

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, March 13, 2018
6:00 pm
City Hall Council Chambers

Roll Call:

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine, Luis Estevez and Bill Mund
MEMBERS ABSENT: Emil Radaich
CITY COUNCIL REP.: Carol Lewis
STAFF PRESENT: Carla Berry, Jim Flaaen, Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one present to speak.

Consent Agenda:

APPROVAL OF STAFF REPORTS FOR MARCH 13, 2018 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE FEBRUARY 13, 2018 PLANNING COMMISSION MEETING
ACTION TAKEN: DeVine/Czech/Approved (6-0)

Public Hearings:

REZ2018-04 / INVENTURE PROPERTIES / 211, 225 & 229 5TH AVE S; 503 & 507 3RD ST S
ACTION TAKEN: None

This item was removed from the agenda at the applicant's request. No action was taken.

REZ2018-05 / SCHWINGHAMMER FAMILY LTD PTSP / 3135 COUNTY RD 136 & 3701 33RD ST S
ACTION TAKEN: Ballantine/Mund/Approved (6-0)

PLAT2018-07 / PRELIMINARY PLAT OF SCHWINGHAMMER FARM PLAT 2
ACTION TAKEN: Ballantine/Czech/Approved (6-0)

Glaesman explained a request to rezone 157 acres of property located in the northwestern quadrant of the 33rd St S and County Rd 136 intersection. The applicant is proposing to rezone the property into a mixed-use Planned Unit Development (PUD) to include the following base zonings: R1, Single-Family Residential; R4, Townhouse Residential; R5, General Multi-Family Residential; C1, Business Office; C2, Neighborhood Commercial; and, C5, Highway Commercial. The request is consistent with the City's Comprehensive Plan. The applicants are also requesting approval of a preliminary plat for the project which will establish the general framework for the site. Staff is recommending approval of both requests.

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

Randy Jenniges, SEH - He represents the Schwinghammer family and was present to answer any questions regarding the request.

Larry Klein, 4040 33rd St S - He is the owner of Klein Landscaping. He asked for clarification regarding access to the property and stormwater drainage. He asked that the same consideration for development be given for the Klein property in the future.

David Magelssen, 3044 County Rd 136 – He expressed concern for the proximity of the project to his property. He stated that his neighboring property is zoned Rural Residential. He has approached the City in the past regarding development of his property, but was advised against it. He does not support the project.

There being no one else wishing to speak, the public hearing was closed. Glaesman noted that the Rural Residential District is a district intended to hold property until such a time that urban development is appropriate. Although the Magelssen property does not currently access City infrastructure, improvements are scheduled for 2021. In terms of access, the design of 33rd St S has not been finalized; however, full access will be accommodated to both the Schwinghammer and Klein properties. As roadways are expanded, stormwater infrastructure will also be expanded. Developers are responsible for their own drainage needs, which is addressed on the preliminary plat. As with the proposal, the Comprehensive Plan designates the Klein property as transitional from residential to commercial. Staff would be happy to consider a proposal showing where that transition takes place and the mixture of uses for the Klein property.

Ballantine made a motion to approve the rezoning request subject to staff recommendations. The motion was seconded by Mund and carried unanimously.

Ballantine made a motion to approve the preliminary plat of Schwinghammer Farm Plat 2. The motion was seconded by Czech and carried unanimously.

2019-2024 CAPITAL IMPROVEMENT PROGRAM – PUBLIC INPUT SESSION #2

ACTION TAKEN: Ballantine/Estevez/Approved (6-0)

Glaesman introduced the draft 2019-2024 Capital Improvement Program document and explained the process that has taken place thus far.

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

Charlotte Stephens, 23 Pandolfo Pl – She spoke in support of the funding dedicated to park and trail projects. She suggested that a nature center be considered when large natural parks are developed.

There being no one else wishing to speak, the public hearing was closed. Ballantine made a motion to approve the 2019-2024 Capital Improvement Program. The motion was seconded by Estevez and carried unanimously.

