

PC 24-10
22LLC/Wellcome Manor
11-03-10

Applicant

22LLC
16397 US Hwy 169
Garden City, MN 56034

Request

Conditional use permit to expand the area and occupancy of Wellcome Manor. The property is zoned Rural Townsite and is located in the NW ¼ of the NW ¼ of Section 26, Garden City Township.

Legal Description

Part of the NW ¼ of the NW ¼ of Section 26, Garden City Township.

Zoning

The property is zoned Rural Townsite - RT. Multi-Family housing is permitted in the RT District with a conditional use permit.

General Site Description, Site History, and Land Use Information

The complex is formally known as Welcome Manor and is part of the former Garden City School campus. A portion of the complex is owned by the applicants. The remaining portion is owned by Welcome Memorial Trust.

The applicants obtained approval of a conditional use permit in 2006 to operate an inpatient treatment center for women with addictions. Due to the demand of services provided, the applicants are asking to expand the facility. The facility currently accommodates 30 clients. The proposal is to expand into an underutilized portion of the facility owned by Welcome Memorial Trust. The applicants are in the process of purchasing the area of the planned expansion. In October of 2010, Registered Land Survey Number 167 was approved by the County Board and a variance was approved by the County Board of Adjustment to split the facility currently owned by Welcome Memorial Trust. The western portion of this split is the area of the proposed expansion of Wellcome Manor. There will be no physical expansion of the structure. All construction related activities will be limited to retrofitting the existing structure.

If approved, the entire facility will accommodate up to 50 women and 56 children. The area intended to be retrofitted will include 11 bedrooms, restrooms, showers, commons area, laundry, and an office.

Access

No change in access points is proposed. Access is provided by one driveway off of County Road 38 and one off of West Pleasant Street.

Existing Land Use within 1/4 Mile

North: Wooded open space and five residences

East: CSAH 38, multiple residences and the Watonwan River

South: Multiple residences, and the Watonwan River

West: Multiple residences and the Watonwan River

NATURAL RESOURCES INFORMATION

Topography

The site is fairly flat.

Floodplain, Shoreland, and Wetlands

The proposal is not within floodplain or shoreland and does not include any wetland features.

Township Review – The applicants have met with the Township and the Township Board has no issue with the request.

Environmental Health Review – See attachment A-3.

Applicable Sections of the County Code of Ordinances

Section 24-192

(b) *Conditional uses.*

(1) Multiple-family dwellings.

Opinions

Based on the information submitted by the applicant, contained in this report, and as required in Sec. 24-46 of the County Code, the following opinions have been developed for this request:

1. That the proposed use conforms with the county land use plan.
2. The demonstrated need for the proposed use.
3. That the proposed use will not degrade the water quality of the county.
4. That the proposed use will not adversely increase the quantity of water runoff.
5. That soil conditions are adequate to accommodate the proposed use.
6. That the proposed use does not create a potential pollution hazard.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.

12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

13. That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.

14. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

Recommendations

Staff recommends **approval** of the request to expand the area and occupancy of Wellcome Manor as proposed by the applicants with the following conditions:

