

**BIG LAKE PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WEDNESDAY, JULY 1, 2020**

**1. CALL TO ORDER**

Chair Heidemann called the meeting to order at 6:00 p.m.

**2. PLEDGE OF ALLEGIENCE**

The Pledge of Allegiance was recited.

**3. ROLL CALL**

Commissioners present: Alan Heidemann, Lisa Odens, Dustin Vickerman, Ketti Green, and Scott Zettervall. Commissioners absent: Scott Marotz. Also present: City Planner Amy Barthel, and Community Development Director Hanna Klimmek.

**4. ADOPT AGENDA**

Commissioner Zettervall moved to adopt the agenda. Seconded by Commissioner Odens, unanimous ayes, agenda adopted.

**5. OPEN FORUM**

Chair Heidemann opened the Open Forum at 6:01 p.m.

Cam Habeger of 16702 205<sup>th</sup> Avenue commented that he is worried about high density housing coming into the community. He is worried that a larger population would destroy the Big Lake community and raise taxes for residents.

Chair Heidemann closed the Open Forum at 6:06 p.m.

**6. APPROVE MEETING MINUTES**

**6A. APPROVE REGULAR PLANNING COMMISSION MEETING MINUTES OF JUNE 17, 2020**

Commissioner Zettervall motioned to approve the June 17, 2020 Regular Meeting Minutes. Seconded by Commissioner Green, unanimous ayes, Minutes approved.

**7. BUSINESS**

**7A. PUBLIC HEARING: PRELIMINARY PLAN, CONDITIONAL USE PERMIT AND SITE PLAN FOR NYSTROM TREATMENT FACILITY**

Barthel reviewed that Kevin Green with Wilkus Architects (Applicant) submitted a Zoning & Land Use application on behalf of Nystrom & Associates LTD, requesting City approval of a Preliminary Plat, Conditional Use Permit and Site Plan for the development of a vacant parcel of land; PID: 65-597-0010 (Subject Property). The site is located south of Forest Road and east of County Road 43. The Subject Property is requesting to construct a three-story in-patient treatment facility for those with substance dependency to have access to around the clock certified care.

Preliminary Plat. The Applicant is proposing to plat the property into two (2) parcels. The development will be platted to become Lots 1, Block 1, Station Street Nystrom Addition and Outlot A, Station Street Nystrom Addition.

Site Plan. The parcel will consist of one (1) building with a proposed outdoor recreational space consisting of a basketball court, bocce ball court, and shuffle board area. This is located within an internal walking trail throughout the property. The property has an area designated for future expansion of the facility.

Conditional Use Permit. The treatment facility is a "Group Care Facility" as determined by the zoning code, which is a conditional use permit in the Transit-Orient Development (TOD) District. The Applicant must meet the CUP criteria and the standards for Group Care Facilities.

The application was submitted on June 5, 2020. The Applicant was sent a complete letter on June 23, 2020. The 60-day review period expires of August 4, 2020. City staff supports a recommendation of approval for the Preliminary Plat, Conditional Use Permit and Site Plan for the Nystrom Treatment Facility. Staff recommends the Planning Commission makes the following motion:

Recommend approval to the City Council, the request for a Preliminary Plat, Conditional Use Permit and Site Plan for Nystrom Treatment Facility, located at PID: 65-597-0010, subject to the following conditions:

1. Address any outstanding engineer comments dated June 16, 2020.
2. The landscape plan shall be altered to include one (1) landscaped parking island to break up the ten (10) contiguous parking stalls.
3. The plans shall be altered to include a bicycle rack for the Subject Property.
4. Outdoor amenities such as pedestrian lighting and benches shall be added to the site plan per Section 1068.06 Subd.1(1)(b).
5. The landscape plan shall include nine (9) coniferous trees and nine (9) deciduous trees are required.
6. The planned expansion for the facility will require a site plan amendment at which

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point parking and stormwater calculations will be evaluated.

7. This site plan becomes null and void if no construction starts within one (1) year.
8. The Applicant shall provide the City of Big Lake with all applicable governmental licenses for the Group Care Facility before the City issues a Certificate of Occupancy.
9. Work within City and County right-of-way will require the appropriate permitting.

Chair Heidemann opened the public hearing at 6:15 p.m.

Cam Habeger of 16702 205<sup>th</sup> Avenue asked about treatment types and security risks for the Nystrom Treatment Facility. Zettervall commented that during the concept plan for this facility the Big Lake Chief of Police stated that after researching other facilities owned by Nystrom, he found their security measures to be exceptional.

Peter Nystrom of 5545 Garland Lane North, Plymouth MN stated that Nystrom currently owns a clinic in Big Lake and that some of their clients are in need of inpatient treatment options. The proposed facility is for high functioning clients that are motivated to find help becoming sober. The proposed facility is for clients that volunteer for treatment and clients are able to end treatment at any time. He stated that this facility should have a positive impact in reducing crime as individuals in the community can receive the treatment they need to help them avoid negative choices.

Chair Heidemann closed the public hearing at 6:24 p.m.

Zettervall stated that substance abuse and mental health issues are very important to address and that the proposed Nystrom Facility will be a good addition to the community. Green agreed with Zettervall's statement.

Commissioner Green motioned to recommend approval to the City Council, the request for a Preliminary Plat, Conditional Use Permit and Site Plan for Nystrom Treatment Facility. Seconded by Commissioner Odens, unanimous ayes, motion carried.

## **7B. CANDIDATE INTERVIEWS –PLANNING COMMISSION VACANCY**

Klimmek reviewed that a total of one submittal was received by the deadline for a Planning Commission seat from Shane Shatka. Shatka was asked six interview questions.

Commissioner Green motioned to recommend to the City Council Shane Shatka for appointment to the one (1) vacant Planning Commission seat to serve the remainder of a current term that expires on December 31, 2022. Seconded by Commissioner Zettervall, unanimous ayes, motion carried.

## **8. PLANNER'S REPORT – None.**

**9. COMMISSIONERS' REPORTS**

Green stated that when Commissioners are addressing questions and comments online, they need to be mindful of being professional. Heidemann stated that he would like to see a discussion at the next meeting about creating Bylaws for the Planning Commission that addresses attendance at meetings.

**10. OTHER** – None.

**11. ADJOURN**

Commissioner Green motioned to adjourn at 6:45 p.m. Seconded by Commissioner Odens, unanimous ayes, motion carried.