

MORRISON COUNTY PLANNING COMMISSION

November 3, 2021 – 6:00 P.M.

MINUTES

The Morrison County Planning Commission held a public hearing and regular monthly meeting in the Morrison County Government Center Board Room.

Regular Members Present: Clint Kathrein, Brent Lindgren, Dave Stish, Marvin Trettel and Dave Brutscher

Regular Members Absent: None

Commissioners Present: Mike Wilson, Jeff Jelinski, Randy Winscher, Greg Blaine and Mike LeMieur

Commissioners Absent: None

Ex-Officio Members Present: Amy Kowalzek, Brad Vold, Shawn Larsen and Sharon Peterson

Ex-Officio Members Absent: Robert Wall and Shannon Wettstein (SWCD)

Chairman Clint Kathrein called the meeting to order at 6:00 p.m.

Pledge of Allegiance

- 1. Galston Construction LLC – 3682 320th St; Cushing, MN 56443 – Application for a Conditional Use Permit to establish a storage rental facility; located in pt of SW ¼ of SE ¼, Section 21, Township 132, Range 31, Scandia Valley Township.**

Matt Galston was present

Amy Kowalzek entered into record Section 704.5 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, Conditional Use Permit Request, Conditional Use Criteria Questions, site plan, survey of the property, three (3) aerial photos, staff report, aerial photo showing the zoning of the property, survey showing the parcels that have been sold, aerial photo showing area zoning, and suggested conditions. There were 140 notices sent to neighboring property owners. There were no comments received prior to the hearing. Amy entered the Conditional Use Criteria Questions.

Matt Galston stated he would like to turn in an updated site plan. Amy Kowalzek marked this as exhibit A. Motion lighting and security cameras will be installed. North east corner parcel will be sold this fall.

Brent Lindgren asked if it will use the existing driveway. Matt Galston stated it will. Amy Kowalzek spoke with Steve Backowski and he stated he did not have an issue with using the current driveway for the proposal.

Dave Stish asked how many trees will need to be removed. Matt Galston stated most of the trees will remain, but some will need to come down due to the construction process. Matt stated if it is needed, we can create a retention pond in the lower area. Dave asked if it will have overhangs. Matt stated no overhangs. Dave asked if it will be a pole barn. Matt stated all the buildings will be stick building. Steel roof and siding and have them all match.

Clint Katherine asked what brought the idea up for the storage business. Matt Galston stated it is just needed in this area. Have been a contractor for years.

Dave Stish asked what the height of the sidewalls would be. Matt Galston stated 16' sidewalls and 14' doors. Dave asked if the neighbors were informed. Matt stated that he did talk to some neighbors and they are all for it.

Audience Comment: None

The voting sheets were polled.

A motion was made by Marvin Trettel to recommend approval of this request including three condition. The motion was seconded by Dave Stish. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on November 9, 2021.

2. Autumn Antlers Properties LLC – 1280 180th St; Long Prairie, MN 56347 - Application for an Interim Use Permit for a Licensed Residential Treatment Center; located in pt of the NW ¼, SW ¼ & SE ¼, Section 31, Township 130, Range 31, Parker Township.

Troy Hoekstra was present and Bill Coleman and Seth Dolinsky (Ascension) were present via Teams online.

Amy Kowalzek entered into record Section 604.7 of the Morrison County Land Use Control Ordinance, a plat map with parcel location, Interim Use Permit Request, Interim Use Criteria Questions, site plan, aerial photo, staff report, aerial photos showing all the parcels owned by the applicant, aerial photo of the main lodge, aerial photo of additional buildings, chapter 245G from the State of Minnesota and an aerial photos of a one mile radius and the homes within this area. There were 28 notices sent to neighboring property owners. One comment with concerns was received prior to the hearing. Amy entered the Interim Use Criteria Questions.

Clint Kathrein stated he receive a phone call prior to the hearing from Yvette Anez with questions about the hearing. Stated if there is anything you would like to share please bring in copies for the board.

