

**PUBLIC HEARING – CONDITIONAL USE PERMIT**

**Application:**        **Conditional Use Permit for an Assisted Living Facility**

**Applicant:**         **Pallansch Properties, LLC**

**Agenda Item:**      **3.1**

**Background Information:** The applicant is requesting a Conditional Use Permit for a 20 unit assisted living facility on the property located at 5384 Country Care Lane. The subject property is 21 acres and is in the Rural Residential Zone. The property contains four buildings (3,570 sq. ft., 6,450 sq. ft., 10,900 sq. ft., and 13,060 sq. ft.) which are used for the same use as the proposal. There are also various accessory structures on the subject property.



The applicant intends to construct another 13,060 sq. ft. structure which will contain the proposed 20 units. Applicant proposes to join the two facilities by a hallway/corridor and a 1,600 sq. ft. activity/family gathering room.

A new private sewer system will be constructed to serve the proposed structure. A Site Suitability Form was completed indicating a Soil Sizing Factor of 1.27 and the soils are Sandy Loam. Applicant proposes to utilize the existing deep well installed when the Phase 1 building was built in 2013, also a 20 unit assisted living facility.

There will be ten new parking spaces created on the south side of the proposed structure. These parking spaces will primarily be used for visitors and employees. The applicant is also proposing to pave the parking area and service drive.

With the construction of the proposed building and paving of parking area and service drive, the total impervious surface coverage of the subject property is 14.6% while the maximum amount allowed in the Rural Residential Zone is 15%. The stormwater runoff generated by the additional impervious surface coverage will drain to an infiltration basin and natural lowland area on the property.

The subject property is accessed via County Road 107. The adjacent properties to the north and south are zoned Rural Residential and the property to the east is zoned Recreation.

The four existing assisted living structures are served by deep wells and private sewer systems. Compliance Inspections were performed on the existing septic systems and all are compliant.

Applicants propose landscaping around the proposed structure to match the existing landscaping on the Phase 1 structure. Applicant also proposes to add three evergreen trees to provide screening between Phases 1 and 2. The proposed exterior lighting is indicated on the Lighting Plan to be located along the front parking area and side and rear exists. Applicant proposes a new building sign on the south side of the driveway, similar to the existing sign for the Phase 1 building. The existing exterior sign is a 2-sided sign, 28.5" X 41.5" in size, on a base 17" high. The existing sign also includes a flagpole approximately 20 feet in height; the maximum flagpole height in the Rural Residential Zone is 30 feet.

Applicant plans to demolish the assisted living facility at 5496 Country Care Lane during the construction phase of this new facility. This building was closed in 2017 after being damaged by fire.

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### **Applicable Regulations:**

**Original CUP issued by Crow Wing County, March 9, 2000:**

**6. EXPANSION WOULD REQUIRE A NEW APPLICATION FOR CONDITIONAL USE.**

#### **Section 17-5.6 RURAL RESIDENTIAL (RR)**

1. **Purpose and Intent:** To provide a zoning classification that allows for low-density residential development. Development in this zone is without municipal utility service and with only limited demand for accessibility. Rural Residential zoning should be used to preserve rural character.
2. **Compatibility:** The Rural Residential zone is compatible with and can be established adjacent to Forest Management and Agriculture zones, but may not be completely surrounded by those zones. The Rural Residential zone must be adjacent to land zoned Rural Residential, Transition Residential, Light Industrial or Commercial. The Rural Residential zone may be established next to the

Shoreline Residential zone or the Water Resource zone.

3. Lot, Use and Density Requirements.

Lot Width - feet, minimum .....	200
Buildable Lot Area - acres, minimum.....	5
Setback, right-of-way, local streets - feet, minimum.....	50
Setback, right-of-way, collector and arterial streets - feet, minimum.....	50
Setback, side - feet, minimum.....	25
Setback, corner side - feet, minimum .....	40
Setback, sign - feet, minimum .....	1
Setback, wetland - feet, minimum .....	30
Maximum impervious coverage .....	15%
Maximum Building Height - feet.....	25
Maximum Flag Pole Height – feet.....	30
Maximum animal unit per acre .....	0.5

**Section 17-11.6 CONDITIONAL USE PERMITS**

A. The following must be met:

- (1) The use or development is an appropriate conditional use in the land use zone.
- (2) The use or development, with conditions, conforms to the comprehensive land use plan.
- (3) The use with conditions is compatible with the existing neighborhood.
- (4) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the City.
- (5) For Conventional Subdivisions, the property contains physical constraints which make it unable to be developed by the Conservation Subdivision method.

