

Planning Commission
Tuesday, June 12, 2018
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine and Bill Mund
Members Absent: Luis Estevez
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman and Ashley Skaggs

OPEN FORUM

No one present to speak.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR JUNE 12, 2018 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE MAY 8, 2018 PLANNING COMMISSION MEETING

ACTION TAKEN: DeVine/Mund/Approved (5-0)

Public Hearings

DPA2018-04 / GREAT LAKES MANAGEMENT CO & PLAZA 15 INVESTMENT / 151, 169, 171, 173 & 215 37TH AVE N

ACTION TAKEN: Mund/Ballantine/Approved (5-0)

Glaesman explained a request to amend the Plaza 15 Planned Unit Development (PUD). The original general development plan allows 13,000 sq. ft. of retail space, a 5,000-sq. ft. restaurant, and a 3,500-sq. ft. restaurant with a drive-thru lane. The applicants are requesting to replace the approved uses with a four-story senior living facility. The senior living facility is proposed to have a total of 138 dwelling units, which will include 64 independent living units, 50 assisted living units, and 24 memory care units. Staff anticipates the change to produce the same employee base and reduce vehicle trip generation from the original plan. Staff recommended approval of the request.

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

Lucus Larson, Ryan Companies, Minneapolis – Ryan Companies is the lead developer of the project. He provided background information of Ryan Companies and Great Lakes Management Company.

There being no one else wishing to speak, the public hearing was closed. Mund made a motion to approve the request subject to staff recommendations. The motion was seconded by Ballantine. Ballantine asked why this location was chosen for a senior living facility. Mike Pagh of Great Lakes Management Co stated the location was chosen because of its high visibility and ease of access. Mund asked about a parking land bank. Glaesman stated he does not anticipate the need for an off-street parking bank in addition to what is provided on the site plan. Anderson called for a vote, and the motion carried unanimously.

REZ2018-06 / TORBORG CONSTRUCTION / 1971 & 1999 PINE CONE RD

ACTION TAKEN: DeVine/Ballantine/Approved (3-2, Czech and Mund opposed)

COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC/SEMI-PUBLIC TO MIXED RESIDENTIAL

ACTION TAKEN: DeVine/Ballantine/Approved (4-1, Mund opposed)

Glaesman explained a request to rezone the property from R2, Single Family and Two Family Residential to Planned Unit Development (PUD). The proposed PUD will allow for the development of a 75-unit multi-family apartment building and 12 single family detached homes along the southern and western property line. In late-2017 a similar proposal which included a 100-unit apartment building was denied with City Council citing concerns about traffic generation, massing of the structure, and transition between the existing residential properties to the west and south. The applicant is asking for consideration of a revised plan which addresses the transition issue and reduces the overall density of the site.

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

Joe Torborg, Torborg Construction – There continues to be demand for high amenity apartments and homes in the area. The roads and utilities are appropriately sized for the proposed development. The project allows for transition from what has become a more commercial area to the north and residential properties to the south and west. Last fall he brought forward a 100-unit apartment building proposal, and after hearing the concerns of neighbors, decided to scale the project back to be more in line with the current R2 zoning. The current proposal does not increase the density of what is allowed under current zoning. The project will be built without any public assistance, will contribute \$74,000 to the parkland dedication fund, and will contribute over \$100,000 in property taxes annually.

Sara Gangle, 5231 Grouse Ct – She spoke against the request citing concerns with traffic, loss of privacy, decrease in property values, changes to the character of the neighborhood, increase in density, and lack of public transportation. She stated the proposal is considered spot-zoning and there are no benefits to the existing neighborhood. She noted a petition with 129 individual signatures against the rezoning request.

Melissa Stowe, 5227 Grouse Ct – She spoke against the request citing concerns with traffic. The redevelopment of Pine Cone Rd is not currently listed in the Capital Improvement Program, and the project will far exceed the increase in property tax revenue. The current proposal is only a 6% decrease in traffic trip generation compared to the previous 100-unit proposal.

Shane Stowe, 5227 Grouse Ct – He spoke against the request citing concerns with traffic. He addressed the 129-person petition and stated that 94 of the 129 signatures are from people living in the area. He asked Mr. Torborg to build patio homes on the property.

Mike McMullen, 1623 Timberdoodle Dr – He spoke against the request citing concerns with traffic and asked if a traffic study has been completed.

Barb Downing, 5502 Glenview Ln – She spoke against the request citing concerns with traffic and emergency vehicle access.

Sonja Estwick, 5246 Center St – She spoke against the request citing concerns with traffic at the roundabout. If twin homes would be the same density without rezoning, she asked that those be built instead.

Michele Olmscheid, 1801 Canadian Ct – She spoke against the request citing concerns with adding more apartment buildings to the area.

Norma Dalton, 5524 Knollwood Dr – She spoke against the request. She clarified that the property to the east of Pine Cone Rd is a school and not commercial.

There being no one else wishing to speak, the public hearing was closed. Glaesman clarified that there will be an increase in trip generation regardless of the use. The question is whether the increase is above and beyond what the roadway can handle. The typical threshold for transitioning from a two-lane to four-lane is 10,000 trips per day. This road currently produces 7,500 trips per day, with the proposal adding another 600+ trips per day. The expansion of Pine Cone Rd is not in the CIP, but could be added in the future in necessary. There is public transportation to the area and adequate public infrastructure. Anderson asked about the funding of future expansion of the road. Glaesman stated funding would likely be a combination of county and city funds.

DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Ballantine. DeVine stated that she understands the concerns with traffic; however, the developer has done a good job at reducing the density and providing transition. She will support the motion. Mund agreed that the developer did a good job providing a buffer, but he is still concerned with traffic. He would like to see the roadway addressed before approving a development. Ballantine noted that he was opposed to the original approval but is less concerned with the changes made. He will support the motion. Anderson stated he supported the original proposal, and the current proposal is an improvement. He will also support the motion. Anderson called for a vote, and the motion carried (3-2, Czech and Mund opposed).

DeVine made a motion to approve an amendment to the comprehensive plan from public/semi-public to multi-family. The motion was seconded by Ballantine and carried (4-1, Mund opposed).

DPA2018-05 / CATHEDRAL HIGH SCHOOL / 312 & 324 7TH AVE N

ACTION TAKEN: Ballantine/Mund/Approved (5-0)

Glaesman explained a request to amend the Cathedral High School Planned Unit Development (PUD). The proposed amendment would allow for a 20,000-sq. ft. building addition that will connect the existing academic and gymnasium buildings. Proposed changes to the site will result in the net increase of 13 off-street parking spaces. Staff recommended approval of the request.

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

Ron Spoden, ATS&R Architects, Minneapolis – He was present to answer questions about the request.

There being no one else wishing to speak, the public hearing was closed. Ballantine made a motion to approve the request subject to staff recommendations. The motion was seconded by Mund and carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50 p.m.