



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: April 21, 2005

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Prepared by: Hilary Watson, Senior City Planner, (612) 673-2639

Approved by: Jason Wittenberg, Planning Supervisor, (612) 673-2297

Subject: Appeal of the decision of the City Planning Commission by Douglas Neimann

Previous Directives: At the March 28, 2005, City Planning Commission meeting, six of the Planning Commission members were present. Five of the Planning Commissioners voted to approve the conditional use permit for an addition to an existing nursing home/assisted living facility and to approve the conditional use permit: to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 3 stories/32 feet. Please note that the President of the Planning Commission does not vote unless a tie vote needs to be broken..

Financial Impact: Not applicable

Community Impact:

Ward: 76

Neighborhood Notification: The Cedar Isles Dean Neighborhood Association (CIDNA) reviewed the development plans for the expansion of the Jones Harrison Residence on March 1, 2005. The CIDNA board passed a motion not to oppose the development proposal.
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City Goals: See staff report

Comprehensive Plan: See staff report

Zoning Code: See staff report

Living Wage/Job Linkage: Not applicable
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Other: Not applicable

Background/Supporting Information: Douglas Neimann, a neighbor, has filed an appeal of the decision of the City Planning Commission to approve the conditional use permit for an addition to an existing nursing home/assisted living facility and to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 3

stories/32 feet. The appeal is associated with the application originally filed by the Jones Harrison Residence located at 3700 Cedar Lake Avenue.

The original staff report and the minutes from the March 28, 2005, City Planning Commission meeting are attached.

The appellant has stated that the decision is being appealed for several reasons.

- “The proposed expansion of the Jones-Harrison Residence (JHR) creates an unreasonable burden on its neighbors which is detrimental to their safety, comfort and welfare.”
- “The proposed expansion of JHR is injurious to the use and enjoyment of neighboring properties.”
- “The constant expansion of JHR since 1971 to the present has resulted in a structure of a size beyond the expectation and desires of the neighbors and has and will interfere with the enjoyment of their properties.”
- “The present acceptable co-existence between JHR and the neighbors (except for parking) will be disturbed to the detriment of its neighbors.”
- “JHR has failed to demonstrate any financial need for larger rooms in light of the fact that it generated \$13.8 million in revenues in 2003, and is further supported by an \$11.5 million foundation that makes annual grants of approximately \$500,000 directly to the JHR.”
- “An expanded building will make an already large building into a hulking structure too visible to the adjacent neighbors and to users of Cedar Lake.”
- “Many of the neighbors supportive of this appeal were not aware of any actions by the neighborhood association.”

The appellant’s complete statement and reasons for the appeal are attached.

**Department of Community Planning and Economic Development – Planning
Division**
Two Conditional Use Permits
BZZ-2224

Date: March 28, 2005

Applicant: Lowell Berggren, Executive Director, Jones-Harrison Residence

Address of Property: 3700 Cedar Lake Avenue

Project Name: Jones-Harrison Residence, West Hall Addition and Renovation

Contact Person and Phone: Bob Mueller, (763) 494-3208

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Date Application Deemed Complete: February 25, 2005

End of 60-Day Decision Period: April 26, 2005

End of 120-Day Decision Period: Not applicable

Ward: 7 Neighborhood Organization: **Cedar Isles Dean Neighborhood Association**

Existing Zoning: R4, Multiple-family District

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 23

Legal Description: Not applicable for this application

Proposed Use: Addition to an existing nursing home/assisted living facility

Concurrent Review:

Conditional use permit: for an addition to an existing nursing home/assisted living facility.

Conditional use permit: to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 3 stories/32 feet.

Applicable zoning code provisions: Chapter 525, Article VII, Conditional Use Permits.

