

**1. Call to Order and Flag Pledge.**

Commission Chair Vince Johnson called the meeting to order.

**2. Roll Call.**

Chair Vince Johnson and Commissioners Steve Fowler, Bob O'Brien and Kevin Faulds were present as was City Council Liaison Scott Hoke, Assistant to the City Administrator Erin Stwora and Assistant City Planner Mike Elhard.

**3. Approval of the Agenda.**

The agenda was approved by consensus.

**4. Open Forum.**

Chair Johnson opened the open forum.

Chair Johnson closed the open forum.

**5. City Council Update.**

Assistant to the City Administrator Stwora provided the update.

**6. Consent Agenda.**

A. Approval of the February 7, 2008 Planning Commission Meeting Minutes.

Motion to approve minutes by Commissioner O'Brien, seconded by Commissioner Fowler, no additional discussion, All ayes.

**7. PUBLIC HEARING – Hilmer Hartman Rezoning**

Assistant to the City Administrator Stwora presented an overview of the project.

Commissioner Fowler questioned if current and future easements are affected by rezoning. Assistant to the City Administrator Stwora stated there were no major issues according to City Engineer Mark Hanson.

Commissioner Fowler questioned if Hennepin County had any problems regarding transportation. Assistant to the City Administrator stated the configuration of the roads had not been set.

Commissioner Fowler questioned if rezoning and subdivision was the first step in the process. Assistant to the City Administrator Stwora stated it was the first step in the process.

Chair Johnson opened the Public Hearing.

Chair Johnson closed the Public Hearing.

A representative of Guardian Angels of Elk River, Inc. stated preliminary marketing has been done as well as preliminary demographic studies. Assistant to the City Administrator Stwora stated initial plans called for a phased development including independent living, quad-homes, assisted living facilities and possibly a nursing home facility. Guardian Angels of Elk River, Inc. stated the intent was to create services for the population as it aged.

Commissioner Faulds questioned what studies have been completed. Guardian Angels of Elk River, Inc. stated a study was done with the focus on the age of the population in the area.

Chair Johnson questioned the intent of the parcel regarding further subdivision. Guardian Angels of Elk River, Inc. stated the parcel would not be split off at this time but in the future a smaller development including services/retail for residents is possible.

Chair Johnson questioned where the company was located and where other facilities were located. Guardian Angels of Elk River, Inc. stated they were located in Elk River with facilities in Zimmerman, Becker, and Elk River.

Motion to approve Rezoning of property located South of CSAH 12 between CSAH 13 and Lawndale Lane from A-1, Agriculture to A-2, Agriculture by Commissioner Faulds, seconded by Chair Johnson, no further discussion, all ayes.

Motion to approve Administrative Subdivision Application of property located South of CSAH 12 between CSAH 13 and Lawndale Lane from A-1, Agriculture to A-2, Agriculture by Commissioner Faulds, seconded by Chair Johnson, no further discussion, all ayes.

**8. New Business.**

Future and Continued Planning Commission Agenda Items.

**9. Staff Notices and Announcements.**

A. The next Planning Commission meeting will be held on April 3, 2008.

**10. Adjourn.**

**Motion** to adjourn was made by Commissioner Fowler, seconded by Chair Johnson, no additional discussion. **Ayes:** All.