B. The following must be considered:

- (1) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity.
- (2) The conditional use will not impede the normal and orderly

development and improvement of surrounding vacant property for uses predominant in the area.

- (3) The conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- (4) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an indifference with traffic on surrounding public thoroughfares.
- (5) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.
- (6) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result.
- (7) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.
- (8) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

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**Staff Findings:** Staff provides the following Findings of Fact for consideration by the Planning Commission:

1. The proposed development, with conditions, is an appropriate conditional use in the Rural Residential zone.
2. The proposed use conforms to the Comprehensive Plan as the proposed use maintains the rural character of the property. The subject property is currently used for similar purposes and expanding the existing use would not conflict with the future plans for the area. The Future Land Use map identifies the subject property as Rural Residential.
3. The neighborhood surrounding the subject property consists of rural residential properties. The proposed use, with conditions, is compatible with the surrounding neighborhood.
4. The proposed use, with conditions, will not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance, or prosperity of the City.

5. The proposed use will not be injurious to the use and enjoyment of surrounding property.
6. The proposed use, with conditions, will not impede the normal and orderly development and improvement of surrounding vacant properties.
7. The proposed use will utilize onsite sewer and water systems. There should be no increase in traffic on County Road 107. With the removal of the building at 5496 Country Care Lane, current staffing and resident count will remain unchanged. The public cost for facilities and services for the proposed development will not be detrimental to the economic welfare of the community.
8. The proposed use will be accessed by a private drive from County Road 107.
9. The proposed development contains adequate off-street parking.
10. The proposed use will not generate any offensive odor, fumes, dust, noise, or vibrations that will be a nuisance to neighboring properties.
11. The proposed use will not destroy any natural or scenic features. There are no known historical features of major significance on the subject property.
12. The proposed use will promote the prevention and control of pollution of ground and surface waters. All stormwater generated on the subject property will be contained onsite.

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**Planning Commission Direction:** The Planning Commission can approve the conditional use permit, deny the application, or table the request if additional information is needed. If the motion is for approval or denial, Findings of Fact should be cited.

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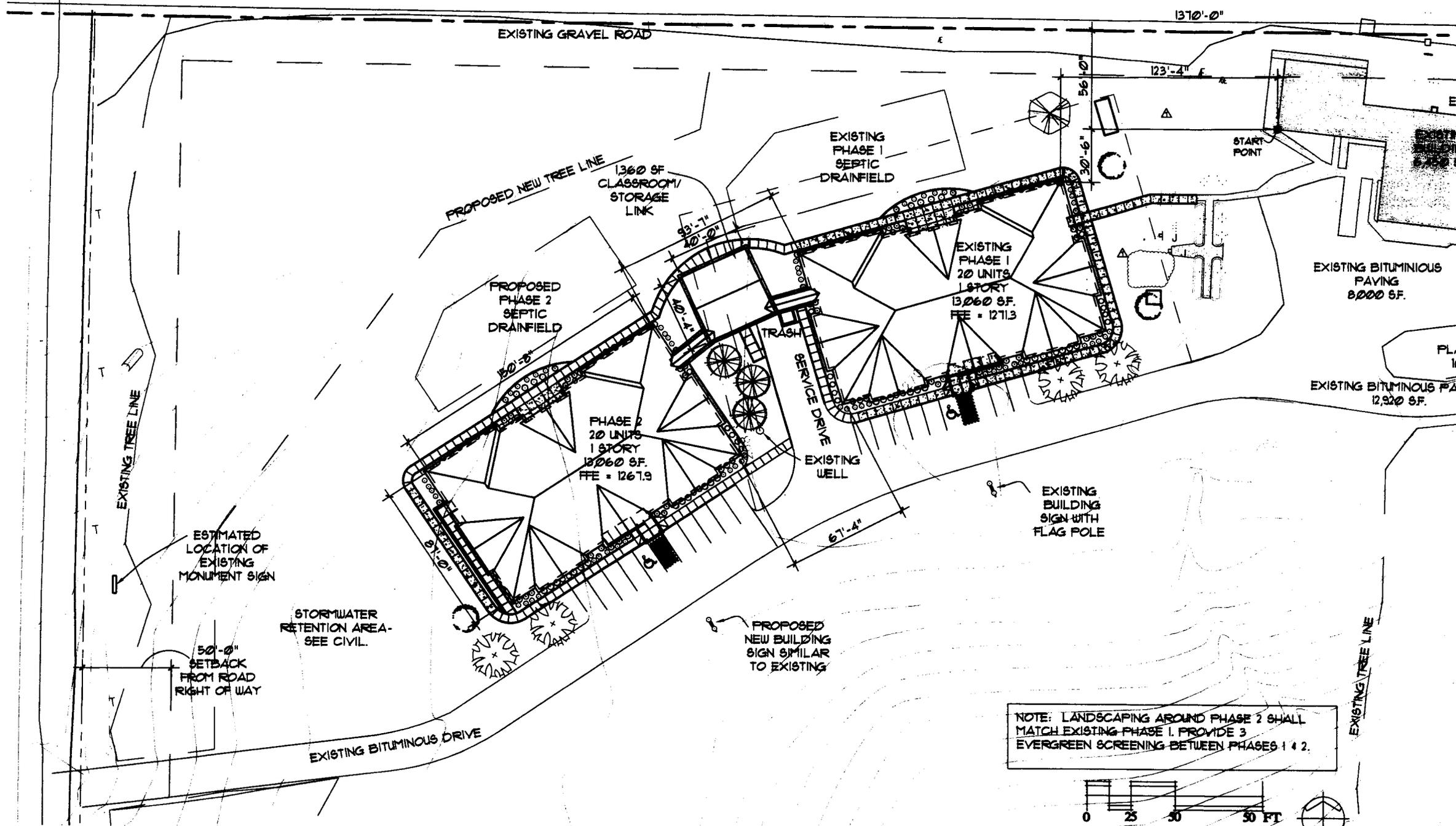
**Staff Recommendation:** A conditional use permit was obtained through Crow Wing County in 2000 for the existing business. There was an expansion in 2013. The proposed development is consistent with the existing use of the property. Although the existing zoning and future land use of the property are both Rural Residential, an expansion of the existing use would not be harmful to the development of properties in the vicinity of the subject property. The property is fairly large and well screened so the proposed expansion will not negatively impact the rural character of the area.