Troy Hoekstra entered into record a power point talking about the property and what has happened over the years and the plans for the future of the property. A letter was given to the daycare provider with my contact information to give to the parents of the daycare children to contact me. No one has contacted me to date. We will be employing 50 or so people, I would assume some of those people are going to need daycare. I committed to pay and reserve those spots at the daycare. We have not had any further communication since that meeting.

Seth Dolinsky stated he has worked in a similar situation as this property. Bill Coleman stated he feels it is appropriate for people to have concerns. We will do our best to elevate their concerns.

Marvin Trettel asked if there is security to keep the clients on the site lined up. Troy Hoekstra stated people can come and go as they please. Seth Dolinsky stated this is an at will facility. If they would like to leave, we can get them to where ever they would like to go. The Department of Human Services regulates all the security of all facilities. There will be an hourly check-in. Bill Coleman stated there will also be electronically monitored. Marvin asked if the clients would have a history of violence. Seth stated they may have criminal history. There is a rigorous admissions process to be granted admission to our facility. All criminal history will be looked at to see if they meet or criteria. Bill Coleman stated they are continually assessed daily. Marvin asked about the process to work with the daycare. Troy stated they would be willing to work with them to figure something out.

Dave Brutscher asked how this facility will keep the drugs out. The Brainerd office seems to be doing well, but there is still a problem of keeping the drugs out. Seth Dolinsky stated there will be an intake of the clients which would include searching of the client's belongings. Visitors will also have to leave bags, phones and things in their vehicle. There are several safeguards including security cameras, ground searches and such.

Brent Lindgren asked about the previous IUP and CUP and what happens. Amy Kowalzek stated they could expire by time if the use is discontinued or the property owners may ask to have them removed. There is a liquor license and deer onsite now. Troy Hoekstra stated he does not have an answer for the deer at this point. I cannot bring the deer anywhere in Minnesota. There will be no liquor. Brent asked what County oversight there will be. Amy stated zoning would keep track of conditions. There will be oversight by Morrison County Public Health and the State Department of Human Services.

Brent Lindgren asked what the EMS response will be. Bill Coleman stated there are not a lot of these instances. Someone could break a leg and we would need emergency services and we would contact the appropriate people for that. Seth Dolinsky stated we have medical staff on site.

Dave Stish asked why this property was chosen. Seth Dolinsky stated the clientele will come from throw-out Minnesota. This is a beautiful property. Not close to resources but will have staff for this. Bill Coleman stated this is an excellent location for people to feel like a retreat. Dave asked what the future of the property will look like. Troy Hoekstra stated they do not want this to become a mini city in the woods. Build the three buildings and that would be the extent at this point. Will continue to farm the tillable land. Dave asked how far the deer from the lodge are. Troy stated about 1/8 of a mile. Troy stated there will be no guns on the property. Dave asked if conditions would be acceptable so the hunting will not happen. Troy stated yes.

Clint Kathrein stated that people enter themselves into the program. Is suicide a possibility. Seth Dolinsky stated it is a lower possibility due to the assessments of the program. Assessment of the clients seven to eight hours per day. If someone would notice that a client is experiencing this, we would transfer them to another facility. Clint stated there will be some removal of buildings and addition of some buildings. Infrastructure is about 800 feet from the road. Troy stated this is correct. Clint asked if there was any interest in the community group. Troy stated there was some interest.

Brad Vold stated he met with Troy and Amy a few months ago. Also been in contact with Ascension because they have requested a letter from us to the Department of Human Services. The cliental they are looking at serving does not impact the County a whole lot because of the nature of health plans and referrals. There is no treatment facility in Morrison County and surrounding Counties have at least one. Generally, there are no concerns with this facility.

