

Planning Commission
Thursday, August 16, 2018
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

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

OPEN FORUM

No one present to speak.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR AUGUST 16, 2018 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE JULY 10, 2018 PLANNING COMMISSION MEETING

ACTION TAKEN: Anderson/DeVine/Approved (4-0)

Public Hearings

DPA2018-07 / ANNA MARIE'S ALLIANCE / 425 & 501 10TH AVE N; 500 & 501 11TH AVE N

ACTION TAKEN: DeVine/Estevez/Approved (4-0)

Glaesman explained a request to amend the Battered Women's Shelter Planned Unit Development (PUD) to allow for a seven-foot-high fence near the front property line along 10th Ave S. The proposed fence is intended to provide additional confidentiality and safety for the residents of the emergency domestic violence shelter. Staff recommended approval given the unique character of the property and its use.

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

Charles Hempeck, Anna Marie's Alliance – A seven-foot-high fence would allow for additional privacy. The fence is proposed to be white in color, but may vary slightly.

There being no one else wishing to speak, the public hearing was closed. DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Estevez.

Anderson made a motion to add a condition requiring the fence be continuous and consistent in color. The motion was seconded by DeVine and carried unanimously. Mund called for a vote on the main motion as amended, which also carried unanimously.

REZ2018-07 / SCOTT HAPPE / 2653 COUNTY RD 74

ACTION TAKEN: Anderson/Estevez/Approved (4-0)

Glaesman explained a request to rezone the property from I1, Light Industrial District to C5, Highway Commercial District. The proposed rezoning will allow for a wider range of commercial uses on the property. The request to rezone is consistent with the Comprehensive Plan, and staff recommended approval.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by Estevez. Anderson asked about spot zoning. Glaesman stated that since the change is

consistent with the Comprehensive Plan, it is not considered spot zoning. Mund asked about the use of a single-family home on the property. Glaesman stated that use will be considered a legal non-conforming use. The use can remain, but cannot be expanded. Mund called for a vote, and the motion carried unanimously.

New Business

VAC2018-08 / LIBERTY BANK MINNESOTA & 1997 MILLER HERITAGE LIMITED PARTNERSHIP / 2848 2ND ST S

ACTION TAKEN: Anderson/DeVine/Approved (4-0)

Glaesman explained a request for the vacation of a 10' wide drainage and utility easement located on the common property line of the former Lot 1, Block 1, Heritage Market and Lots 18 and 19, Block 2, Ferber Properties. Staff recommended approval of the request.

Anderson made a motion to approve the vacation request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

SOUTHEAST ST. CLOUD LOCAL HISTORIC DISTRICT STUDY

ACTION TAKEN: None

Glaesman explained that the Heritage Preservation Commission (HPC) intends to hold a public hearing in the coming months leading to City Council consideration regarding the potential creation of a local historic district consisting of several discontinuous sites throughout southeast St. Cloud. Commissioners agreed that a joint meeting should be scheduled with the HPC ahead of the public hearing to discuss the pros and cons of creating the district.

ACQUISITION OF 40 ACRES WITHIN LOT 1, BLOCK 1, LIBERTY GLEN

ACTION TAKEN: Anderson/Estevez/Approved (4-0)

Glaesman explained a request for approval of the acquisition of 40 acres of lowland within Lot 1, Block 1, Liberty Glen. The new parkland would include the entire ½ mile of Mississippi River frontage to the top of the bluff. The parcel is contiguous to Talahi Woods currently being acquired by the City of St. Cloud and Riverside Park resulting in more than 1.5 miles of contiguous public open space fronting on the Mississippi River.

Other Business

OTHER BUSINESS

ACTION TAKEN: None

Anderson asked about the Planning Commission's role in covering blight. Glaesman stated that the nuisance ordinance generally deals with blight issues, but it may be time to look at amending certain design and aesthetic standards.

Mund asked about the use of neighboring cities compost sites. Glaesman stated that there have been ongoing discussions with neighboring cities.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:31 p.m.