Background: The Jones-Harrison Residence was originally built in 1900. Prior to 1971, 104 residents lived in the facility. In 1971, a conditional use permit was approved

for a 30-bed addition. Then in 1978, a conditional use permit was approved to allow for the demolition of the existing nursing home and construction of a new nursing home with no more than 163 beds. Then in 1990, a conditional use permit and a height variance were approved to allow for a 60-unit assisted living facility addition on the same property as the nursing home. And then in 1999, a conditional use permit was approved to allow the facility to be remodeled. As part of this application no additional nursing home beds or assisted living units were added to the building.

At this time, the applicant is applying for two conditional use permits. One is to allow an addition to the west hall of the building which contains 32 of the assisted living units and the second is to increase the height of the building from 2.5 stories/35 feet to 3 stories/32 feet. The property is located in the R4 zoning district which allows buildings up to 4 stories/56 feet in height. However, the property is also located within 1,000 feet of the high-water mark of Cedar Lake and is therefore located within the SH Shoreland Overlay District which limits the height of buildings to 2.5 stories.

The addition that the applicant is proposing to construct will not increase the number of assisted living units within the building. Currently there are 32 studios in the west hall. The addition would convert 12 of the studios to one-bedroom units and enlarge the remaining 20 studios to better accommodate the accessibility needs of the residents. Also as part of the addition a larger elevator would be added to the building and community space would be added to each floor.

The applicant is also in the process of remodeling other parts of the building which do not require a conditional use permit. Those remodeling projects include; increasing the width of the entry drive to better accommodate emergency vehicles, extending the canopy over the drive to provide shelter for the residents when being picked up or dropped off, replacing the timber retaining wall with stone, replacing the concrete walk with pavers and adding bench seating and additional landscaping near the entrance and adding additional landscaping in the east courtyard.

CONDITIONAL USE PERMIT – for an addition to an existing nursing home/assisted living facility

Findings as Required by the Minneapolis Zoning Code:

The Department of Community Planning and Economic Development – Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The Planning Division does not believe that constructing an addition to the existing nursing home/assisted living facility would be detrimental to or endanger the public health, safety, comfort or general welfare.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The Planning Division does not believe that constructing an addition to the existing nursing home/assisted living facility would be injurious to the use and enjoyment of surrounding property nor would it impede the normal development of the surrounding area. No additional beds or assisted living units would be added to the facility as part of the addition and the proposed addition would not be highly visible from adjacent streets or residential properties.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The applicant will be working closely with the Public Works Department, the Plan Review Section of the Inspections Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

Given that no additional beds or assisted living units would be added to the facility as part of the addition the parking requirement does not change.

5. Is consistent with the applicable policies of the comprehensive plan.

The site is designated as multi-family in the comprehensive plan. According to the principles and polices outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Improve the availability of housing options for its residents (Policy 4.11).
 - Increase the variety of housing styles and affordability levels available to prospective buyers and renters.
 - Promote the development of housing suitable for people and households in all life stages, and that can be adapted to accommodate changing needs over time.
 - Promote accessible housing designs to support persons with disabilities.

The addition that the applicant is proposing would convert 12 of the existing 32 studios to one-bedroom units and enlarge the remaining 20 studios to better accommodate the accessibility needs of the residents. Also as part of the addition a larger elevator would be added to the building and community space would be added to each floor. The

addition that is proposed supports the above policies of the comprehensive plan as it would diversify the housing options within the building.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

With the approval of the two conditional use permits this development would be in conformance with the applicable regulations of the zoning code.

CONDITIONAL USE PERMIT - to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 3 stories/32 feet

Findings as Required by the Minneapolis Zoning Code:

The Community Planning and Economic Development Department – Planning Division has analyzed the application and from the findings above concludes that the establishment, maintenance, or operation of the proposed conditional use:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Planning Division does not believe that increasing the maximum permitted height of the building addition from 2.5 stories/35 feet to 3 stories/32 feet would be detrimental to or endanger the public health, safety, comfort or general welfare. The portion of the building where the addition would be added is currently 3 stories/32 feet.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The Planning Division does not believe that increasing the height of the building from 2.5 stories/35 feet to 3 stories/32 feet would be injurious to the use and enjoyment of surrounding property nor would it impede the normal development of the surrounding area. As stated above, the height of the addition would be the same as the height of the existing building.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

Increasing the height of the building would have no impact on utilities, access roads or drainage.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

Increasing the height of the building would have no impact on traffic congestion in the public streets.

