

Planning Commission
Tuesday, September 11, 2018
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Anderson, Ballantine, Czech, DeVine, Estevez and Mund
Members Absent: None
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 SEPTEMBER 11, 2018 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE AUGUST 16, 2018 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/Estevez/Approved (6-0)**

Public Hearings

**DPA2018-08 / JAY PAULSON OF HIGHPOINT HOMES INC / 3350 COUNTY RD 136
PLAT2018-23 / PRELIMINARY PLAT OF QUARRY WOODS OUTLOT I
ACTION TAKEN: Anderson/Ballantine/Tabled (6-0)**

Glaesman explained a request to amend the Quarry Woods Planned Unit Development (PUD) for the creation of 20 single-family detached lots on the eastern portion of Outlot I and a multi-family building on the western portion of the same outlot. The original PUD included the possibility of townhomes and multi-family buildings on the property. The multi-family building is proposed to be 78 units with 68 tuck-under parking spaces and 23 garage parking spaces in addition to surface parking. Architectural details are not available at this time.

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

Jay Paulson, HighPoint Homes – His family originally partnered to purchase this property in 1999. The goal is to make this property more marketable. HighPoint is pursuing the townhome project at this time, and if the multi-family property cannot be sold, he will look into a partnership to complete that project.

Bill Carlin, 3286 33rd St S – The property proposed for multi-family is a granite outcropping, and he wants to know how it will be stabilized. He is concerned with the density and increase in traffic due to the development.

Al Kirmeier, 3401 Granite Way S – He is concerned about an apartment complex on this property where waste granite was dumped years ago.

Mike Bell, 3315 Sherwood Lp S – He is concerned with traffic and safety. He feels that 20 homes are too many for the eastern portion of the property. This will be different than anything else in the development and would be better in a different area.

Dennis Niess, 3413 Granite Way S – He is currently building a home in the development. Current residents are working to make this area more upscale, including looking into making the neighborhood the City’s first gated community. He would not be opposed to upscale apartment with higher landscaping standards, etc. He is concerned with the effect on property values.

Paulson stated that the single-family lots are designed to be an association-type product. The intention is to make this a high-end development with market rate apartments.

There being no one else wishing to speak, the public hearing was closed. Czech made a motion to approve the request subject to staff recommendations. The motion was seconded by Anderson. Glaesman noted that if Commissioners feel the use is appropriate, the decision could be tabled for more detailed information to be obtained. The intention was to allow the neighbors to speak as early as possible on the proposal. Commissioners agreed that it would be best to continue the public hearing and requested that more details be provided. The motion to approve was withdrawn. Anderson made a motion to table the request. The motion was seconded by Ballantine and carried unanimously.

New Business

PLAT2018-22 / FINAL PLAT OF STONE GATE CENTER

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

Glaesman explained a request for approval of the final plat of Stone Gate Center. The property owner is proposing to plat a single 2.8-acre lot that will have 460’ of frontage on County Rd 74 and 260’ of frontage on Stone Gate Dr. The balance of the property will be incorporated into a single outlot.

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

VAC2018-09 / ROGER & JILL BONN / 3422 & 3425 STONE WAY S

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

Glaesman explained a request for the vacation of a 10’ wide drainage and utility easement located on the shared property line of the former Lots 3 and 4, Block 1, Quarry Woods Seventh Addition. The applicant owns both lots and is in the process of combining them into a single zoning lot.

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

PLAT2018-24 / FINAL PLAT OF QUARRY WOODS NINTH ADDITION

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

Glaesman explained a request for the approval of the final plat of Quarry Woods Ninth Addition. The property owner is proposing to plat 20 single-family detached lots in the southern portion of the Quarry Woods development.

Anderson asked about the possibility of Quarry Woods becoming a gated community. Glaesman stated that several neighborhoods have asked for a gated community, and for a variety of reasons a policy level decision has been made to not allow them. However, significant gateway elements such as a guard house, etc. have been considered.

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

TECH HIGH SCHOOL REDEVELOPMENT STUDY UPDATE

ACTION TAKEN: None

Glaesman provided an update on the Tech High School Redevelopment Study. A series of public input sessions have been conducted over the last six months to identify and refine potential uses, intensity, and character of development that is suitable for the site. A public hearing will be on the Planning Commission’s October 9th agenda to consider adopting the study’s preferred alternative as an amendment to the 2015 Comprehensive Plan.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:51 p.m.