CDBG PROGRAM YEAR 2018 ANNUAL ACTION PLAN

ACTION TAKEN: Mund/DeVine/Approved (6-0)

Glaesman explained that as an entitlement community, the City of St. Cloud receives an annual award of funds from the U.S. Department of Housing & Redevelopment for distribution towards eligible projects within the city limits. The City has received eight applications seeking more funds than are anticipated to be awarded. A public hearing has been scheduled to allow the Planning Commission to take input from interested community members before making a recommendation to City Council on the CDBG Program Year 2018 Annual Action Plan. Based upon the 2015-2019 Consolidated Plan, staff recommends the following CDBG activities in Program Year 2018:

Applicant	Amount of Original Request	% of Request	Staff Recommended Allocation
Program Administration	\$100,000	100%	\$100,000
St. Cloud HRA Single-Family Rehab Loan Program	\$300,000	93%	\$281,000*
Whitney Senior Center	\$30,000	50%	\$15,000

Commercial Kitchen Phase 2			
St. Cloud Parks Department Haws Park & Rotary East Park	\$90,000	50%	\$45,000
St. Cloud Rotary & Youth for Christ Pathways 4 Youth	\$70,000	50%	\$35,000
Salvation Army S.M.A.R.T. Kids Program	\$40,000	50%	\$20,000
Anna Marie's Alliance Case Management Software/Hardware	\$30,000	0%	\$0
LSS/St. Cloud Area Crisis Nursery Emergency Childcare Services	\$10,000	0%	\$0
Tri-CAP Project Connect	\$5,000	80%	\$4,000
Total			\$500,000

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

Katrina Phifer, Salvation Army - The Salvation Army is requesting funds for renovations and upgrades to the building housing their S.M.A.R.T. Kids program (Support & Mentoring through Arts, Recreation & Tutoring). The program provides enrichment opportunities to children experiencing homelessness.

Greg Knoll, Stearns County Human Services - Tri-CAP is requesting funds for Project Connect, an event which provides resources to those who are homeless or at risk of homelessness.

Conni Orth, St. Cloud Area Crisis Nursery - The St. Cloud Area Crisis Nursery is requesting funds for their emergency childcare program.

Louise Reis, St. Cloud HRA - The St. Cloud HRA is requesting funds for the Single-Family Housing Rehabilitation Loan Program. The program provides deferred loans to residents for the rehabilitation of single-family homes.

Chris Zabinski, St. Cloud Parks Department - The City Parks Department is requesting funds to install new playground equipment at Haws Park and Rotary East Park.

Charles Hempeck, Anna Marie's Alliance - Anna Marie's is requesting funds for case management software and hardware. The software and hardware will be used to track victim cases more effectively.

Angie Trulson, St. Cloud Aging Services - The City Aging Services Department is requesting funds to renovate the Whitney Senior Center commercial kitchen. The commercial kitchen serves meals daily to the area's senior population.

Ruth Hunstiger, Catholic Charities - She spoke in support of the Whitney Senior Center application.

Jack Schuh, address not provided - He spoke in support of the Whitney Senior Center application.

Tim Wensman, Pathways 4 Youth - Pathways 4 Youth and Youth for Christ are requesting funds for building improvements in the Youth for Christ building. Pathways 4 Youth is a new organization working to help end youth homelessness.

Preston Euerle, Youth for Christ – He spoke in support of the Pathways 4 Youth/Youth for Christ application.

There being no one else wishing to speak, the public hearing was closed. Mund made a motion to approve the following recommendation:

Applicant	Amount of Original Request	% of Request	Recommended Allocation
Program Administration	\$100,000	100%	\$100,000
St. Cloud HRA Single-Family Rehab Loan Program	\$300,000	82%	\$246,000*
Whitney Senior Center Commercial Kitchen Phase 2	\$30,000	100%	\$30,000
St. Cloud Parks Department Haws Park & Rotary East Park	\$90,000	50%	\$45,000
St. Cloud Rotary & Youth for Christ Pathways 4 Youth	\$70,000	50%	\$35,000
Salvation Army S.M.A.R.T. Kids Program	\$40,000	50%	\$20,000
Anna Marie's Alliance Case Management Software/Hardware	\$30,000	50%	\$15,000
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Tri-CAP Project Connect	\$5,000	80%	\$4,000
Total			\$500,000

The motion was seconded by DeVine and carried unanimously.

Other Business:

2019-2024 CAPITAL IMPROVEMENT PROGRAM – STUDY SESSION #2

ACTION TAKEN: None

A special meeting of the Planning Commission took place at 4:30 p.m. in City Hall Conference Room 1. Staff and Commissioners reviewed a draft of the Capital Improvement Program and discussed the placement of projects in the program years. Additional staff present were Steve Foss, Tony Goddard, Micah Myers, Pat Shea, and Chief Dean Wrobbel.

Adjournment:

There being no further business, the meeting was adjourned at 7:34 p.m.