Staff recommends the application be approved with the following condition:

1. This application constitutes an amendment to the existing conditional use permit for the subject property. All of the conditions of approval of the existing conditional permit remain in effect in addition to the conditions of this approval.
2. The landscaping noted on the enlarged site plan dated June 16, 2020 shall be implemented in full. The landscaping shall be maintained and kept free of weeds and debris.
3. An SSTS design which guarantees the discharge standards in MN Rules Chapter 7081.0130, Subpart 2, shall be submitted for a system serving the

proposed building. The building may not be occupied until the SSTS is inspected and a certificate of installation is issued by the city.

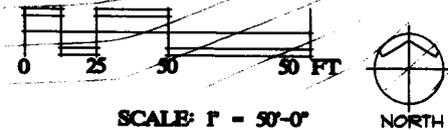
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**SHILOH ASSISTED LIVING - PHASE 2 - CUP APPLICATION - ENLARGED SITE PLAN**

JUNE 16, 2020

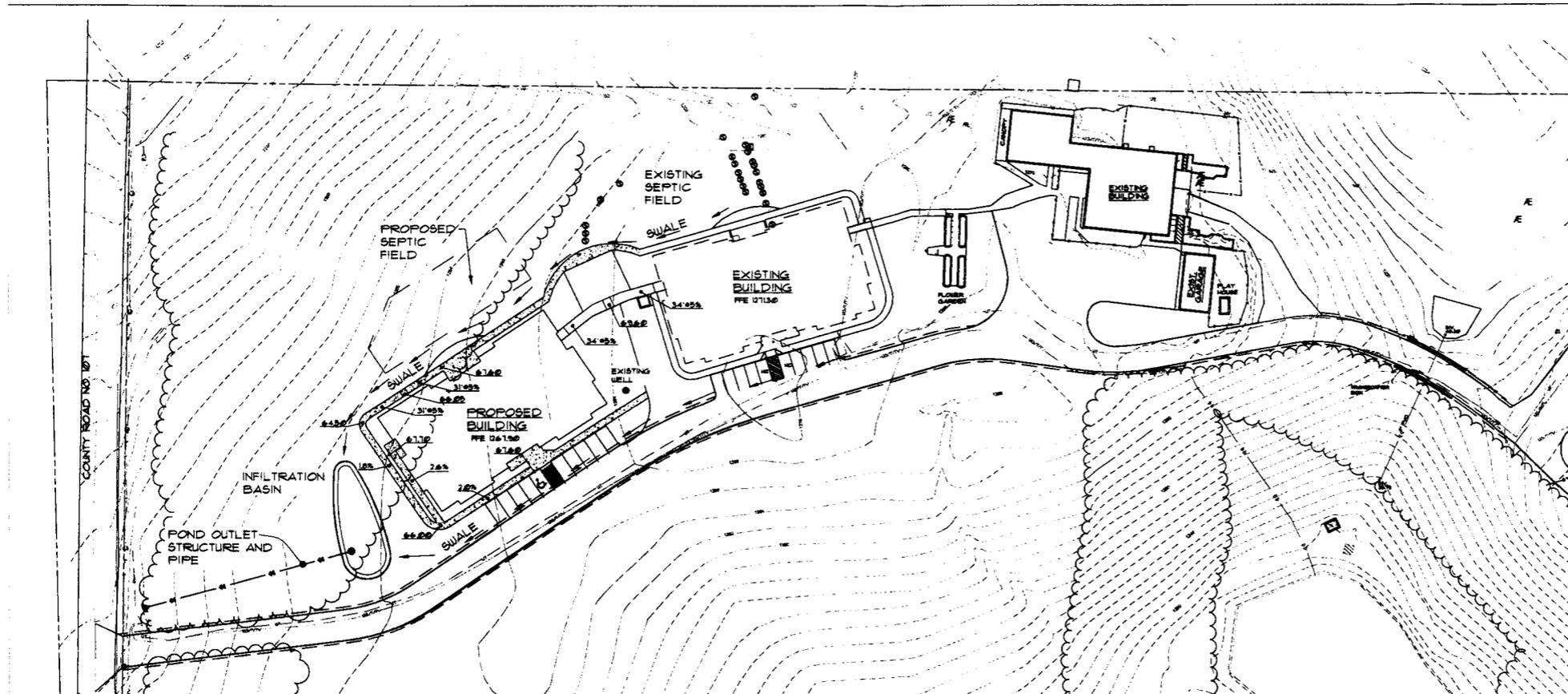
NOTE: LANDSCAPING AROUND PHASE 2 SHALL MATCH EXISTING PHASE 1. PROVIDE 3 EVERGREEN SCREENING BETWEEN PHASES 1 & 2.



