability to and from the site. He stated that the zoning ordinance requires 108 parking spaces but only 102 are provided for on site for the requirement to have one space per unit plus one space for every employee on the largest shift. He stated that the parking spaces must be increased in depth to 20' and that the perimeter trees along 1<sup>st</sup> Street SE must be spaced no more than 40' apart with an addition tree being added by the ADA spaces on the southeast corner of the lot. He stated that parking lot islands must be increased in size and that while no screening is required to the adjacent townhomes staff does recommend the installation of a landscaping buffer of trees along the south and east side of the site by the townhomes. He stated that a memory care garden would be provided for on the site. He stated that refuse will be located in the underground parking area but staff recommends trash pick-up and other deliveries be limited to the hours of 7am to 10pm. He stated that a lighting plan has not yet been submitted for review but will need to meet requirements. He stated that there are no building design requirements in the RH District, however the building is of high quality materials and would meet the B-2 Community Commercial design requirements which applies to adjacent properties and that only one monument sign is allowed on the site. He stated that the City Engineer, Chris Cavett of SEH provided comments including changing the access to 10<sup>th</sup> Ave. SE, providing a second access to 1<sup>st</sup> Street SE, providing sidewalk to the site and finally about stormwater and public utilities. He noted that both Public Works Director Glen Sticha and Building Official Chad Lunder would be required to review and approve the plans prior to construction. He stated that staff recommends approval of Conditional Use Permit #C2-2017 to allow a 91 unit senior living apartment building with the findings and conditions listed in the staff report.

Mark Appelbaum, applicant and owner of Makado Group, LLC, stated that he was in attendance with Ben Delwiche from his architect firm of Kaas Wilson Architects as well as Shelly Krueger with Augustana who would be operating the facility. He stated that he was in attendance to answer questions and noted that he wants the facility to be a part of the community.

Commissioner Tuma asked if the building would have fire sprinklers.

Mr. Delwiche stated that it would have sprinklers installed per code.

Mr. Appelbaum noted that the building would also have two elevators.

Commissioner Tuma asked if additional green space would be provided for on the site.

Mr. Appelbaum stated that they are still working on plans for additional outdoor landscaping but that they do plan to have an outdoor front porch concept on the building along with balcony areas for seating to enjoy outdoors. He stated that the memory garden is only for memory care residents as it is fenced off.

Commissioner Meyer asked if there could be community gardens on the site.

Mr. Appelbaum stated that they are not planning that at this point, but that they could be added. He said some details are yet to be worked out with stormwater on the site and once that is settled that they could be space for community gardens.

The public hearing was opened at 7:11PM.

Pat Remfert, 602 Bavaria Lane and representative of Holy Trinity Lutheran Church, stated that he had four questions. He asked if a daycare center for children was being included on the site.

Mr. Appelbaum stated that some senior developments do but that they are not providing it at this time but is aware of a facility in St. Louis Park that provided this.

Mr. Remfert asked if the church playground area would have to move.

Planning Director Ondich stated that there were not specific setbacks for playgrounds and that their playground and fencing could remain even after the extension of 1<sup>st</sup> Street SE.

Mr. Remfert recommended that 1<sup>st</sup> Street SE not be required to be extended on their property until it can reach all the way from 10<sup>th</sup> Ave. SE to Chalupsky Ave. SE. He stated that they have events going on at the church many nights of the week and feared that putting that much traffic to the 10<sup>th</sup> Ave. and 1<sup>st</sup> Street SE intersection might make it more of a concern that it is today. He stated that he believes there will be traffic issues unless traffic can disburse both directions on 1<sup>st</sup> Street SE.

Planning Director Ondich stated that the developer's agreement with the church at this point says that the Church will need to connect to 1<sup>st</sup> Street SE and close their access to Main Street but does not specifically provide a date or time for that to be done. He stated that the developers agreement specifically noted that it would be a public improvement project but that the Beckius property is the only undeveloped property remaining on the corridor and that short of getting participation from the Beckius property to be included in the project the City would have to condemn property from them for the right of way which would not be inexpensive or politically well received in his opinion.

Mr. Remfert asked if their building address would change once connected to 1<sup>st</sup> Street SE.

Planning Director Ondich stated that their address should change if access is from 1<sup>st</sup> Street SE and that it would likely be addressed in the 1200 block of 1<sup>st</sup> Street SE.

Commissioner Tuma stated that she agreed with Mr. Remfert that a full connection of 1<sup>st</sup> Street SE between 10<sup>th</sup> Ave. SE and Chalupsky Ave. SE is needed if the Church is going to be required to have their only access from 1<sup>st</sup> Street SE.

Commissioner Meyer stated that crossing 1<sup>st</sup> Street SE at 10<sup>th</sup> Ave. SE is difficult for both vehicles and pedestrians and asked if there was additional measures that could be taken to make it easier to cross.

Commissioner Goldade stated that adding 150 cars to the intersection leaving church at the same time would make it more difficult to get through the intersection of 10<sup>th</sup> Ave. SE and 1<sup>st</sup> Street SE. He stated that he believed that additional review of traffic control should be done at the intersection.

George Winn, representative from Holy Trinity Lutheran Church, stated that he believed 10<sup>th</sup> Ave. SE should be widened for more lanes. He also asked if the Church could have two access driveways onto 1<sup>st</sup> Street SE. He also stated that he believed 1<sup>st</sup> Street SE should go all the way through to Chalupsky Ave. SE when they are required to connect to 1<sup>st</sup> Street SE.