5. Is consistent with the applicable policies of the comprehensive plan.

The site is designated as multi-family in the comprehensive plan. According to the principles and policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Support the development of residential dwellings of appropriate form and density (Policy 9.5).
- Work with institutional partners to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area (Policy 9.7).

The addition that the applicant is proposing would be the same height as the existing building. The proposed addition would be located on the north side of the development which is opposite of where the adjacent residential neighborhood is located. Although the addition would be located on the side of the property closest to the lake, the property is so heavily wooded that even during the winter months it is difficult to see the building from Cedar Lake Parkway. The addition that is proposed supports the above policies of the comprehensive plan as its scale and form is similar to the existing building.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located.

See conditional use permit finding number six above.

ADDITIONAL STANDARDS TO INCREASE MAXIMUM HEIGHT

In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining the maximum height:

1. Access to light and air of surrounding properties.

Increasing the height of the proposed building should have no impact on the amount of light and air that the surrounding properties receive as the addition is located on the north side of the existing building and would be located approximately 75 feet from the east property line and approximately 200 feet from the north property line.

2. Shadowing of residential properties or significant public spaces.

No shadow study was submitted as part of this application. However, as the addition is located on the north side of the existing building and would be located approximately 75 feet from the east property line and approximately 200 feet from the north property line, shadowing of surrounding residential properties or significant public spaces should not occur.

3. The scale and character of surrounding uses.

The height of buildings found throughout the neighborhood are predominantly 1 and 2.5 stories with a few buildings scattered throughout the neighborhood that exceed this. The properties located immediately to the north, east, south and west of the site are between 1 and 2.5 stories in height. The architectural style of the buildings in the neighborhood vary. Although the proposed addition will be 3 stories it will be similar in scale and character to the existing building.

4. Preservation of views of landmark buildings, significant open spaces or water bodies.

The proposed addition would not block views of Cedar Lake and the open space around it given the height of the existing building.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **approve** the conditional use permit application for an addition to an existing nursing home/assisted living facility located at 3700 Cedar Lake Avenue subject to the following conditions:

1. No additional beds or assisted living units shall be added to the building as part of this addition.
2. Approval of the final site and elevation plans by the Community Planning and Economic Development Department – Planning Division.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the findings above and **approve** the conditional use permit to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 3 stories/32 feet for the property located at 3700 Cedar Lake Avenue.

Attachments:

1. Statement of proposed use
2. Conditional use permit findings
3. Previous conditional use permit and variance approvals
4. February 28, 2005, letter to Council Member Lisa Goodman
5. February 28, 2005, letter to the Cedar Isles dean Neighborhood Association
6. Zoning Map
7. Site plan, floor plans and elevations
8. Photographs of the site and surrounding area

**Excerpt from the
CITY PLANNING COMMISSION
MINUTES**

**Minneapolis Community Planning & Economic Development (CPED)
Planning Division**

350 South Fifth Street, Room 210
Minneapolis, MN 55415-1385
(612) 673-2597 Phone
(612) 673-2728 Fax
(612) 673-2157 TDD

MEMORANDUM

DATE: March 29, 2005

TO: Steve Poor, Manager, Community Planning & Economic Development - Planning Division; Phil Schliesman, Licenses

FROM: Jason Wittenberg, Supervisor, Community Planning & Economic Development - Planning Division, Development Services

CC: Barbara Sporlein, Director, Community Planning & Economic Development Planning Division

SUBJECT: Planning Commission decisions of March 28, 2005

The following actions were taken by the Planning Commission on March 28, 2005. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued:

ATTENDANCE

Present: President Martin, Vice President Hohmann, Krause, Krueger, LaShomb and Schiff – 6

INTRODUCTION TO PUBLIC HEARING

PUBLIC HEARING

**REPORT
of the
CITY PLANNING COMMISSION
of the City of Minneapolis**

8. Jones-Harrison Residence (BZZ-2224, Ward 7), 3700 Cedar Lake Avenue (Hilary Watson).

A. Conditional Use Permit: Application by Bob Muller, on behalf of Jones-Harrison Residence, for a conditional use permit for an addition to an existing nursing home/assisted living facility for the property located at 3700 Cedar Lake Avenue.