SCALE: 1" = 50'-0" NORTH  
TROSSEN WRIGHT PLUTOWSKI ARCHITECTS, P.A.

**CUP**





**GENERAL GRADING & EROSION CONTROL NOTES**

- CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ON-SITE TOPSOIL.
- SALVAGE EXISTING SOIL MATERIALS SUITABLE FOR STRUCTURAL EMBANKMENT PURPOSES FOR REUSE ON-SITE.
- UNDER PAVEMENTS COMPACT THE UPPER THREE FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BELOW THE UPPER THREE FEET OF SUBGRADE. OUTSIDE OF PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY, UNLESS OTHERWISE INDICATED BY THE GEOTECHNICAL REPORT.
- SEE THE GEOTECHNICAL REPORT BY CHOSEN VALLEY TESTING, DATED MARCH 28, 2013 FOR SPECIFIC REQUIREMENTS REGARDING EXCAVATION AND EMBANKMENT RELATING TO THE BUILDING CONSTRUCTION.

**INFILTRATION BASIN CONSTRUCTION NOTES**

- GEOTECHNICAL COMPANY MUST OBSERVE ALL EXCAVATION AND PLACEMENT OF SOIL MATERIALS TO CONSTRUCT THE BASIN. NOTIFY THE ENGINEER OF ANY SOILS OR CONDITIONS NOT CONSISTENT WITH THE SOILS INDICATED IN THE GEOTECHNICAL REPORT.
- STRIP EXISTING TOPSOIL AND STOCKPILE AT A LOCATION DETERMINED BY THE OWNER.
- SOIL MATERIALS NOT NEEDED FOR CONSTRUCTION SHALL BE REMOVED FROM THE SITE.
- AVOID USE OF HEAVIER EQUIPMENT DURING EXCAVATION AND BACKFILL OPERATION TO AVOID COMPACTION IN THE PROPOSED INFILTRATION BASIN.
- INSTALL SALVAGED SP MATERIALS (OR BETTER) OR IMPORT SELECT GRANULAR BORROW TO WITHIN 2 INCHES OF FINISHED GRADE.
- INSTALL 2 INCHES OF SALVAGED TOPSOIL OVER GRANULAR MATERIAL IN BASIN BOTTOM FLOOR AND 6 INCHES OF TOPSOIL OUTSIDE OF THE BASIN FLOOR.
- ALL EXCESS SOIL MATERIALS SHALL BE REMOVED FROM THE SITE.
- INSTALL ROADSIDE SEEDING (MnDOT 25-121) AT SPECIFIED RATES PER MnDOT 2575.
- INSTALL EROSION CONTROL BLANKET (MnDOT 3885.2A, STRAW WITH NATURAL NETTING AND STITCHING) PER MnDOT 2575.

**TROSSEN  
WRIGHT  
PLUTOWSKI**

ARCHITECTS, P.A.

