

**CITY OF ST. CLOUD PLANNING COMMISSION**

Tuesday, September 12, 2017  
6:00 pm  
City Hall Council Chambers

**Roll Call:**

MEMBERS PRESENT: Jake Anderson, Luis Estevez, Sheila Devine, Marty Czech, Dennis Ballantine, Emil Radaich and Bill Mund

STAFF PRESENT: Matt Glaesman

**OPEN FORUM:** No one present to speak.

**Consent Agenda:**

**APPROVAL OF STAFF REPORTS FOR SEPTEMBER 12, 2017 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE AUGUST 8, 2017 PLANNING COMMISSION MEETING**

Mund made a motion to approve the consent agenda. The motion was seconded by Estevez. The motion carried unanimously.

**Public Hearings:**

**REQUEST FROM THE ST. CLOUD PLANNING AND ZONING DEPARTMENT TO AMEND STANDARDS RELATED TO IDENTIFICATION SIGNS FOR INSTITUTIONAL USES WITHIN RESIDENTIAL DISTRICTS**

ACTION TAKEN: Ballantine/Mund/Tabled (7-0)

Glaesman explained that tonight's hearing is focused on increasing the amount of square footage allowed for institutional uses such as places of worship, schools, and day care facilities. Glaesman noted that the proposed formula utilizes .5 square foot of sign face per linear foot of street frontage with a maximum allowance of 50 square feet. Glaesman noted that the request is legislative response to a number of sign variance applications. Devine asked if the proposed language addressed hours of use. Glaesman indicated that staff would like to refine the draft language for future consideration, which would include the hours of operation.

Anderson opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed.

Ballantine made a motion to approve the request, seconded by Mund. Anderson questioned if there was opposition to ISD 742's recently denied sign variance. Glaesman indicated that the notice area included approximately 75 property owners, two of which opposed the request. Anderson asked if the proposed amendment would have allowed ISD 742's sign without public review. Glaesman indicated that only a sign permit would have been required. Radaich shared concern with the use of electronic signage in residential districts given the potential to create light intrusion. Ballantine withdrew his original motion and made a new motion to table. The motion to table was seconded by Mund. The motion to table passed on a 7-0 vote.

**New Business:**

**PLAT-2016-05 / AL KELLER / FINAL PLAT OF PARK VIEW ESTATES**

ACTION TAKEN: Mund/Radaich/Approved (7-0)

Glaesman explained that the rezoning and preliminary plat for the residential development had been approved by the Planning Commission and City Council in 2016. The final plat has since stalled due to annexation and vacation issues between Stearns County and LeSauk Township. The use of public or private streets were also unresolved at the time of original consideration. The developer has now agreed to the use of public streets. Therefore, staff is seeking confirmation of the Planning Commission's original recommendation.

Mund made a motion to approve the final plat request subject to staff recommendations. The motion was seconded by Radaich. Anderson called for a vote and the motion carried unanimously.

#### **RECOMMENDATION REGARDING THE ST. CLOUD PARKS AND RECREATION MASTER PLAN**

ACTION TAKEN: Devine/Ballantine/Approved (7-0)

Glaesman noted that tonight's consideration builds upon the joint meeting of the Planning Commission and Park and Recreation Advisory Board, as well as commissioner's participation throughout the extensive community engagement process. Glaesman added that the plan offers detailed recommendations regarding park maintenance needs, potential real estate decisions to dispose of particular parks, capital improvements, and detailed site plans for Whitney and George Friedrich parks. Glaesman added that the Park and Recreation Advisory Board held a public hearing last week and recommended approval of the plan.

Anderson noted that several testified at the public hearing in support of the plan with particular emphasis on maintaining natural parks. Anderson noted that the plan is the first detailed look at the parks system in many years and offers detailed implementation recommendations. Devine made a motion to approve the Parks and Recreation Master Plan. The motion was seconded by Ballantine. Anderson called for a vote and the motion carried unanimously.

#### **DEVELOPMENT FUND EXPENDITURE FOR RELOCATION OF HERITAGE SQUARE**

ACTION TAKEN: Mund/Radaich/Approved (7-0)

Glaesman noted the downtown Lofts project at 6<sup>th</sup> Avenue North and Germain required the relocation of Heritage Square. Staff has considered a number of potential locations that are pedestrian oriented and adjacent to other cultural amenities downtown. Glaesman noted that the existing green space within Miller Plaza lying northwest of the Great River Regional Library is proposed. Glaesman noted that the replacement and new plaques are being donated by the fabricator. Staff is proposing a \$6,600 expenditure for the new framing system.

Devine asked who had been involved in the site selection process. Glaesman indicated it was an internal discussion and the library board had also been participating. Mund asked for clarification of the proposed location. Glaesman displayed the location. Radaich and Ballantine asked about the configuration and site plan options. Glaesman noted that proposed location is meant to complement the existing US flag on the site and that the site plan options are variations of how the plaques are turned. Radaich asked if the back of the signs would be visible for Germain. Glaesman indicated that some would. Ballantine asked how the countries had been identified. Glaesman responded that US Census Bureau, SCSU enrollment, and other reliable sources were used to identify the country of birth or origin of St. Cloud residents. Devine asked about vandalism or loss of plaques in the frame. Glaesman indicated that the framing system should deter both, although most of the prior damage resulted from relocation not vandalism. Anderson felt the new framing would deter vandalism. Ballantine asked about sensitivity in placing which of four plaques are placed in the same frame. Glaesman indicated that

other resources would be consulted to determine which flags not to place together. Ballantine asked if there was enough room for future additions. Glaesman indicated there was.

Mund made a motion to approve use of Development Fund monies for the project. The motion was seconded by Radaich. Anderson called for a vote and the motion carried unanimously.

**Other Business:**

Anderson asked about plans for additional wayfinding infrastructure for the recent Beaver Island Trail improvements through downtown. Glaesman noted that a number of temporary measures are being considered for the trail accesses and other downtown amenities, including: smart parking meters, the new Intellistreets banners, and downtown street light banners. Glaesman noted that a comprehensive system has been discussed with the parking system notification technology, but has not advanced. Anderson noted that wayfinding is necessary to raise awareness of the river and trail access. Anderson asked if the Development Fund could pay to advance the temporary or long-term solutions. Glaesman indicated that wayfinding signage is an appropriate use of funds. Glaesman added that initial concepts of the street light wayfinding banners should be available for review at an upcoming meeting

**Adjournment:**

There being no further business, the meeting was adjourned at 6:37 p.m.