Brent Lindgren asked how will this benefit Morrison County residence with their treatment needs. Brad Vold stated this will depend on admission requirements. There may not be any benefit to Morrison County residence. Seth Dolinsky stated they plan to be in network with all the health insurance providers. Dave Brutscher asked what is the maximum cost help you can get from Social Services? Brad stated there is a 22% cost share or a total of \$6000 per month. Dave asked what is the average cost per month to be at this facility? Seth stated it will depend on the insurance, but a self-pay would be about \$400.00 to \$500.00 per day.

Brent Lindgren asked Sheriff Shawn Larsen who the primary response would be for this area. Shawn stated the Randall Fire and Randall First Response. This would take approximately 16-19-minute response time. Little Falls would be about 22-minute response time. We have Mayo ambulance. Closer to Todd County as well. If there are rules and regulations in place. Are there regulations on when the patients can come and go? When would they be asked to leave? Seth Dolinsky stated the patients are free to admit themselves and leave treatment. They are not free to leave the property for the day. They will need permission to walk the woods. I have experienced one time where two patients were fighting and one was asked to leave the facility, this person would not leave and that is why we needed to call the police. Clint Kathrein asked if there are set times when people can come and go. Seth stated there is a set time and an approved visitor list only at certain times. Marvin Trettel asked what the frequency is the Sheriff's office must deal with addiction issues. Shawn Larsen stated we have two officers dealing with this daily.

Audience Comment:

Chris Gwost – stated he is uncomfortable with this facility going next door in an area that is primary agriculture and rural residence. This is far away from emergency response. No way of knowing how the patients will respond to the program. The patients have already broken the law by using drugs. What will happen with the septic system? Commercial coming into agriculture and pushing farmers out. What about the feedlot setbacks?

Dan Deering – stated he lives across the street. Historically did not notice Autumn Antlers. There was not a lot of noise and traffic. They only hunted a certain time of the year. This new facility will bring more noise and traffic. There will be clients that do not want to be there. Worried about my property value. This would be a radical change to the neighborhood.

Jessie Evens – stated she owns and operates Busy Bee Childcare. This facility is walking distance from my home. This idea has been disruptive to my business. The letter my parents received made this very real to them. They have talked to me and said they are uncomfortable with this idea. Jessie read area statistics from the area and childcare for children under the age of 5. If this goes through, I will not feel safe living here. This facility is too far away from emergency services. Clint Kathrein asked how far away you live. Jessie stated ¼ mile.

Gabrielle Gwost – stated they moved to the area in April if I would have known this was here, I would have never moved here. This will change the property values. These facilities are very new. These facilities are needed but I do not think it belongs here.

Cheyenne Armstrong – stated she works in behavioral health. People can become aggressive when they are coming off substances. Our citizens should benefit the people in the County. People should be trained to work in this field.

DJ Robinson – stated he lives just north of this property. Been in the waste water business for 20 years. What is the plan for the sewage from the facility? What is the waste plan for the drugs and chemicals leaving the patients bodies? Have you ever heard of a treatment facility this size not on city utilities? I do not agree that a septic system can provide a safe treatment of waste with a facility this size. The MPCA needs to review the waste water treatment plan for this facility.

LaDonna Erickson – stated her dad lives one mile from this property. Her dad will not feel safe if this gets approved. When I drive down the road, I am looking for animals and now I will have to start looking for people as well. What will the future be and what kind of say will we have? How will the be able to keep the drugs out?

Amanda Robinson – stated there is no guarantee this will help Morrison County. Concerned that our health care providers will leave to go to this facility.

Tracy Scherping – stated she is not for this application.

Dean Robinson – stated he has property that adjoins this property. When this property was originally developed it was stated that this is all it will ever be. Every two years we get another notice from the County with another proposal of change to this property. There is always research out there for both sides. This does not belong in the agriculture community. My kids are wild, and they like to hunt, and this is why we live out here. I do not want to worry about my kids being in contact with the patients from this facility. The patients will be changing every month. There are areas in the County that are zoned for this. Conditions don't mean anything. No body ever follows up with the conditions.

Clint Kathrein stated if this facility is too close to people out here wont it be worse to move it into town?