Action: The City Planning Commission adopted the findings and **approved** the conditional use permit application for an addition to an existing nursing home/assisted living facility located at 3700 Cedar Lake Avenue subject to the following conditions:

1. No additional beds or assisted living units shall be added to the building as part of this addition.
2. Approval of the final site and elevation plans by the Community Planning and Economic Development Department – Planning Division.

B. Conditional Use Permit: Application by Bob Muller, on behalf of Jones-Harrison Residence, for a conditional use permit to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 3 stories/32 feet for the property located at 3700 Cedar Lake Avenue.

Action: The City Planning Commission adopted the findings and **approved** the conditional use permit to increase the height of the building located in the SH (Shoreland) Overlay District from the permitted 2.5 stories/35 feet to 3 stories/32 feet for the property located at 3700 Cedar Lake Avenue.

Staff Hilary Watson presented the staff report.

Paul Niemann (on sign-in sheet at 2720 Glenhurst Ave): I respectfully disagree with the staff's recommendation that there be a conditional use with respect to the Jones Harrison home. My position, my experience, is based on living in the neighborhood for a period of 34 years. I know the Jones Harrison home intimately. When I first moved to the neighborhood, it was really quite a sedate retirement home, almost remindful of Mount Vernon with the small cupola top. It was quite pleasant, surrounded by large pine trees. Today, there is not one brick in that original building that is left. Every single brick is gone except for the cupola which is in the back yard at the existing building. This building has spread like a weed. It has gone from north to south to east and west. It is most accurately like a hospital. When I say that, I mean it as an institution that requires 24 hour emergency calls, fire trucks, ambulances, other emergency vehicles and I have heard and listened to these vehicles for 34 years. More recently, you see exceedingly large vehicles supplying goods to this institution. I am talking about Cisco food trucks and tractor-trailer trucks that come into Cedar Lake Avenue and then supply this truck. This building and this institution simply has reached the maximum use that should be permitted in this neighborhood. The original building, going back to the

1800's, which I understand was actually a home for widowed Presbyterian ministers, very sedate, very quiet, it bears no resemblance to what we have today. Now your staff says, and I can see what they're trying to do and I agree with what they're trying to do, the problem is, it simply will not work. The condition is: No additional beds or assisted living units. Obviously that's an attempt to address the issue of more usage, more emergency vehicles, particularly more parking which is a safety hazard all along Cedar Lake Avenue. Based on almost 35 years of watching Jones Harrison home, I can tell you that maybe not next year, but one year, two years, three years and five years, that usage is going to change. Jones Harrison is operating a health facility, it is open to the public, there is no limitation in time that is going to prevent them from using these larger facilities for such uses as gyms, exercise clubs or any other purpose. Common sense tells me, based upon 35 years of observation, that this use's restriction simply is not going to work and in due time, we are going to have more traffic, more emergency vehicles, more pollution, more noise. So for those reasons, I respectfully disagree with the staff and ask that the variance not be granted. Thank you.

Douglas Niemann (2701 Ewing Avenue South): I too oppose the further expansion of the Jones Harrison Residence. They do claim to be a good neighbor. Most of us would say that it's untrue. While the residents are truly good neighbors, we've found that the ever-growing staff, visitors, service vehicles, emergency vehicles place too large of a burden on what is a small residential area. And the congestion and essentially commercial activity is a huge problem when there's one entrance on Cedar Lake Avenue. The construction itself, without even being able to back out of your driveway, I can't see how the construction process is going to be possible given bus traffic, visitor traffic, staff traffic as it is. Further, the expansion simply allows for greater capacity at the home, will bring eventually increased staff, visitor, servicing personnel, et cetera. Further, as neighbors of this institution we can't see the reason for them. Why do they really need to be any bigger than they are. They operate from a financial standpoint very well. 14 million in revenue per year, 33 million in assets, 10 million in liabilities.