4185 Lealand J. N.  
Suite 200  
Minneapolis, Minnesota 55422  
Phone: (763) 655-7171  
Fax: (763) 655-7870

Consultants



301 West Transition Trail  
Suite 100  
Bloomington, Minnesota 55427  
(612) 771-8800 / Fax (612) 771-8801 / P-001

**Certification**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Civil Engineer in the State of Minnesota.

Print Name: Eric C. Fisher

Signature: [Signature]

Date: 06/16/2020

Project Information

**SHILOH  
ASSISTED LIVING  
PHASE 2**

5th County Civil Engineer  
Troy A. H. H. H.

Revisions

**CUP APPLICATION  
PRELIMINARY**

Date: 06/16/2020

Drawn By: JCB

Checked By: RCW

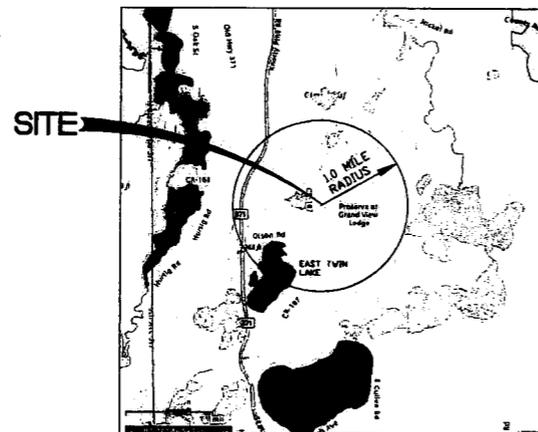
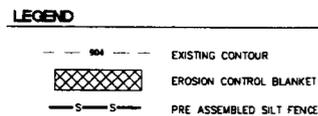
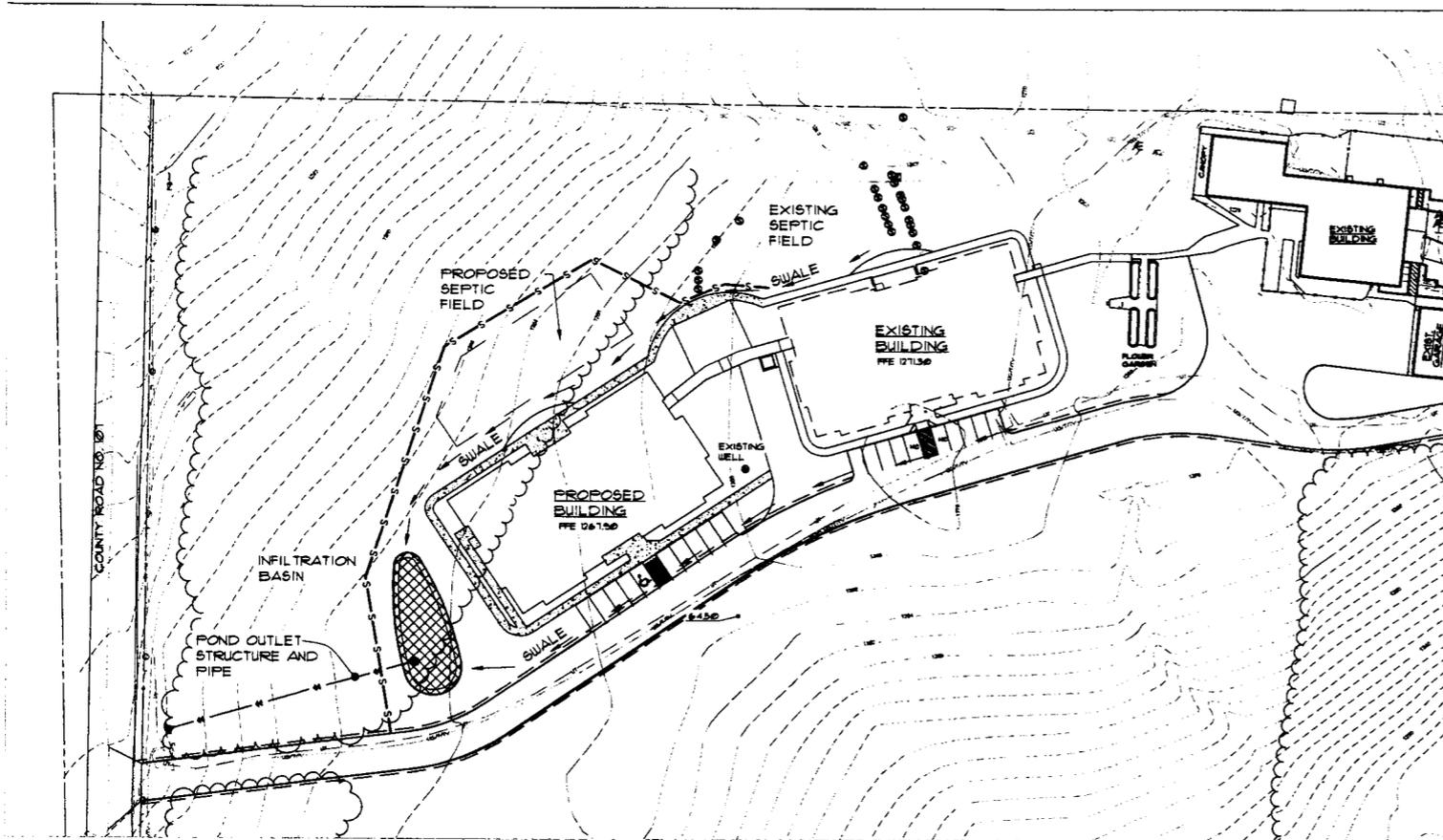
Job Number: P0620

