

Planning Commission
Tuesday, October 9, 2018
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Jake Anderson, Dennis Ballantine, Jared Becker, Marty Czech, Sheila DeVine, Luis Estevez and Bill 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 OCTOBER 9, 2018 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE SEPTEMBER 11, 2018 PLANNING COMMISSION MEETING
VAC2018-10 / DIOCESE OF ST. CLOUD / 402 1ST AVE S
ACTION TAKEN: Anderson/Ballantine/Approved (7-0)

Public Hearings

TECH HIGH SCHOOL CATALYST SITE PLAN

ACTION TAKEN: Anderson/Czech/Approved (7-0)

Glaesman explained that ISD 742 has agreed to convey the Tech High School property and media services block to the City of St. Cloud and highlighted the community-based planning process that has taken place over the last eight months. The Tech High School Catalyst Site Plan is presented as an amendment to the 2015 Comprehensive Plan. The plan offers prospective developers a range of appropriate uses and intensity of development to inform their decision whether to respond to an RFQ. Adoption of the plan is not intended to establish a specific redevelopment master plan, but guide future discussions during developer recruitment and negotiations.

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

Jason Hemphill 805 13 th Ave S	He is concerned with some of the uses, traffic that may be generated, and the possibility of infrastructure improvements and assessments. He likes the idea of incubator spaces and hopes the city takes a strong look at this use.
Shannon Haws 120 17 th Ave S	She is happy to see the historic portions of the building in place, but she is concerned that it could be lost in the future. She would like to be guaranteed that the historic portion will remain.

Mike Conway 25573 58 th Ave	He thinks the document will send the wrong vision to potential developers. He is concerned with density, traffic, off-street parking and the height of the B3 building.
John Palmer 832 Halliday Rd	He is worried that the City has failed to listen to the residents. A high school in this location is fundamentally different than what is proposed in the plan. He hopes there will not be a rush to judgement to do something we will later regret.
Joel Engholm 216 14 th Ave S	He is concerned with traffic, especially with the alley behind 14 th Ave. He is also concerned with the height of the apartment buildings.
Bruce Harper 425 Wilson Ave NE	He suggested using the historic property as a daycare or community center and possibly mixing the types of housing to incorporate senior living, condominiums and market rate apartments. He would like to see the buildings connected in some way in the future, including connecting the development to the public library.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the Comprehensive Plan Amendment. The motion was seconded by Czech. Ballantine noted his concern with the proposed density and the lack of buffer to abutting single-family residential homes. DeVine commented that it is important to move the plan along to developers who will then need to determine what will work for them financially and provide a detailed plan.

Anderson asked about evaluation criteria for reviewing proposals. Becker expressed concern for the height of the B3 building and noted he would like to see the rooftop decking on the east side of the building. Mund commented that the amendment is consistent with other catalyst sites. All comments will be shared with the City Council, who will hold a second public hearing and make a final decision on the amendment. Anderson commented that any neighborhood has the risk of a property becoming undesirable, and maintaining neighborhoods in general should be a priority.

Glaesman noted that the B3 building was originally drawn at ten stories. Given several considerations, the drawing was revised to cap the building at six stories. Staff has not and does not intend to identify who must live in these buildings. It will be up to the potential developers to decide what is financially feasible for them. The Planning Commission, City Council and Economic Development Authority will be involved in making decisions regarding any proposals through an RFQ, public hearings, etc. The City will choose the best partner and work cooperatively for the best plan. There will be significant expectations of the developer. Mund called for a vote, and the motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 p.m.