

Zoning Board of Appeals
Tuesday, November 19, 2019
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Dick Andzenge, Susanne Barkalow, Emil Radaich and Ryan Schleicher
Members Absent: Allen Bright and John Mathews
Staff Present: Dave Broxmeyer and Ashley Skaggs

OCTOBER 15, 2019 MINUTES

ACTION TAKEN: Schleicher/Radaich/Approved (3-0-1, Barkalow abstained)

CUP2019-08 / CENTRAL MN MENTAL HEALTH CENTER / 3220 8TH ST N

ACTION TAKEN: Radaich/Andzenge/Approved (4-0)

Broxmeyer explained a request for a Conditional Use Permit (CUP) to increase the number of beds for the residential facility from 18 to 24 beds. The facility has been operating in this location for approximately 10 years. Another residential facility recently closed, which has increased the demand for mental health services. Staff is supportive of the request.

Andzenge asked about the implications to staffing levels. Broxmeyer stated that while he did not know how staff levels would be affected, the applicant will need to comply with any and all licensure requirements, including staff-to-patient ratios.

Barkalow opened the public hearing and invited testimony. The following persons testified:

Richard Lee, Central MN Mental Health Center – He is the Executive Director of CMMHC. There has been a significant increase in demand for chemical dependency services with the closing of CentraCare’s Passages facility. CMMHC is in the market for an additional property, but that will take some time. The building has eight apartments – two are for staff offices and treatment space and the other apartments house up to three patients at a time. One bed will be added to each apartment. Staff will increase by one full-time-equivalent position.

Schleicher asked if residents are required to sign a lease and if they have any say on the number of occupants they are housed with. Lee explained that the service is 100% voluntary, and the typical length of stay is about 60 days. Patients are not entered into a contract and can end treatment at any time or request transfer to another facility.

Andzenge asked about the facility license and staff-to-patient ratios. Lee noted that the facility is licensed under MN Statute 245G through the MN Department of Human Services.

Schleicher asked about a square-footage requirement for each patient. Lee state there is no such requirement. Broxmeyer noted that the City’s Chief Building Official and Fire Marshal have visited the site and have approved the increase in occupancy.

There being no one else wishing to speak, the public hearing was closed. Radaich made a motion to approve the request subject to staff recommendations. The motion was seconded by Andzenge. Andzenge offered a

friendly amendment to include a condition requiring the applicant to comply with the licensing requirements specific to staffing. Radaich accepted the friendly amendment. There being no further discussion, Barkalow called for a vote. The motion as amended carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:21 p.m.