

Pursuant to due call and notice thereof, a Planning Commission Meeting was held on Tuesday December 16, 2014 at 6:30 p.m.

PRESENT: Katie Reiling, Rick Fischbach, Ed Dunn, Amy Pease, Jim Thares, and Jeff Manthe

ABSENT: Jeff Meyer, Mary Sieben

The meeting was called to order at 6:34p.m.

Minutes of Meeting

Motion by Ed Dunn to approve the minutes, second by Rick Fischbach . All in favor; motion passed.

Public Hearing on Plat for Assisted Living Facility in Serenity at Avon

The public hearing was opened on the preliminary/final plat for the assisted living facility at 6:34 p.m. by Katie Reiling.

Randy Jenniges (S.E.H.) and Brent Kapsner (Partner Senior Living Options, LLC) was present at the meeting. Randy Jenniges opened the meeting with an explanation about the layout of the assisted living facility. The City of Avon has an agreement with them to purchase the property. We are looking at replatting the area which is approx. 3.3 acres on the south side of Serenity Court. The Serenity at Avon plat consisted of 12 lots. The Serenity Village (Assisted Living) plat will be platted into 5 lots. There will be two separate lots on the western half. The center is where the assisted living facility will be located. Lots 1, 2, 4, and 5 are similar to what is there right now. Lot 3 will be changed because of the building. Water and sanitary sewer we will service as we have before. There will be one large sanitary line that will service the assisted living facility.

Brent Kapsner stated they have several facilities from Pillager to southern Minnesota. Several months ago Jim Thares approached Partners Senior Living Options about a facility in Avon and after several meetings an agreement was reached. This will be a 23 unit (one level) facility which will include 10 assisted living and 13 memory care units within the building. This facility will be very similar to the facility in Pillager, MN. They are not sure of the exact size of building at this point. Part of the reason that this location was chosen for this project was due to the concept of life cycle housing. The idea is to move within a limited area within their entire life. The life cycle is to possibly start in apartments and move to a single family home, patio home and assisted living facility. Some people living in patio homes will be able to stay in their homes longer and use their facility for care. The community will also be able to use nurses from this facility to provide assistance to the elderly.

Katie Reiling questioned about the plan for lot 1 and 2. Initially, Partners Senior Living Options didn't think there would be 4 lots remaining. The thought was that they would need 4 acres so they would have room to expand in the future. The assisted living facility will run into instances where one spouse needs to go into assisted living but the other spouse can still live alone. They will possibly construct patio homes for rental purposes so the one spouse can live next to the other spouse that is in the assisted living facility. The spouse could continue to rent until either they also need to be in the assisted living facility or they decide to move elsewhere. The main purpose for having additional lots is to expand the facility or to offer other options to the family.

Ed Dunn asked about drainage and water management. Mr. Jenniges stated that previously there was a stormwater management plan for the 15 lots. That plan will need to get updated by their engineer and a civil site plan of the property will need to be presented to the city and approved by Randy Jenniges before any building permits will be issued. Parking was already discussed and figured into the plan. There are usually 3-4 people employed at the facility. Memory care requires between 3-4 staff members. The south end of the building will contain a community center which will be open to the community. A resident who wants to have a Christmas party will be able to use the community room. Traffic flow was also discussed. Trash/recycle deliveries will be

in the back parking lot. Electric to this area should be fine and should not need to be changed or modified to accommodate this building. The planning commission members stated that there are several items related to infrastructure that will need to be reviewed by the Planning Commission and City Council. Randy Jenniges stated that the civil site plan will need to address issues such as landscaping, fencing, tree placement, etc.

A timeline of this project will include vacating Serenity Lane at the January City Council Meeting. This is a private development project and there will be no assessments to public. By March they would like to have all of the steps completed and approved by the City and then apply for a building permit. Construction could be 6 months to a year after the permit is issued. Their plan is to be open before winter of 2015.

Jeff Manthe gave a brief explanation of the project. He said the City Council's decision was based on studies that showed that there was a need for this type of service in the community. The thought process was that the city wants to be able to provide for our citizens so they can continue to live here even when they need extra care. We were not able to go out and make a big investment for an assisted living facility. We felt very fortunate to find this company which has not only done these projects in small communities but has a demonstrated track record of operating these projects very successfully. Seniors have the option to move from one place to another depending on their needs and still remain in Avon. This facility seemed to fit into the infrastructure of Serenity at Avon and what has already been started there. This company has demonstrated success and we are looking at opportunity to provide for Avon Estates and the entire community. This project will provide a life cycle which will allow individuals to move from apartments to home to patio to assisted living all in one community. They do a nice job of fitting the building in the community. You do not have to be from Avon to be able to go into the facility. Children will also be able to bring their parents into the facility in order to have them closer to family.

The Public hearing was closed.

Motion was made by Rick Fischbach to recommend approval of the preliminary and final plat of Serenity Village, assisted living facility, second by Ed Dunn. All in favor; motion carried.

Goebel property at 207 Chinook Ave

Randy Jenniges recommended that a certificate of survey be completed which shows where facilities are located and drainage flow. The two parties did state that the driveway easement will not be purchased separately. The new certificate of survey would show the driveways proper location. It was noted that Mr. Goebel is responsible for upkeep of the driveway and surfacing would be his responsibility. The property owner of the easement has the authority to say what kind of surface is on the driveway easement. New construction does require a hard surface to be installed on the driveway. It is an existing (grandfathered) driveway so it is already imperious surface so no variance should be needed. The next step is to have it surveyed and to provide a certificate of survey that will show the driveway access easement and will show where existing services are before any building permit will be issued. It was also noted that the corrected easement of 10' on the south side should be shown on the new survey. The City of Avon does require that the certificate of survey be reviewed and approved by Randy Jenniges and Ray Schmidt.

Parks Board Update

Jim gave an update on the audit that happened in March. The first page in the handout stated that we are not in compliance with the state statute for the comprehensive plan in regards to parks and open space. Because we have a park dedication fee as part of the platting process, we should have an identified use of that fee for the park system. It was reviewed by the parks committee and the next step is to add it to the comprehensive plan in January. We will hold a public hearing. The Planning Commission discussed the Lions Park and potential future development in Avon. They also discussed the location of a fire hall.

Storage Unit Discussion

The Planning Commission discussed various locations that could possibly be used for storage units. They said property across from sparks trailer would be a good location but this is township. There really are no spots in the city except for the area west of Lake Anna. Is there any property on Upper Spunk Lake Road?

Sign Ordinance

Amy discussed the few changes to the sign section of the ordinance which would allow flashing signs in commercial areas but not residential areas. These changes will be added to the public hearing regarding the Comprehensive Plan at the January meeting.

Motion by Rick Fischbach to adjourn the meeting at 7:55 p.m., second by Ed Dunn. All in favor; motion passed.

Respectfully Submitted
Amy Pease