

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, October 10, 2017
6:00 pm
City Hall Council Chambers

Roll Call:

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

MEMBERS ABSENT: -

CITY COUNCIL REP.: Carol Lewis

STAFF PRESENT: Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one present to speak.

Consent Agenda:

APPROVAL OF STAFF REPORTS FOR OCTOBER 10, 2017 AS PART OF THE OFFICIAL RECORD APPROVAL OF MINUTES FROM THE SEPTEMBER 12, 2017 PLANNING COMMISSION MEETING VAC-2017-13 / MIKE TORBORG / 3682 & 3690 21ST AVE S
ACTION TAKEN: Czech/Ballantine/Approved (7-0)

Public Hearings:

LDC-2017-02 / TEMPORARY SIGNS & SIGNS IN RESIDENTIAL AND AGRICULTURAL DISTRICTS
ACTION TAKEN: Ballantine/Mund/Approved (7-0)

Glaesman explained a request to amend the standards related to identification signs for institutional uses within Residential and Agricultural Districts and changes to temporary business sign requirements. Staff is recommending the adoption of varying signage standards based on the building and lot size. All electronic signs will be required to follow a minimum set of standards originally developed during the Land Development Code creation process. The provision for temporary business signs is proposed to allow the permitted display period on each individual parcel rather than across a single zoning lot consisting of multiple parcels.

Anderson opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Ballantine asked if any comments had been received. Glaesman stated that given the limited applicability, there has not been much concern about the changes. Ballantine asked about limiting hours of operation for electronic signs. Glaesman stated that the standards reference maximum illumination for day and night time hours.

Ballantine made a motion to approve the amendment request. The motion was seconded by Mund. Radaich expressed concern for increasing signage in core neighborhoods where properties are established closely together. Anderson called for a vote, and the motion carried unanimously.

REZ-2017-10 / TORBORG CONSTRUCTION & PRINCE OF PEACE AND LOVE OF CHRIST LUTHERAN CHURCHES / 1999 & 1971 PINE CONE RD

ACTION TAKEN: Ballantine/Radaich/Denied (3-4, Ballantine, Czech, Mund and Radaich opposed)

Glaesman explained a request to rezone the property from R2, Single Family and Two Family Residential District, to Planned Unit Development (PUD) to allow for the construction of a 100-unit

multi-family apartment building. The applicant intends to purchase approximately 7 acres located south of Love of Christ Lutheran Church. A PUD is requested in order to address increased design standards such as excessive setbacks, landscaping and general aesthetics. Staff is supportive of the request.

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

Sara Gangle, 5231 Grouse Ct – She spoke against the rezoning request and noted concerns for traffic, noise, loss of privacy, decreased property values and increased crime. Eighty-five signatures were gathered in a petition against the rezoning request. Another 240 signatures were received in an online petition.

Kelli Maurer, 5318 16th St N – She spoke against the rezoning request and noted concerns for traffic. She and her husband purchased their home in this area because of the lack of nearby apartment buildings.

Mike Carlson, 5519 Knollwood Dr – He spoke against the rezoning request and noted concerns for traffic, lighting, and rentals. He asked that the property remain zoned R2.

Melissa Stowe, 5227 Grouse Ct – She spoke against the rezoning request and noted concerns for safety, infrastructure, property values, traffic, and crime. A petition against the rezoning was provided to Commissioners.

Shane Stowe, 5227 Grouse Ct – He spoke against the rezoning request. He went door to door and collected signatures against the rezoning.

Sonja Estwick, 5246 Center St – She spoke against the rezoning request and noted concerns for traffic and safety.

Mickie Pittman-Leyedecker, 1320 Case Ln – She spoke against the rezoning request and reiterated concerns submitted via email.

Amy Skeate-Carlson, 5519 Knollwood Dr – She spoke against the rezoning request and reiterated concerns of previous speakers.

Alan Block, 1718 Timberdoodle Dr – He spoke against the rezoning request and reiterated concerns of previous speakers.

Gary Nierengarten, 1734 Oak Rd – He spoke against the rezoning request and reiterated concerns of previous speakers.

