

On Thursday, June 20, 2013, at 7:00 pm, a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen, Karen Chevalier, and Rene Morris. Absent: Bob Conklin, Mike Mellott, and Steve Munson.

Also present were Planner Dustin Wolff, City Attorney Ron Coplan, City Manager Scott Shumard, Building and Zoning Superintendent Amanda Schmidt, and City Clerk Marie Rombouts.

Rene Morris made a motion to approve the minutes from the May 16, 2013 meeting; seconded by Rick Andersen. Voting: Ayes – Andersen, Chevalier, Morris, and Chair Larson. Nays – None. Motion carried.

Superintendent Schmidt reported there was no Council action.

Chair Larson opened a public at 7:05 pm for CLP Sterling IL Owner, LLC to rezone 2705 Avenue E from R-3 to an R-3 Special Use for a Planned Unit Development to construct an addition onto Good Neighbor Care for a Memory Care Unit.

Gary White with Good Neighbor Care stated their facility has been operating in Sterling for four years. It is doing well and 100% occupied. The proposed addition would be a secured unit for memory care patients.

Joe Zody with Zody Architecture & Interiors LLC, noted the addition would be close to the north property line. City code requires a 40' setback for this zoning classification but a Planned Unit Development permits modification.

The memory care unit will have a separate entrance. Staff will be shared throughout the facility by the service corridor. A 6' safety fence will be installed to the west. The south end will have a garden area where patients will be supervised. Unit doors will be alarmed. There is a mix of private and companion care rooms. Currently, there are 61 patients in assisted living and 30 proposed in the memory care unit.

There are 70 parking stalls. Parking will be expanded in the front.

Rick Andersen asked where the water drains. Joe Zody stated the water runs to the northeast.

Dustin Wolff stated that a Planned Unit Development permits modification to the setback versus a variance for the setback. This project would not meet the criteria for a variance. R-3 requires the setback to be 10% of the lot width. When a development

is unique, the PUD can allow setbacks to be modified. The setback is 16', not the required 40'. Following zoning, City staff can work with the developer for the site design and storm water run-off.

Amanda Schmidt reported City staff supports this development.

Joe Zody confirmed they will be working with Skoog Landscaping.

Chair Larson stated publication in the Daily Gazette was made, fees were paid, property owners within 150' of the property were notified, signs were placed on the property for two weeks prior to the hearing, and no written comments were received.

Chair Larson closed the public hearing at 7:26 pm.

Rene Morris made a motion to recommend to the City Council rezoning of 2705 Avenue E, owned by CLP Sterling IL Owner, LLC, from an R-3 to an R-3 Special Use for a Planned Unit Development to construct an addition onto Good Neighbor Care for a Memory Care Unit; seconded by Rick Andersen. Voting: Ayes – Andersen, Chevalier, Morris and Chair Larson. Nays – None. Motion carried.

With no further business to discuss, the meeting was adjourned at 7:30 pm.

Marie Rombouts
City Clerk