

City of Mora Planning Commission
Minutes
5:30 p.m. Monday, November 13, 2023
Mora City Hall, 101 Lake St, Mora, MN 55051

Pursuant to due call and notice thereof Chair Sheldon Shepard called to order the regular meeting of the Planning Commission at 5:30 p.m. Monday, November 13, 2023, in the Mora City Hall council chambers.

2. Roll call:

Commissioners present: Sheldon Shepard, Tim Dahlberg, Sara Treiber and Lance Strande

Commissioners absent: Jody Anderson

Staff present: Building Official Caleb Christenson, Community Development Director Kirsten Faurie

Guests: Sadie Broekemeier – Recovering Hope Treatment Center; Danielle DeMarre – All Energy Solar

3. Adopt Agenda: MOTION made by Treiber, seconded by Dahlberg and unanimously carried to adopt the agenda as presented.

4. Approval of Minutes: MOTION made by Dahlberg, seconded by Shepard and unanimously carried to approve the October 2, 2023 minutes as presented.

5. Open Forum: No one spoke during open forum

6. Old Business: None

7. Public Hearings:

a. Conditional Use Permit (CUP) Request for solar system at 711 Fair Oaks Dr.

Shepard opened the public hearing at 5:32 p.m. Danielle DeMarre of All Energy Solar spoke representing the project. It is a 15-module system designed to offset their electrical consumption. The project meets the city's ordinance requirements. City staff had no concerns. Shepard closed the public hearing at 5:33 p.m.

- i. The commission discussed the project and expressed no concerns. Dahlberg liked the addition of condition #10 which prevents unused/inoperable systems from becoming a nuisance. MOTION by Treiber to approve Resolution # PC 2023-1111, seconded by Dahlberg and unanimously carried.

b. Conditional Use Permit (CUP) Request to allow a residential facility serving more than six unrelated person to be located in the R-3 Multiple Dwelling District. Shepard opened the public hearing at 5:37 p.m. Faurie introduced the CUP request from Ray Ludowese of Recovering Hope Treatment Center. RHTC proposes the construction of four pre-fabricated houses with attached garages on Hope Lane. Each home has eight bedrooms, with the intent to house two RHTC's clients per bedroom for a total of 16 persons per house. The houses are adjacent to the existing RHTC campus and facility.

Sadie Broekemeier representing Recovering Hope explained Minnesota has changed

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how substance use services are provided. These homes are a reaction to those changes and an attempt to provide a medium-level intensity of care for clients and keep them engaged in treatment. It is a licensed, intensive out-patient program with a lodging component. The homes will have live-in staff, as well as staff nearby in the existing facility.

No concerns were identified by the Public Works Director, City Administrator, Building official or Fire Chief.

The homes will be on Hope Lane, a privately owned and maintained road with plans to pave it in the spring. The commission discussed whether or not additional off-street parking would be required. The commission discussed that most of the clients do not have their own vehicle, and the existing parking lot at RHTC seems larger than what is needed. Considering the unique circumstances of the project, that demand for parking spaces would be low, the road privately owned and maintained, and additional off-street parking could easily be accessed at the RHTC campus, the board determined they would not require more parking as a condition of the CUP.

Shepard closed the public hearing at 5:56 p.m.

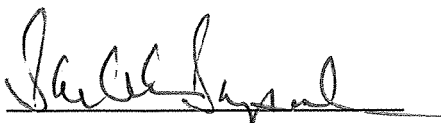
- i. The commission discussed the project and expressed no concerns. MOTION by Dahlberg to approve Resolution # PC 2023-1111 with an amendment: "Condition 5: Due to the road being a private road, nearby parking at the main campus, and other unique aspects of the use, no additional off-street parking is being required." Seconded by Treiber and unanimously carried.

8. New Business:

- a. 2024 Meeting Schedule: MOTION by Treiber, seconded by Dahlberg and unanimously carried to approve the 2024 Meeting Schedule.

9. Reports: Staff had no additional items to report.

10. Adjournment: MOTION to adjourn by Treiber, seconded by Dahlberg, and unanimously carried to adjourn the Planning Commission meeting at 6:07 p.m. The next regular meeting of the Planning Commission is scheduled for **5:30 p.m. Monday, December 11, 2023.**



Commission Chair

Attest: 

Kirsten Faurie
Community Development Director