Joe Torborg, Torborg Construction – He met individually with the 13 neighboring properties to discuss the proposed design and addressed specific concerns regarding landscaping, etc. Renters go through a more rigorous screening process than someone buying a home. The building was designed with neighboring properties in mind using large setbacks and placing the building at a 45 degree angle. The density is much lower than if it were approached at an R5 level. He asked for support of the request.

Bruce Ellingson, 5522 Knollwood Dr – He spoke against the rezoning request and noted concerns of decreased homeownership in the city.

Jessica Nierenhausen, 1920 Knollwood Cir – She spoke against the rezoning request and reiterated concerns of previous speakers.

Estwick noted that public transportation does not service this area.

Bill Curtis, 1806 Case Ln – He spoke against the rezoning request and reiterated concerns of previous speakers.

There being no one else wishing to speak, the public hearing was closed. Ballantine commented that a 100-unit apartment building would not stretch law enforcement resources significantly. He is, however, concerned with traffic and access points to the site. Mund agreed with traffic concerns. When this area was developed, the roads were reconstructed at the original township widths making them narrower than typical roads in the city. He is also concerned with the lack of transition from single-family to high density housing. Radaich agreed that traffic is a concern.

Glaesman noted that the northern access to Pine Cone Rd would allow for movement north to Sartell, and the southern access will be right-in, right-out. Glaesman reviewed a number of planning principles referenced in the staff report and provided an overview of the study that was completed to determine the design of Pine Cone Rd. Ballantine asked about public transportation. Glaesman stated that there are plans to extend transit services in the future. DeVine commented that there may be a compromise that can be worked out before the request reaches City Council.

Ballantine made a motion to approve the request subject to staff recommendations. The motion was seconded by Radaich and failed (3-4, Ballantine, Czech, Mund and Radaich opposed)

ST. CLOUD RIVERWALK MASTER PLAN

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

Glaesman offered a brief introduction of the St. Cloud RiverWalk Master Plan. Staff is seeking a recommendation regarding the adoption of the plan after hearing public testimony on the draft document. Marilyn Birkland of the St. Cloud Rotary Club, David Laliberte of Mississippi Partners, and Brad Aldrich of Confluence gave a presentation highlighting the RiverWalk Master Plan.

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

Nicola Blake-Bradley, Minnesota DNR – The DNR supports connection to the river for use and recreation; however, several elements of the plan propose prohibited activities and other aspects that are highly unlikely to receive a Public Waters Permit from the DNR. She offered suggestions for changes and welcomed discussion with city staff regarding the project.

Sue Pundsack, 320 6th Ave N – She looks forward to the trail coming, but she is concerned with the development of 6th Ave N and that her home is not shown in the renderings.

Connie Schwinghammer, 220 8th Ave N – She is in favor of Phase 1, but not of Phase 2. Homeowners have been assured that their properties will not be taken for this project, but the renderings are disconcerting. She also does not believe that the best interest of Cathedral High School has been taken into consideration.

Hal Augustin, 431 33rd Ave N – He asked where the funding for the project will come from and asked if any revenue will be generated.

Charlotte Stephens, 23 Pandolfo Pl – She has mixed feelings about the plan. It looks exciting and appealing, but she is concerned with some points raised by the DNR. She likes the big dream but is not sure that it is the right plan.

Lowell Olson, 23 Pandolfo Pl – He is the chair of the Natural Parks & Trails Coalition. The Mississippi River is a world class river that should be celebrated. There will be many hurdles to cross, but the group is supportive of the plan.

There being no one else wishing to speak, the public hearing was closed. Glaesman stated that he has had continued discussions with Cathedral and will introduce text that reinforces the need for coordination. The project will not be funded fully by the City’s sales tax – many will have to step up to the table. The plan is a visionary policy document and does not suggest that any properties will be taken. Ballantine stated that he fully supports the concept. Ballantine made a motion to approve the St. Cloud RiverWalk Master Plan. The motion was seconded by DeVine and carried unanimously.

Adjournment:

There being no further business, the meeting was adjourned at 7:51 p.m.