

**THE REGULAR MEETING OF THE PLANNING COMMISSION BOARD HELD ON
DECEMBER 21, 2009, AT 7:00 P.M., AT THE CITY HALL COUNCIL CHAMBERS**

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The meeting was called to order at 7:00 P.M., by Dave Thompson. Members present were Lee Steinbrecher, Ben Hanson, Bryan Lawrence (Baldwin Township Representative). Staff present were Mike Nielson, WSB City Engineer, Jay Blake, and Mary Lou DeWitt.

Absent was: Jack Edmonds and Ken Haskamp.

APPROVAL OF MINUTES OF THE REGULAR MEETING ON NOVEMBER 16, 2009

HANSON MOVED, SECOND BY STEINBRECHER TO APPROVE THE MINUTES OF THE REGULAR MEETING ON NOVEMBER 16, 2009. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

PUBLIC HEARING:

A. #09-07 Preliminary Plat for Sterling Pointe Assistant Living

Roger Fink, Trident Dev., LLC., is presenting a Preliminary Plat for Sterling Pointe Senior Living Community. The property is currently a metes and bounds legal description consisting of approximately 10.2 acres. This new plat will create two, new platted lots. One lot of approximately three acres designated for the Sterling Pointe Senior Living, and the other is approximately 5.85 acre outlot. The remaining 1.35 acres is largely allocated to road right-of-way. There is no proposed uses for Outlot A at this time.

The proposed plat and development will not require the extension or increase in size of any public utilities. The proposed access drives are coordinated with other existing drive ways. Public street access is proposed to remain unchanged for neighboring properties, however a new alignment of Northland Drive is proposed, based on the City's recommendation.

The property is situated between Verti-Flo Lane to the north, Northland Drive/Smith System Road to the south, and Old County Road 18 to the west. Neighboring uses include the Fairview Hospital, a single family residence, a residential rental house, and two manufacturing/industrial businesses. The Developer believes the proposed elderly assisted living development will benefit by the close proximity to the hospital and the general retail and grocery businesses located nearby, along with the convenient access to Highway #169. This property was previously used as industrial and most recently, an indoor recreation business.

The intended use of Lot 1 is elderly residential housing with services. The current proposal consist of ten independent living apartments, twenty-six assisted living apartment units, and fourteen memory support units for a total of fifty dwelling units. The apartment units offer a variety of one and two bedroom floor plans that include a complete kitchen with appliances.

The facility will be staffed 24 hours a day. During the largest shift, it is anticipated that 12 employees will be on site. The facility will be professionally managed by a licensed care provider.

The Developer is hopeful that they can start construction in May, 2010, and the facility would open in early spring of 2011.

Blake said this site had been rezoned from B-2 General Business to Medical Office/Residential District, at the October 19, 2009, Planning Commission meeting. The legal description was not completed at the time of rezoning and now they have the description with this platting and the rezoning, preliminary, and final plat will all go to the City Council once approved by the Planning Commission. The curve in Northland Drive is a traffic concern and the City is asking for a dedication of land to reconstruct this road where the curve is a 30 mile an hour turn. For this reconstruction there will be a need for a quarter acre of land from the Reynolds family property on the west side of the road. This road reconstruction has to be in the final plat before approving. A feasibility study has been ordered by the City Council for storm water. There is no drainage available on Old County Road #18. Access is also a problem on that road. This study will review cost and potential assessments. New trunk sewer lines will possibly be put in and water looping in this area. Staff recommends cash to land dedication. SAC and WAC credits may be available and staff is looking into it. There needs to be a resolution for the encroachment on the other property before the final plat is resolved.

Mike Nielson, WSB City Engineer, said there is a storm water pond on the site and the only emergency overflow would be in the next lot. When doing the feasibility study, Nielson would like to get the water flow going east to west directed to Hwy. #169. He proposes a cross drainage easement in case of a storm larger than a 100 year event. The other issue is an agreement in the Developers Agreement that the Developer is responsible for some fees in the road development.

Roger Fink, Trident Development spoke to the Planning Commission Board that he has worked 23 years in Commercial Real Estate. In the past four years they have built four Assisted Living/Memory Care Facilities.

