

**MINUTES OF A SPECIAL PLANNING COMMISSION MEETING HELD,
MONDAY, NOVEMBER 24, 2008 – 6:30 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Toni Honer. Roll call was taken and the following members were found to be present: Chair Toni Honer, Vern Ahles, Jerry Bechtold & Dale Borgmann, Jerry Tippelt, Steve Dietman & Dan Hansen.

Staff members present were: Zoning Administrator Rena Weber, Billing Clerk/Administrative Assistant Judy Neu & City Attorney Jim Mogen.

Others present: Linda Brown, Cory Gerads, Duane Willenbring & Fred Schilplin.

APPROVAL OF AGENDA/AMENDMENTS – *Motion by Member Bechtold, second by Member Ahles, to approve the agenda as presented. Motion carried unanimously.*

APPROVAL OF MINUTES 11/10/08 – *Motion by Member Ahles, second by Member Bechtold, to approve the minutes of 11/10/08 as presented. Motion carried unanimously.*

NEW BUSINESS

SCHILPLIN FAMILY PARTNERSHIP-CONCEPT PLAN:

Cory Gerads and Fred Schilplin explained the concept plan. The land is located on County Road 137 and County Road 6. (Northeast side of Pleasant Lake).

The plan is to:

- ◆ Develop an assisted living facility or retirement campus
- ◆ Having 4 & 6 plex's and patio homes that would be able to use the facility if needed
- ◆ The facility would be a long term rental. The residents would move thru the facility as needed. The Company would maintain ownership.
- ◆ Private Roads
- ◆ Would try to keep as much woods as possible
- ◆ Age group would be 55 and older (no children)

Linda Brown explained that the campus would have assisted & non-assisted living. There will be trails on campus. Their goal is to keep it as green as possible such as put in rain gardens and ribbon curbs. The roads will be private and maintained by the management. The facility would have community kitchen, hair salon, media center, large community room for special events, exercise room, post office, restaurant & a chapel. The facility will have areas were the residents could have vegetable gardens.

Other things are:

- ◆ Sprinkled buildings
- ◆ Try to use as much granite as possible
- ◆ The facility would maybe have under ground parking
- ◆ 200-300 units within the facility, 40-45 plex's and 40-50 patio homes
- ◆ Lots size, road width, wetlands

Zoning Administrator Rena Weber suggests there should be one public road to connect to the Voigts property for future development and that the road be used for emergency use only.

Fred Schilplin suggests reviewing Preshome website - www.Preshome.com.

Zoning Administrator Rena Weber explained that the Future Land Use map shows R-1 and the City would be requesting a Plan Unit Development (PUD). There was some discussion on an EAW and a traffic impact study.

Member Bechtold questioned if there is any cold storage on the campus.

Zoning Administrator Rena Weber explains that the campus will be connecting to City water and will be looking at gravity fed sanitary sewer that will flow into the lift station that is located on Voigt's property.

Zoning Administrator Rena Weber suggested talking to Mitch Anderson from Stearns County Highway regarding turn lanes off of County Road 137.

Duane Willenbring questioned if there was any request for any sort of assists.

Linda Brown stated not at this time. They are hoping to take care of it all.

All members are in favor of it.

DISCUSSION ON PARK LAND DEDICATION: Tabled

DEFINITIONS: Attorney Jim Mogen explained that the City goal is to combine the definitions for the Zoning, Shoreland and Subdivision Codes together.

Chair Honer suggests that the members look over the definitions that the attorney provided and bring back any suggestion and or comments.

WIND TOWERS (TURBINES): Tabled

PLANNING COMMISSION MEMBER/STAFF REPORT:

EVENT CENTER: Attorney Jim Mogen explains the email that the City received regarding the Event Center. The concerns were addressed.

STORMWATER ORDINANCE: Zoning Administrator Rena Weber explained that Staff and the City Engineer will be taking on the Stormwater ordinance and that staff will need to take some type of training. Stearns County will not be able to help us on a regular basis without a cost.

COWMART ADDITION: Zoning Administrator Rena Weber explains that the Cowmart is looking to add a 60x40 permanent hoop structure. The exterior structure will need to match the existing structure. The application is incomplete because the storm drainage plan has not been approved by the City Engineer.

ADJOURNMENT – Motion by Member Ahles, second by Member Hansen, to adjourn the meeting at 7:45p.m. Motion carried unanimously.

JUDY NEU
BILLING CLERK/ADMINISTRATIVE ASST

TONI HONER
CHAIR