President Martin: Mr. Niemann, the operation of the institution is irrelevant to the applications before us.

Douglas Niemann: Well, I believe it's relevant because they don't need to add any further capacity to increase revenue.

President Martin: That's not something we control.

Douglas Niemann: Well in opposition for the expansion to the structure, it is simply a sore thumb to the Cedar Lake. Pouring more concrete and cinderblock into a natural surrounding furthers the issue of having this huge structure that is sitting over a beautiful lake. Minneapolis has spent much money and time trying to beautify the lakes area. Making the structure even more imposing on Cedar Lake is a problem. My suggestion is that if they want to be a good neighbor, then they should listen to the neighborhood. They don't seem to need the expansion and we don't want it.

Cheryl Gibson (2668 Glenhurst Avenue): I am directly across the street from the proposed addition and will actually see the enlarged building from the entire front of my home. The woods do block the sight lines in the daytime and the pictures staff has shown you are taken in the daytime. There is what has come to be called light pollution, which is more obvious at night because the institution needs to be well lighted, which is certainly understandable; however, the lighting is not just directed down along the walking paths, the driving paths or generally the perimeter of the building for security. There are no downward reflectors on the lights-it spills out and the building is much more obvious. In an institutional way, it's not particularly attractive. It's unattractive actually. I'd also like to point out that the topography on the map that you've been shown on the west south side of the building looks like an older map in my vision. There's terracing that no longer exists. There has been a service type of road with class 5 gravel that has been put in directly off of the west and south entrance to the front of the building that goes down to the west corner of the building and a large parking area has been excavated out where service vehicles occasionally park and generally there's a lot of unsightly debris – building debris, various trash, there are a few pieces of old what look like drums. Very unsightly, the busses are also parked up on the parking pad there and for people who walk around the neighborhood to the bus stops or walking their dogs, whatever, it's not a nice corner. It's a kind of corner where a neighbor would not keep that way. So, my wish is that Jones Harrison could not further expand at all without paying much more concern to the impact that they have on the neighborhood – specifically in terms of our comfort level: visual, noise, light, sound pollution and I'd like you to not approve this motion because I don't think they should be allowed to move forward until they become indeed better neighbors to us. Also, I'd like you to be able to revisit looking at that particular corner, that southwest corner, what it really looks like.

Mark Teteris (2644 Glenhurst): I live directly to the west of the proposed addition. Paul has been my neighbor for 30 years. I'm relatively new, I've been here for 2 years and this is my second opportunity to have a meeting with regards to a Jones Harrison expansion plan. The last one, they actually came to the neighborhood first, talked to the neighborhood about the plans that they had. I thought that was done in a very good spirit. That seems to have disappeared. So this is no disrespect to the staff, because they probably had no way of knowing this, but the very tree line that obscured the view of this addition, the proposal was to covert that area into a paved parking lot. That would have to be lighted 24 hours in that situation, so sort of a Wal-Mart style addition to our neighborhood. I bought my house with the intention of living there until I retire. And to see this expansion continue and to have it happen in not as forthright of a way as it was the first time is very concerning to me and I'm questioning the intent.

Commissioner Schiff: May I get a clarification from the staff. I don't have any information about an expanded parking lot in the submitted application. Could you clarify if there is a parking lot that is expanding or not?

Staff Watson: That is not part of the customer application.

Commissioner Schiff: Thank you.

Mark Teteris: That's not part of this application. There was a neighborhood meeting that Jones Harrison actually called, 6 or 9 months ago, to propose expanding the parking lot. So this seems to me, we didn't get our way going the good neighbor route, we're going to go another route.

President Martin: OK, I think we have the sense that there are a lot of people who are not in favor of this. I'm going to ask at this point if you wish to speak to give us new information.

