

**CASTLE ROCK TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
October 4, 2006 – 7:00 p.m.**

The Planning Commission of Castle Rock Township held a public hearing on Wednesday, October 4, 2006 at the Castle Rock Town Hall, 2537 240th Street West (corner of 240th Street and Biscayne Avenue). Present were Bob Dubbels Chair, Dave Kammueler, Orren Lucht Commissioners, and Maralee Rother Secretary. Also present were Michael Monroe Kiefer, Karen Tarrant, Bob Haven, Janet Haven-Hall, John Henderlite, Carolyn Kiefer, Louise Williams, Lorraine Jahnz, Gene Jahnz, Gretchen Schreiber, Bernie May, Janet Zimmer, Erv Zimmer, Todd Will, Sarah Lemagie, Charleen Kiser, DeLoy Kiser, Shirley Dubbels, Sheila Peterson, Dianne Peterson, Gary B Peterson, Mike Rademacher, Jeff Thompson, Cliff Salmon, Tammy Salmon, Carolyn Sampson, Dorraine Dorneman, Pat Pariseau, Nancy Asher, Rieland Watland, Tom Schmitz, Al Venz, Jen Venz, and Gary Pipho.

Chair Bob Dubbels called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

Chair Bob Dubbels asked the Secretary Maralee Rother to read the notice of the public hearing which is as follows: the purpose of the meeting is to review and consider an application for a conditional use permit for Haven Chemical Systems LLC, Robert Haven President, 2042 Wooddale Drive, Suite 220, Woodbury, MN 55125. The purpose of the conditional use permit is to allow operation of state-licensed residential facility for chemical dependency treatment for ten persons at 22355 Albatross Circle, Farmington, MN 55024.

Chair Bob Dubbels announced that the Planning Commission would listen to Haven Chemical Systems information and then following that presentation; the Planning Commission would allow comments and questions from the audience and then the Planning Commission would address the information addressed to the Commission.

Bob Haven's presentation included that it would be a 10 bed adult male facility and is governed by the Department of Human Services and it is a health care facility. Average stay is 28-30 days per individual and they are transferred or referred by other programs. Program runs 24 hours a day, 7 days a week. Staff takes them to doctor visits or wherever needed with facility van, patients are not allowed to have cars. Trained staff includes Program Director, full-time Licensed Alcohol and Drug Counselor and one part-time Licensed Alcohol and Drug Counselor, trained Medication Administrator and full-time housekeeper/cook. Visiting schedules 99% weekends, 50% Saturdays and 50% Sundays. Bob Haven stated that he has 2 residential facilities, 4 outpatient facilities and has been in the chemical dependency business for 34 years. He started his own company Haven Chemical Systems in 2000.

Karen Tarrant stated that Federal and State laws are structured such that these facilities should be in a residential area. Karen Tarrant presented information about health safety-the facility would not be a halfway house or boarding house, residents-voluntarily coming into program with no sex offenders or convicted felons and that no substance use will be tolerated in facility, Scandia-

one 10 bed facility operated by Haven Chemical Systems in Scandia was originally granted a conditional use permit with review every six months, but was recently changed to every two years, traffic pattern-see attached exhibit B regarding traffic patterns compiled by the Institute of Transportation Engineers, value of property-see attached exhibit D showing property values have not been affected by Scandia Chemical Dependency Center. Karen Tarrant also discussed the consistency of the proposed use on the Comprehensive Plan and that there should be no impact. She also stated that according to a publication by the Minnesota Dept of Human Services there were 649 residents in Dakota County known to need chemical health treatment and only 31 were able to be placed in facilities located in Dakota County, see attached exhibit E.

