

## PLANNING COMMISSION MINUTES

**DATE:** July 13, 2015

**TIME:** 4:30 p.m.

**PRESENT:** Chairperson Davis, Commissioners Boettcher, Porter, Hahn Buelow, Ballard, M. Olson, L. Olson, and Fritz

**ABSENT:** None

**STAFF PRESENT:** City Planner Mark Moeller; City Planner Carlos Espinosa

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The meeting was called to order at 4:30 p.m. by Chairperson Davis.

### Approval of Minutes – May 11, 2015

The minutes for May 11, 2015 were approved upon motion by Commissioner Boettcher and second by Commissioner Ballard.

### Public Hearing – Final Plat – Hiawatha Bluffs Living Subdivision

Chairperson Davis opened the public hearing and asked if the petitioner would like to say a few words about the project.

Julie Hanson, representing Hiawatha Valley Mental Health, stated that approval of the plat would facilitate the construction of a 20 unit state-licensed mental health facility. The facility will be staffed 24/7 and use a screening process residents of the facility. It is anticipated the facility will create 10 additional jobs.

Chairperson Davis then called on Mark Moeller to present the staff report. Mr. Moeller stated that staff's review has found the proposed plat to be consistent with the subdivision code and staff is recommending approval.

Next, Chairperson Davis asked if anyone else would like to speak about the plat.

Maya Markam – 1401 Heights Boulevard – asked about fire access to the property through the 20 foot access easement and adjacent properties. Mr. Moeller stated that the fire department had reviewed the access during site plan review and found it to be sufficient.

Deb Kohner – 771 Bluffview Circle – asked about privacy for the neighbors and the potential for fencing. Mr. Moeller noted that there is no proposed fencing around the facility. Ms. Hanson noted that the ability and skill level of residents will be assessed to determine their ability to leave the facility.

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Chairperson Davis then asked if anyone else would like to speak for or against the petition. There being no one who desired to speak, Ms. Davis closed the public hearing.

Commissioner Fritz stated that he was concerned with the single access point to the building, but deferred to the Fire Department's review of the project.

Mr. Fritz asked if Ms. Hanson is providing more parking than what is required by code. Ms. Hanson replied affirmatively. Mr. Moeller stated that if this project was simply a residential building, the amount of parking provided would have to be doubled.

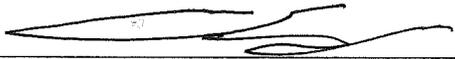
Next, Commissioner M. Olson motioned to approve the plat. The motion was seconded by Commissioner Fritz and approved unanimously.

Future Action Items

Mr. Moeller noted that the Development Code Update RFP process is progressing with a potential first consultant/commission meeting on August 10, 2015.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:15 p.m.



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Carlos Espinosa  
City Planner