Sheet Information

**SITE GRADING PLAN**

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**C1-0**



**VICINITY MAP:**  
NO SCALE

**1. DESCRIPTION OF ON-SITE WORK**

- a. THE SITE INCLUDES A NEW SENIOR HOUSING BUILDING WITH ASSOCIATED PARKING.
- b. THE PROPOSED DRAINAGE PATTERN FOR STORM WATER RUNOFF IS DIRECTED TOWARDS A NEW WATER QUALITY BASIN.
- c. THE SITE IS WITHIN 1.0 MILES OF AN IMPAIRED OR SPECIAL WATER.

**2. PERMITS**

THE PROPOSED CONSTRUCTION WILL DISTURB MORE THAN ONE ACRE AND THEREFORE AN NPDES PERMIT FROM THE MINNESOTA POLLUTION CONTROL AGENCY IS REQUIRED. AS PART OF THE BUILDING PERMIT APPLICATION AN EROSION CONTROL PLAN MUST BE PREPARED, AND THAT ALL OF THE PROVISIONS OF THE NPDES PERMIT ARE IMPLEMENTED INCLUDING THE FOLLOWING: INSTALLATION OF EROSION PREVENTION DEVICES AS INDICATED IN THE EROSION CONTROL PLAN, PROTECTION OF EXISTING STORM SEWERS, PREVENTION AND CLEANING OF SEDIMENT TRACKED ONTO EXISTING STREETS, INSPECTION OF EROSION CONTROL DEVICES, MAINTAINING A DIARY OF THESE INSPECTIONS, TEMPORARY EROSION CONTROL MEASURES WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY STOPPED.

**3. EROSION AND SEDIMENT CONTROLS**

INSTALL PERMANENT OR TEMPORARY SOIL STABILIZATION WITHIN 14 DAYS OF COMPLETION OF GRADING WITHIN AN AREA OF THE SITE OR WHERE CONSTRUCTION ACTIVITY WILL NOT TAKE PLACE WITHIN A 14 DAY PERIOD. THIS INCLUDES STOCKPILES OF TOPSOIL OR OTHER EARTH MATERIALS.

BASIC STRUCTURAL CONTROLS AND SITE SEQUENCING OF SEDIMENT AND EROSION CONTROLS ARE DESCRIBED FOLLOWING:

1. PRIOR TO START OF CONSTRUCTION AND DURING CONSTRUCTION.	INSTALL SILT FENCE BECAUSE ALL SURFACE ADJACENT TO THE CONSTRUCTION IS BITUMINOUS A ROCK CONSTRUCTION ENTRANCE IS NOT INITIALLY REQUIRED. REVIEW THIS NEED DURING CONSTRUCTION.
2. ONGOING THROUGH CONSTRUCTION.	SCRAPE AND SWEEP ADJACENT STREETS AS NECESSARY. MONITOR SILT FENCE AND ROCK FILTERS, REMOVE SEDIMENT AND/OR REPAIR AS NEEDED.
3. STOCKPILES.	USE TEMPORARY SEED, HYDROMULCH, BLANKETS OR TARPS AND ADDITIONAL SILT FENCE IF NECESSARY TO STABILIZE ANY STOCKPILES THAT WILL NOT BE DISTURBED FOR 14 OR MORE DAYS.
4. ADDITIONAL MEASURES DURING CONSTRUCTION.	ONCE THE CONTRACTOR HAS SET UP OPERATIONS THE NEED FOR ADDITIONAL CONTROLS CAN BE DETERMINED.
5. FINAL SITE STABILIZATION.	FINAL SITE STABILIZATION IS BITUMINOUS AND CONCRETE PAVING, HOWEVER, ALL AREAS THAT WILL NOT BE DISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE CONTRACTOR.
6. FINAL INSPECTION.	FINAL EROSION AND SEDIMENT INSPECTION WILL BE BY THE CITY OF FOREST LAKE TO ENSURE THE ADJACENT STREETS, STORM SEWERS, AND PROPERTIES ARE CLEAN AND FREE OF CONSTRUCTION SEDIMENT AND DEBRIS.
7. REMOVE EROSION CONTROL DEVICES.	