Yvette Anez – stated she is not in favor of this request. She has worked in this field and it is not easy. There is a shortage in the medical field. The emergency response time is just too long. Yvette read some statistics regarding illnesses and what kind of response time is needed.

Tom Evens – stated he would like to know how Troy can fill the daycare spots. I am opposed to this request. It will affect everyone in the neighborhood.

Cheyenne Armstrong – asked where the parking is going to be for the residence and workers.

Brian Scherping – stated he is not in favor of this request mainly for the location of it. Will this facility impede the feedlot setbacks?

Gabrielle Gwost - asked why are there detox beds?

Amy Kowalzek went through the questions that were asked.

Amy Kowalzek stated herself and the applicant have discussed the sanitary waste plan. Talked about the strength of the waste. The MPCA will have oversight on this. It is just too early in the process to get a final answer on this. Troy Hoekstra stated he has already measured the gallons per minute. We may be able to use the existing septic and well. We have a pre-design of the system. Clint Kathrein asked about the drugs and drug residue that would go into the septic system. Troy stated this has been compiled within the design and there will be a filter.

- What benefits are there going to be for Morrison County and what are the assessments of the cliental? Also, how will this help Morrison County residents if the staff we currently use goes to work for this facility? Bill Coleman stated there is a physical assessment before people are allowed to be in the facility. There is pre-screening. We do not dispose medications into the system. The staff we hire will not be new or untrained, they will have to have training. It is not unusual for people to commute one to two hours for work. New staff members should not be the front-line staff. Seth Dolinsky stated we want to make good compensation plans for the staff. We do not want to take away from what the residents have now. Amy Kowalzek asked what is the patient ratio? Seth Dolinsky stated it is about one to four.
- Amy Kowalzek asked if minors are allowed. Seth Dolinsky stated no.
- Amy Kowalzek asked how will 300 acres be monitored? Seth Dolinsky stated patients are not allowed to just walk out when ever they want. There will be staff present.
- Amy Kowalzek asked how will the facility keep drugs out and if this is controlled what is the need for the detox beds? Seth Dolinsky stated the detox beds are needed when we have to assess the patients. There are 3.7 and 3.5 levels of care that we offer. Seth Dolinsky described a daily routine for a patient.
- Amy Kowalzek asked about the neighborhood committee and what this would look like. Troy Hoekstra stated there would be 5 to 7 people to bring up any issues and we would make a good faith effort to correct the issue.
- Amy Kowalzek stated there is no effect on a feedlot due to this business.
- Amy Kowalzek asked where the parking would be located. Troy Hoekstra stated there is a parking lot now and we are planning to remove a shed and add more parking in its place.
- Amy Kowalzek asked how the property can afford the daycare spots. Troy Hoekstra stated he is aware of the daycare issue and he would assume some staff would need daycare facilities. We would budget this.
- Seth Dolinsky stated he heard there is a concern about the cliental. These will not be bad people with bad illnesses. These people choose to come here to change their lives and not do drugs or alcohol. Court mandated people are the ones that do not want to be at treatment. These people will not be our cliental. The people that choose to be here cannot just leave, there is 24-hour care by medical professionals here.

The voting sheets were polled.

A motion was made by Dave Brutscher to recommend denial of this request. The motion was seconded by Brent Lindgren. The vote was all in favor.

The application will go in front of the Morrison County Board of Commissioners on November 9, 2021.

The public hearing was closed at 9:39 p.m.

A motion was made by Marvin Trettel to approve the October 12, 2021 minutes. The motion was seconded by Dave Brutscher. The vote was all in favor.

Correspondence – None

Old Business – None

New Business –

A motion was made by Marvin Trettel to adjourn the meeting. The motion was seconded by Dave Stish. The vote was all in favor.

With no further business at hand, the meeting was adjourned at 9:41 p.m.

Respectfully submitted,

Amy Kowalzek, Appointed Secretary
Morrison County Planning Commission