Hanson asked on the Outlot B and Outlot C if it would be good to swap land for land when acquiring some land from that party for the reconstruction of the street.

Blake said that is an option. The owner of the house may want to swap land. That will be up to the owners of the property and Developer's.

STEINBRECHER MOVED, SECOND BY HANSON TO CLOSE THE PUBLIC HEARING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

STEINBRECHER MOVED, SECOND BY HANSON TO APPROVE ITEM #09-07 PRELIMINARY PLAT FOR STERLING POINTE SENIOR ASSISTANT LIVING WITH THE CONDITIONS THAT THE CITY ENGINEER'S MEMO DATED DECEMBER 16, 2009, CONCERNS LISTED BELOW BE FOLLOWED:

Sheet C1 – Preliminary Plat

*Who is purchasing the lot needed for the road? Before this plan received final approval this issue must be worked out. Due to the increased traffic in the area the existing alignment of Northland Drive and Old CR #18, the curve presents some safety concerns.

Sheet C2 – Existing Conditions

No comments.

Sheet C-3 – Preliminary Site Plan

All comments have been addressed.

Sheet C4 – Preliminary Grading and Erosion Control

*Add a flared end section to the pond outlet pipe to control erosion. This is a private pond, but the system discharges to the City storm sewer system. Due to the sandy soils on the site erosion around this pipe is a concern.

*As noted in the previous stormwater management review the top of the berm is at an elevation of 97.00 which is lower than the surrounding elevations on the property. Therefore in events larger than the pond will contain the overflow will leave the site onto the adjacent property. Typically an overland flow to a public ROW on drainage ditch is required. The pond is designed to hold the 100 year storm, but in events larger than the 100 year storm flooding onto adjacent property will occur. An alternative method should be found or a drainage easement with the abutting property should be provided to protect the interests of the adjoining property.

Sheet C5 – Stormwater Pollution Prevention Plan

No comments.

Sheet C6 – Preliminary Utility Plan

All concerns have been addressed.

Sheet C7 – Details

No comments.

Sheet C8 – Details

*All details will be reviewed prior to construction to insure they meet the most current City of Princeton, Princeton PUC and ADA requirements for construction.

In addition to the conditions above, the City will be moving forward with a Feasibility Report to complete the improvements for the Curve on Northland Drive and Old CR 18. These improvements are necessary to provide adequate safety and traffic capacity to this roadway. Financial participation by the Sterling Pointe project will be required to complete this project.

Nielson recommends that this project be approved contingent upon a signed waiver off proposed assessment for the pending roadway, sanitary sewer, watermain and drainage improvements.

ALONG WITH FENCE PLACEMENT WITH ADJOINING PROPERTY BE RESOLVED, A DEVELOPER'S AGREEMENT BE SIGNED, PROPERTY ACQUISITION, AND A RESOLUTION ON OWNERSHIP ON THE ONE LOT. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED.

OLD BUSINESS: None

NEW BUSINESS: None

COMMUNICATION AND REPORTS:

A. Verbal Report

Meeting dates need to be changed in January and February because those meeting dates are on holidays where City Hall is closed. The Planning Commission decided to change the meeting date to January 19, 2010, Tuesday and February 16, 2010, Tuesday.

Blake said that the Damer Plat has been completed and they are dedicating some land to the City. This land is in the flood plain and not developable, but could be used as a trail from the golf course to Reibe Park, to this land.

The City signed a contract with Bonestroo for updating the zoning and subdivision ordinance. There should be some items on the January Planning Commission regarding updates for review. The EDA Board is looking into a Retail Revolving Loan Fund and Blake will talk about this at a later time.

B. City Council Minutes for November, 2009

The Planning Commission Board had no comments.

HANSON MOVED, SECOND BY STEINBRECHER TO ADJOURN THE MEETING. UPON THE VOTE, THERE WERE 3 AYES, 0 NAYS. MOTION CARRIED. THE MEETING ADJOURNED AT 7:40 P.M.

ATTEST:

Dave Thompson, Chairperson

Mary Lou DeWitt, Comm. Dev. Assistant