**4. CONTRACTOR INSPECTIONS AND MAINTENANCE DURING CONSTRUCTION**

- a. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED IN AN EROSION DIARY.
- b. SILT FENCE AND BIO LOG MUST HAVE SEDIMENT REMOVED WHEN IT IS UP TO 1/2 THE HEIGHT OF THE DEVICE.
- c. ANY SEDIMENT ACCUMULATION IN TEMPORARY INLET PROTECTION SHOULD BE REMOVED IMMEDIATELY.
- d. REMOVE AND REPLACE AGGREGATE IN THE ROCK CONSTRUCTION ENTRANCE WHEN SEDIMENT ACCUMULATES TO THE TOP OF ROCK.
- e. ADDITIONAL OR DIFFERENT EROSION CONTROL MEASURES, OTHER THAN SHOWN ON THE EROSION CONTROL PLAN, MAY BE REQUIRED IF SPECIFIED DEVICES PROVE TO NOT BE ADEQUATE.

**5. ADDITIONAL POLLUTION PREVENTION MANAGEMENT MEASURES**

- a. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
- b. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
- c. WASHING OF CONSTRUCTION VEHICLES IS NOT ALLOWED ON SITE.
- d. CONCRETE WASHOUT MUST BE DONE OFF SITE.

**6. ONGOING MAINTENANCE AFTER CONSTRUCTION**

- a. THERE ARE NO NEW PERMANENT SEDIMENT OR EROSION MEASURES BEING INSTALLED AS PART OF THIS PROJECT, SO THAT FUTURE MAINTENANCE IS NOT REQUIRED.

**7. CONTACTS AND CERTIFICATIONS**

**CONTRACTOR:**  
NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: OFFICE (\_\_\_\_\_) CELL (\_\_\_\_\_) FAX: \_\_\_\_\_  
CONTACT: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
**ENGINEER:**  
PARAMOUNT ENGINEERING AND DESIGN  
201 WEST TRAVELERS TRAIL  
SUITE 100  
BURNSVILLE, MN 55337  
SWPPP PREPARED BY: ROBERT WEGERT, P.E.  
PHONE: (651) 771-0544  
EMAIL: bobw@paramount-enn.com  
SWPPP RECERTIFICATION OBTAINED: OCTOBER 1, 2019  
SWPPP CERTIFICATION EXPIRES: 2023  
COURSE PRESENTED BY: UNIVERSITY OF MINNESOTA  
COURSE WORK AT: MNDOT TRAINING FACILITY, ARDEN HILLS  
1-DAY, 8 HOUR COURSE FOR RECERTIFICATION

**8. DEVELOPMENT SUMMARY:**

TOTAL DISTURBED AREA = ±1.15 ACRES  
EXISTING IMPERVIOUS AREA = 0.88 ACRES  
PROPOSED IMPERVIOUS AREA = 0.51 ACRES

**EROSION CONTROL QUANTITIES:**  
• SILT FENCE 500 LF  
• EROSION CONTROL BLANKET 320 SY

**TROSSER WRIGTH PLUTOVSKI**  
ARCHITECTS, P.A.  
4185 Labeland Ave. N.  
Suite 200  
Minneapolis, Minnesota 55412  
Phone: (763) 833-7171  
Fax: (763) 833-7979

Consultants



201 West Travelers Trail  
Suite 100  
Burnsville, Minnesota 55337  
(612) 771-0544 (Office) (612) 771-0544 (Fax)

**Certification**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Civil Engineer under the laws of the State of Minnesota.