Carolyn Kiefer gave a rebuttal regarding the facility. Carolyn stated that multi-family housing is not legal in this township. She stated she has discussed these issues with the County Attorney, James Backstrom and the opinion is that the 10 bed multi-family facility is not allowed and the letter of support does not include the Albatross Circle address and the turnover of people coming and going does not support a residential family house. Regarding the Scandia Treatment Facility, Carolyn gave information stating that the traffic is excessive and road adjustments have been needed and that the property values have been affected. Carolyn spoke with Joe Harris of Dakota County and he says that Dakota County does not send their patients to Dakota County facilities. Carolyn also stated that she believes the ordinance does not allow a 10-bed facility.

Janet Zimmer wants to know what the definition of a resident is. Janet questions septic system compliance, excessive traffic, parking, and water runoff. Janet also stated that if the treatment center is permitted that she believes it constitutes illegal zoning.

Cliff Salmon questioned whether the patients would be able to leave the facility and if the answer is no, what measures are in place to be sure. Mr. Haven's answer was an alarm system would be installed on Monday.

Sheila Peterson commented that the clients can not leave property alone. They can leave the facility to go to the doctor and will have someone from the facility with them at all times.

Carolyn Kiefer inquired about the Federal Fair House Act. Response was there is no methadone use. The driver is a T.M.E. staff member.

Al Venz asked what detoxification programs are used. Bob Haven replied that the dry out is 48-72 hours for alcohol.

Jen Venz asked how long will individuals be at the facility. Answer was that each individual is different.

John Henderlite, staff member, informed the group that the facility screens each individual and also tells of issues for treatment at facility.

Carolyn Kiefer quoted literature from case workers.

Cliff Salmon asked if there would be felons or sex offenders. Response was there is extensive history from referred agency and a background check is not legal.

Carolyn Sampson, Human Citizen Advisory Committee, is studying chemical dependency and the best treatment is 9 months long and very expensive. She questions the 30 day treatment. She also questions the fact that cameras are being installed, does that mean that Haven has assumed he will be at the Albatross address.

Al Venz asked what happens if a stranger appears in the area.

Todd Will asked what will be the support of the Sheriff's department.

Karen Tarrant, lawyer for Haven Chemical Systems said that the Scandia facility has Washington County Sheriff police that facility.

Pat Pariseau asked if there would be mixed abuse, drugs, meth, alcohol, etc. Bob Haven answered that the majority are alcohol and that it is a mixed group for treatment.

Charlene Kiser asked what happens if trouble starts when only one staff member is present at night. Bob Haven responded that help from Haven would be called to respond immediately. Mike Kiefer commented that the sheriff's response to a 911 call is 10 to 30 minutes.

Janet Zimmer commented that the legal issue is the zoning in this situation.

Shirley Dubbels stated that this is an ordinance issue.

Mike Kiefer gave a presentation regarding the issue that a hazardous dump is supposedly buried on Haven property. Environmental investigators met and interviewed people. Mike Kiefer has pictures of the dump on the premises in the 1990's. Dakota County Environmental Services are to be checking for toxic poison at 22355 Albatross Circle. A. Leifried was the original owner and started the dump and it was covered in 1991. Roger Solem bought the property from Mr. Leifried. The present owner and Mr. Overby owner of the property adjacent to 22355 Albatross Circle received a letter dated July 26, 2006, Bob Haven is not aware of the above issue. A question regarding the possibility of hazardous conditions for workers coming on Monday, October 9, 2006 to install security lights and it was suggested that Castle Rock Township should inform the workers of the situation at the site. **Dave Kammuller made a motion and Orren Lucht seconded to contact the Castle Rock Township lawyer and find out the Township's responsibility in this matter. Motion carried 4 ayes.**

*Secretary's note: The lawyer was contacted as was the building inspector and the Castle Rock Township has no responsibility to inform these people of any hazardous conditions because the Township has no documentation that any problems exist.*

**Dave Kammuller made a motion and Orren Lucht seconded to recess meeting and to reconvene October 30, 2006 at 7:00 p.m. Motion carried 4 ayes.**

Meeting recessed at 8:10 p.m.

Respectfully submitted,  
Maralee Rother Secretary