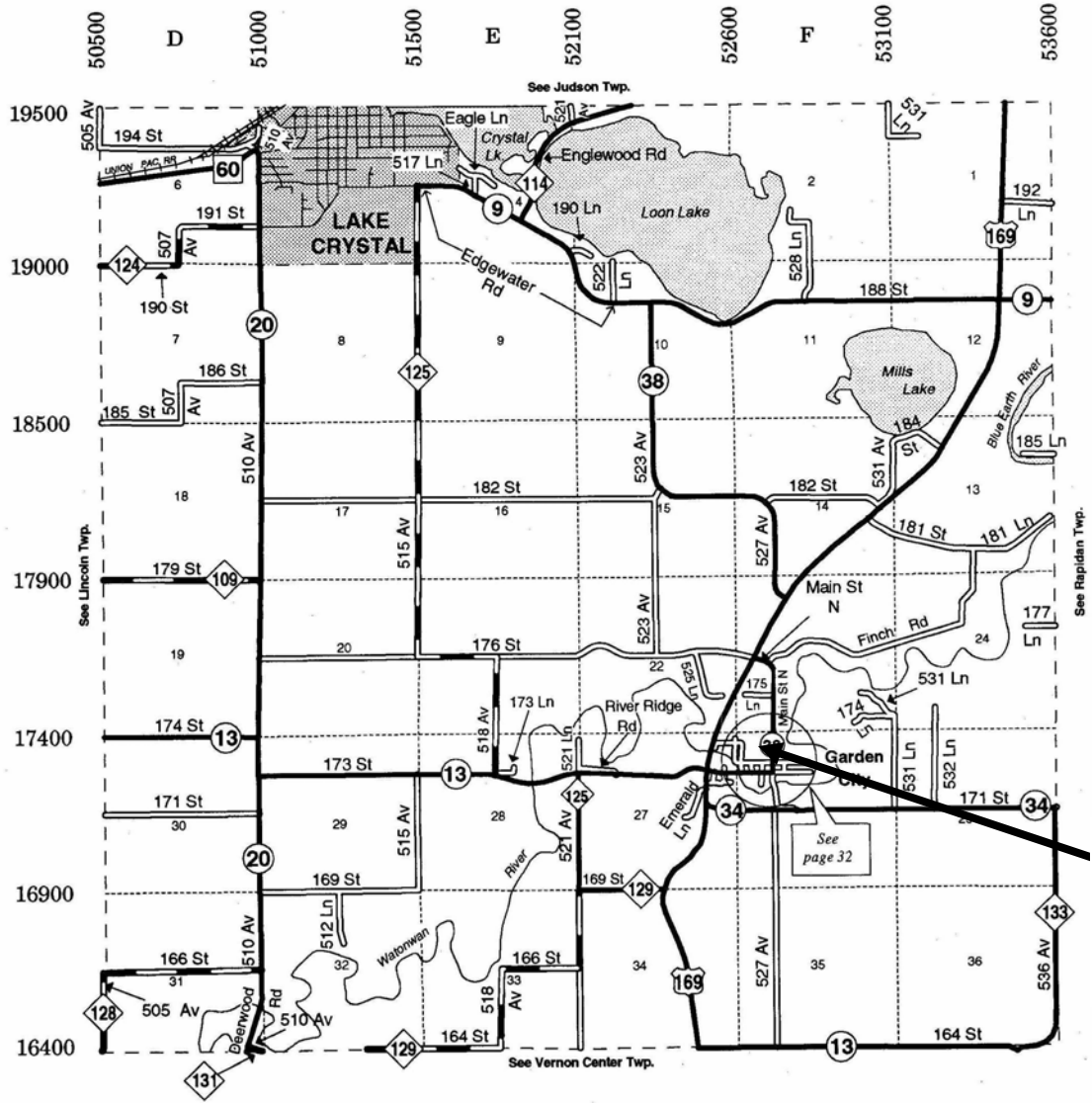
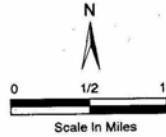
1. That a design for the septic tanks and potential pretreatment system must be submitted for the proposed expansion in conjunction with issuing the building permit.
2. All septic work must be completed by a licensed septic contractor.
3. Installation of the approved septic system changes must occur prior to the completion of the increased living space in the facility.
4. An operating permit must be secured for the new septic system at the time of installation.
5. All building plans must be submitted to the Minnesota Department of Health (MDH) and approved by the MDH prior to issuance of the construction permit.
6. That a construction permit be obtained prior to commencement of construction activities.
7. That all provisions of the 2007 Minnesota State Building Code and all other state adopted codes be adhered to.
8. That the facility be operated in compliance with all pertinent county requirements.

Attachments

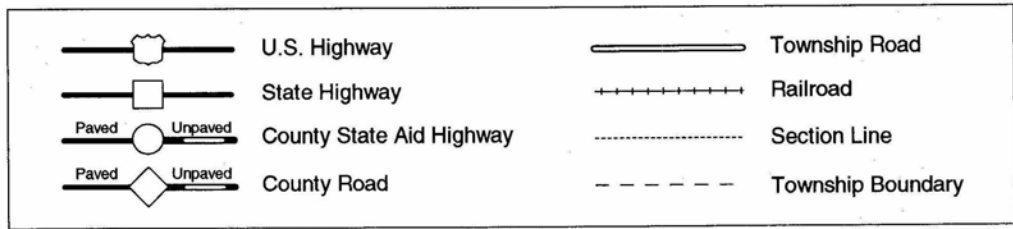
- A-1 General Site Location
- A-2 Site Map
- A-3 Environmental Health Comments

