

**MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, NOVEMBER 15, 2016
7:00 P.M.**

5. PUBLIC HEARING

a. Consider Approval of the Maplewood Alzheimer's Special Care Center, 1700 Beam Avenue

- i. Economic Development Coordinator, Mike Martin gave the report on the Consideration of Approval of the Maplewood Alzheimer's Special Care Center at 1700 Beam Avenue and answered questions of the commission.
- ii. Rachel Rudiger, JEA Development Senior Living, Apple Valley, representing the Maplewood Alzheimer's Special Care Center, addressed and answered questions of the commission.
 1. Preliminary Plat
 2. Conditional Use Permit Resolution
 3. Parking Waiver

Chairperson Arbuckle opened the public hearing.

1. Mary Liljedahl, 1815 Radatz Avenue, Maplewood, addressed the commission regarding the traffic concerns from the US Bank and Outback Steakhouse buildings with this development proposal.

Chairperson Arbuckle closed the public hearing.

Commissioner Kempe moved to approve the Voran Properties Addition preliminary plat located on the southeast corner of Beam Avenue and Southlawn Drive subject to the following conditions:

- a. Submit to staff a revised plat which shows the easterly lot line for Lot 2 shifted to the west to ensure the existing parking lot on Lot 3 meets the required five foot setback. Alternatively, the applicants can submit a revised site plan showing how the existing parking lot on Lot 3 is reconstructed to meet the five foot setback.
- b. Submit to staff copies of the executed cross access agreements for Lots 1 through 4.
- c. Comply with the conditions of approval in Jon Jarosch's city engineering report dated October 31, 2016, and Erin Laberee's county engineering report dated November 3, 2016, attached to the staff report.
- d. Comply with the conditions of approval in Shann Finwall's and Virginia Gaynor's environmental report dated November 8, 2016, attached to this staff report.

Commissioner Kempe moved to approve the conditional use permit resolution to allow multi-family senior housing in a Business Commercial Modified Zoning District. Approval is based on the findings required by ordinance and subject to the following conditions:

- a. All construction shall follow the site plan date-stamped September 30, 2016, approved by the city. Staff may approve minor changes.
- b. The proposed use must be substantially started within one year of council approval or the permit shall become null and void. The city council may extend this deadline for one year.
- c. The city council shall review this permit in one year.
- d. Comply with the conditions of approval in Jon Jarosch's city engineering report dated October 31, 2016, and Erin Laberee's county engineering report dated November 3, 2016, attached in the staff report.
- e. Comply with the conditions of approval in Shann Finwall's and Virginia Gaynor's environmental report dated November 8, 2016, attached in the staff report.
- f. This permit allows 50 senior housing units for residents with Alzheimer's dementia, and related memory issues. Minor changes to this unit count may be approved by staff.

Commissioner Kempe moved to approve the parking waiver of 59 parking spaces for the Maplewood Alzheimer's Special Care Center at 1700 Beam Avenue. City ordinance requires 100 parking spaces for this site, and the proposed project will provide 41 parking spaces. If a parking shortage develops the city council may require the applicant to secure more parking spaces.

Seconded by Commissioner Desai.

Ayes – All

The motion passed.

This item goes to the city council on November 28, 2016.