The public hearing was closed at 7:24PM.

A motion was made by Tuma seconded by Goldade to recommend approval of Conditional Use Permit #C2-2017 for the following reasons:

- A. The proposed use of the property will not create an excessive burden on existing parks, schools, streets and other public facilities which serve the area because the site is appropriately zoned for high density residential use and adequate roads and utilities are provided to the site.
- B. The proposed use is sufficiently compatible with the adjacent residentially zoned and used land as the site is zoned RH High Density Residential which is the same zoning as the adjacent townhomes to the south and additionally will have landscaping provided on the site so that existing homes will not be depreciated in value.
- C. The structure and site will have an appearance that will not have an adverse effect upon adjacent residential properties as the building features high quality building materials and extensive landscaping.
- D. The use is reasonably related to the overall needs of the City and to existing land use, as the property is zoned RH High Density Residential and will provide for a type of housing that is in demand as documented by a Comprehensive Housing Needs Update prepared for the Scott County Community Development Agency which included all of the City of New Prague and is dated November 2016.
- E. The proposed use is specifically listed as a conditional use in the RH High Density Residential Zoning District and is therefore consistent with the purposes of the Zoning Ordinance.

- F. The proposed use is not in conflict with the Comprehensive Plan of the City because the Comprehensive Plan designates this property as being located within the RH High Density Residential Zoning District.
- G. The proposed use did not required the completion of a traffic impact study and is serviced by 1<sup>st</sup> Street SE and 10<sup>th</sup> Ave. SE for access purposes.
- H. Adequate utilities and access roads have been provided to the site in addition to the extension of 1<sup>st</sup> Street SE being provided to the east edge of the property by the applicant as part of the development.

With the following conditions:

1. Development of the site must be in general accordance with the site plans and landscaping plans dated 4/3/2017 which are on file with the New Prague Planning Department subject to other conditions/changes required which are listed below.
2. Building elevations must be in general accordance with the plans dated 4/4/17 which are on file with the New Prague Planning Department.
3. Parking spaces must be increased to a depth of 20' versus 18' which is now shown on the plans.
4. Trees must be spaces no more than 40' apart adjacent to the parking lot along 1<sup>st</sup> Street SE.
5. One tree must be added to the south side of the parking lot near the ADA stalls.
6. Parking lot landscaping islands must be increased to 6' side and at least 240 sq. ft. in size.
7. 108 parking spaces are required on the site, however only 102 are provided. An additional 5 parking spaces shall be added.
8. The developer is required to extend 1<sup>st</sup> Street SE to their east property line to line up with existing ROW in place on the adjacent Holy Trinity Lutheran Church property.
9. The developer must provide truck turning movements to ensure vehicles can navigate through 1<sup>st</sup> Street SE to and from the site.
10. The driveway from the underground parking access to 10<sup>th</sup> Ave. SE must be moved to line up with the existing access to the Shopko property on the west side of 10<sup>th</sup> Ave. SE or it must instead be routed back to 1<sup>st</sup> Street SE.
11. Staff recommends that driveways on 1<sup>st</sup> Street SE line up with the driveways into the State Bank of New Prague properties.
12. Staff recommends a second access from the parking lot to 1<sup>st</sup> Street SE to provide for better disbursement to of vehicles to and from the site.
13. Sidewalk at a width of 6' with a 6' boulevard must be provided for along the north (east) side of 1<sup>st</sup> Street SE as a continuation of the existing sidewalk along the State Bank of New Prague property.
14. A sidewalk is required from the front door of the building to connect to the public sidewalk system along 10<sup>th</sup> Ave. SE and it is additionally noted that sidewalk could be installed along the south (west) side of 1<sup>st</sup> Street SE for additional walkability adjacent to the site.
15. Staff needs clarification on the location of deliveries to and from the site.
16. Deliveries and trash service is limited to the hours of 7am to 10pm.

17. A row of trees must be planted along the south and east sides of the site adjacent to the townhomes.
18. All signs must conform to Section 718 of the Zoning Ordinance which require a permit under a separate permit process and noting that the site plan shows two monument signs proposed but only one will be allowed up to 32 sq. ft. in size and not more than 10' tall.
19. All lighting must conform to Section 704 of the Zoning Ordinance.
20. All dumpsters, garbage containers or refuse bins provided on the site outside of a building shall be screened from view in accordance with Section 703 of the Zoning Ordinance.
21. All recommendations of the New Prague Public Works Department, Utilities Department and City Engineer must be complied with prior to construction.
22. The plans must meet Minnesota Building Codes and Minnesota Fire Codes (specifically proper placement of hydrants on the site) prior to construction.

Motion carried (3-0).

## 5. Miscellaneous


The following miscellaneous items were reviewed as information only:

- A. Monthly Business Update – Planning Director Ondich provided the Monthly Business update to the Planning Commission that had been provided to the EDA earlier in the month.

## 6. Adjournment

A motion was made by Tuma, seconded by Goldade, to adjourn the meeting at 7:41 p.m. Motion carried (3-0).

Respectfully submitted,

A handwritten signature in black ink that reads "Kenneth D. Ondich". The signature is written in a cursive, flowing style.

Kenneth D. Ondich  
Planning / Community Development Director