Garden City

T 107 N - R 28 W



Site Location



A-2, Site Map



Existing Wellcome Manor Facility

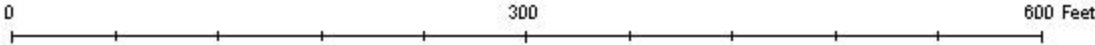
Area of Expansion

Wellcome Memorial Trust Bldg

W Pleasant St

N Main St

E Pleasant St



**Blue Earth County Environmental Services Department
Land Use and Natural Resources Section
Post Office Box 3566
Mankato, Minnesota 56002-3566
Telephone: (507) 304-4381**

Environmental Health Review

October 21, 2010

R36.12.26.102.001

22LLC - Request for a conditional use permit to expand the area and occupancy of Wellcome Manor. The property is zoned Rural Townsite and is located in the NW ¼ of the NW ¼ of Section 26, Garden City Township.

General: The proposed growth of the business would increase the use by 11 bedrooms, 20 occupants, 3 staff members as well as an increase in the daycare use. These additions require an expansion of the septic system and that all portions are up to current code at the time of expansion. The Wellcome Manor is currently licensed by the Minnesota Department of Health under the Food Beverage and Lodging program. They are compliant with all current MDH requirements. The MDH does require that all plans be approved by the MDH prior to the expansion or additional living facilities. All aspects of the wells and septic requirements were discussed with Dan Wingert, Jadd Seppmann (Septic Contractor), and Blue Earth County Environmental Services on September 24, 2010.

Septic System: The existing septic system servicing the facility was designed for the former Lake Crystal Wellcome Memorial School. The system was permitted and installed in late 1990 following the design by Bolten & Menk. This system is located on this property and an adjacent property located below the hill from the school; which is allowed by a recorded easement.

A compliance inspection was completed for this application on September 14, 2010, in which the septic system was found to be compliant. However, there are some areas of the drainfield that are not evenly being used. This problem is in the process of being evaluated by Jadd Seppmann with minor alterations planned to get the system into equilibrium.

In addition to the Wellcome Manor, the Garden City trust operates the gymnasium for athletic events, some community events and an occasional concert, all of which are serviced by the same septic system. The large events, such as the concerts or large uses of the auditorium will need special management through communication and additional pumping of the septic tanks in order to avoid an overload of the system. These large events are described as occurring once every one to two years. The regularly scheduled events and small use for sporting activities will be incorporated into the overall normal design of the system.

With the expansion of bedrooms in the facility, the design flow will be increasing. The number of bedrooms, the daycare, the employees at the facility and the sporadic use in the gymnasium have been submitted and accounted for. In accordance with Minnesota Rule 7081, the system must be sized according to the proposed and existing use. Based on the information submitted by 22LLC and Garden City Trust, the design flow would be 9413 gallons per day. This

expansion will require additional septic tank capacity and possibly a pretreatment unit. The need for the pretreatment unit is currently under evaluation by Jadd Seppmann pending the results of laboratory samples already collected. Based on the results, a final design for the system will be submitted. The drainfield size on record appears sufficient for the expansion of the facility if all of the necessary repairs are made for full utilization of the drainfield.

The size and complexity of this system will require an annual operating permit with a required site visit by a licensed service provider at a minimum of every six months. As part of this permit a water meter on the all incoming water must be in place to evaluate the actual use of water. If the water usage exceeds the design flow of the system then additional design work will be required to address this issue.

All septic work must be completed by a licensed septic contractor. Installation must occur prior to the completion of the increased living space in the facility.

Water Wells: There are two wells located on the property. Both wells are regulated by the Minnesota Department of Health under the Non Community public water supply well program. These wells are routinely sampled and are currently in compliance with the MDH. There is also one well sealed in 2006, sealed well # H242963.

Wetlands: The proposal should not negatively impact any wetlands on the property.

Environmental Health Conditions That Need To Be Addressed As Conditions:
A design for the septic tanks and potential pretreatment system must be submitted for the new addition in conjunction with issuing the building permit.

All septic work must be completed by a licensed septic contractor.

Installation of the approved septic system changes must occur prior to the completion of the increased living space in the facility.

An operating permit must be secured for the new system at the time of installation.

All building plans must be submitted to the MDH and approved by the MDH for approval prior to issuance of the building permit.