Print Name: Robert C. Wegert  
Signature: \_\_\_\_\_  
Date: 06/16/2020 License # 15884

**Project Information**

**SHILOH ASSISTED LIVING PHASE 2**

558 County Center  
Forest Lake, Minnesota

Revisions

**CUP APPLICATION PRELIMINARY**

Date: 06/16/2020  
Drawn By: JCB  
Checked By: RCW  
Job Number: P0620

**Sheet Information**

SWPPP

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02-0



APP # \_\_\_\_\_  
 SF # \_\_\_\_\_  
 Date \_\_\_\_\_  
 (for office use only)

**CITY OF PEQUOT LAKES  
 CONDITIONAL USE APPLICATION**

Name of Applicant Pallansch Properties, LLC Phone (320) 428-4817

Mailing Address 315 12th Street NE | Suite B Email mitchp@mnsignaturecare.com

City, State, Zip Little Falls, MN 56345

Applicant is:		Title Holder of Property:
Legal Owner	( )	<u>Minnesota Heritage House</u>
Contract Buyer	<input checked="" type="checkbox"/>	(Name)
Option Holder	( )	<u>315 12th Street NE   Suite B</u>
Agent	( )	(Address)
Other	_____	<u>Little Falls, MN 5634</u>
		(City, State, Zip)

Signature of Owner, authorizing application (required): \_\_\_\_\_  
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): *Matthew Pallansch* Digitally signed by Matthew Pallansch  
Date: 2020.06.16 16:18:18 -0500  
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:  
5384 Country Care Lane, Pequot Lakes, MN 56472

Parcel ID No. 290-261-400-A00-009 Zoning District \_\_\_\_\_

Legal Description (if metes and bounds, attach sheet): N 1/2 SE 1/4 of NE 1/4

State nature of request in detail: (What are you proposing for the property?)  
This application is proposing a 5th building added to the site. New construction will be west of 5384 Country Care Lane, Pequot Lakes, MN 56472. Building will be a 20-unit assisted living setting, with an identical layout of original structure constructed in 2013. The two buildings will be adjoined by a hallway/corridor and with a 40' x 40' activity/family gathering room. Traditional wood construction with matching exterior finishes of the existing building built in 2013.

What changes (if any) are you proposing to make to this site?

Building: An additional 20-unit assisted living building, with proposed demolition of an existing building (5496 Country Care Lane, Pequot Lakes, MN 56472)

Landscaping: \_\_\_\_\_

Parking/Signs: Additional parking will be added to the front of the new building. Reference plot plan provided.

Pursuant to the Pequot Lakes City Ordinance, Section 170.050, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects.

- (1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

There will be no impact on other property in the immediate vicinity. Current buildings are located on a 20-acre plot, and the proposed construction is going to be set next to the building constructed in 2013. With the removal of the 5496 building, current staffing and resident count will remain unchanged.

- (2) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

The 20-acre plot is nestled into the hills of Pequot Lakes, surrounded by many lush pine trees. New construction will use the traditional craftsman architect design reflected in the current building constructed in 2013, with the color scheme pairing well with the outdoors scene. Current residents will have a restricted view of other neighbors because of the extensive tree lines and topographic property configuration.

- (3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

Property will include newly constructed septic drain field for the additional 20-unit assisted living building, that will make use of the property's existing well installed in 2013. The well was originally spec'd out for an additional 20-unit building.

- (4) Describe the impact on the character of the neighborhood in which the property is located.

Newly constructed building will continue the improved image of the operations, and there will be a significant improvement on the character of the 20-acre parcel exclusively used for congregate living.

- (5) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

No foreseeable effect on current traffic on roads and highways, given that one of the existing buildings will be demolished. Additional parking will be added with the new construction and will adequately fill the need for the parcel.

- (6) Discuss any environmental limitations of the site or area.

No environmental limitations.

CITY OF PEQUOT LAKES  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
FOR A CONDITIONAL USE PERMIT  
TO CONSTRUCT A 20 UNIT ASSISTED LIVING FACILITY  
WITHIN THE RURAL RESIDENTIAL  
ZONING CLASSIFICATION  
JULY 16, 2020  
6:00 PM  
AT  
CITY HALL  
4638 MAIN STREET

**TO WHOM IT MAY CONCERN:**

The following will be the subject of a public hearing on July 16, 2020, beginning at 6:00 PM.

**Hearing:** Conditional Use Permit.

**Applicant:** Minnesota Heritage House, Pallansch Properties, LLC.

**Property Description:** Property is located at 5384 Country Care Lane. Parcel ID is: 290261400A00009.

**Purpose:** Application is for a Conditional Use Permit to construct a 20 unit assisted living facility in the Rural Residential zoning classification. All interested persons are invited to attend these hearings and be heard or send written comments to City Hall. Copies of the permit, maps, drawings and staff report are available at City Hall at least one week prior to the hearing date. Copies of the Staff Report regarding this application are available at City Hall or on-line at [www.pequotlakes-mn.gov](http://www.pequotlakes-mn.gov).

**Property Owners Please Note:** Notice relative to the above listed request is sent to all property owners within 350' of the applicant's property. Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

Dawn Bittner  
Zoning Specialist  
City of Pequot Lakes

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