Martin Richmond (3539 Cedar Lake Avenue): Apparently this was approved by the CIDNA board of directors and I haven't heard a word from them in a mailing of any kind. So I don't think that should be taken as consensus from the neighborhood of any way. I never heard about it. And the other thing is that a lot of us pay a lot of property taxes to live there. And I've lived there 20 years in this neighborhood, and 10 years on that corner. I pay over six grand a year in property taxes, I'm sure a lot of the other people do too. I presume Jones Harrison doesn't pay anything? It's part of our investment – sort of having that big, hulking structure there doesn't help us.

Chad Larson (2825 Drew Ave South, President of Cedar Isles Neighborhood Association): I'm going to represent the neighborhood to let you know that we did meet with Jones Harrison on several occasions, one in the variance committee as well as a joint land use committee. And we did meet as a full board with the members of the Jones Harrison residence. We had notices via e-mail and in the Southwest Journal that we meet once a month. We did vote unanimously to approve a resolution of no opposition to this addition. We were concerned about height, noise, traffic, but based on their current plan, we voted no opposition. Thank you.

[Comment, off microphone]: I used to be a member of the Board of CIDNA and...

President Martin: We're not going to get into the internal politics of neighborhood boards...

Martin Richmond: But I'm just going to say that there's a conflict of interest. They have free use of the space and they've had it that way for many years. I've always said that it's going to come back and haunt us, we should not do that.

Lowell Berggren (President and CEO of Jones Harrison): You've heard a lot of testimony today about issues related to parking and being a good neighbor. We have in the past, and will continue in the future, to try to work with the CIDNA board and the CIDNA organization about our parking issues when we have them. That was our proposal in the past was that we would get our cars off the street. That was met with significant animosity in the neighborhood. What you have before you is a plan that is very well thought out, it's respectful of the neighborhood, it will allow Jones Harrison residence to continue to provide the services and the care that the elderly in our

community are going to require as our population ages. It follows our mission to provide these services and it's been our mission for 117 years.

Larry Salzman (2704 Ewing Avenue South, not on sign-in): If there was an undertone here, it's to keep the growth of Jones Harrison in check. Plans proposed here do not sound as if they will increase the population of Jones Harrison. What we are looking for I believe is the future. Is there any way of ensuring that the growth they've achieved now can be it. Thank you.

President Martin closed the public hearing.

Commissioner LaShomb: I'm going to move the staff recommendation for A and B (Krause seconded). Well, I used to ride my bike quite a bit when I lived downtown and I'd ride it way out to highway 100 and I'd come around the circle and inevitably I'd wind up going by Jones Harrison because it was a quiet street. It was kind of a nice street to ride on. My sense is that these kinds of facilities are not detriments to the community. They're assets. They allow individuals who need assisted living and perhaps nursing home care the ability to get that care within the normal community. I live in an over-55 building and we're independent living. We have 12 acres. When I've ridden by Jones Harrison, what I've seen is a very nice piece of property in a nice tranquil setting and if there are lighting and trash issues, maybe the community organization or the City Council member need to sit down with Jones Harrison and the neighbors and talk about that. But I don't see anything in this plan that's going to add any negative things to the community. We've been down this road before, and these kinds of facilities, neighbors don't like them because they perceive them as the big gorilla in the neighborhood, when in fact, they add to the community, not detract from it. So that's why I made that motion.

Commissioner Hohmann: I'd just like to add a little bit to Commissioner LaShomb's arguments. I think Jones Harrison is probably one of the premier facilities of this type in the Twin Cities area. If you look at the Baby Boom population that's going to be coming up and looking for facilities in the not-too-distant future, I tend to agree it's a benefit to the overall community and we're not adding living space to the facility, neighbors tend to complain about off-street parking, and for years they've tried to bring that parking on-site, keep it off the streets... I agree with moving it.

President Martin: OK, the motion is to approve the recommendations as stated, all those in favor of that motion, please signify by saying aye.

The motion carried 5 – 0.