

Planning Commission

Tuesday, November 13, 2018

6:00 p.m.

St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Jake Anderson, Dennis Ballantine, Jared Becker, Sheila DeVine and Luis Estevez
Members Absent: Marty Czech and Bill Mund
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 NOVEMBER 13, 2018 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE OCTOBER 9, 2018 PLANNING COMMISSION MEETING
VAC2018-12 / TORBORG CONSTRUCTION LLC / 1979 & 1999 PINE CONE RD
VAC2018-13 / CITY OF ST. CLOUD / 205 12TH AVE S
PLAT2018-32 / PRELIMINARY PLAT OF EASTMAN PARK ADDITION
PLAT2018-33 / FINAL PLAT OF EASTMAN PARK ADDITION
ACTION TAKEN: Ballantine/DeVine/Approved (5-0)

Public Hearings

COUNTY 75 CORRIDOR STUDY

ACTION TAKEN: DeVine/Ballantine/Tabled (5-0)

Glaesman explained the 2015 Comprehensive Plan called for the update of the 2007 County State Aid Highway 75 corridor study. The study is intended to identify viable access and intersection design alternatives along County 75 considering needs of private property owners and traffic operations and safety. The primary question of the study process is the appropriate location of future traffic signal(s) and the connecting of local streets at 43rd St S/Hadrian and/or 40th St S. The 2007 study concluded that the existing traffic signal at 43rd St S must be relocated in the future due to County 75’s projected traffic volumes resulting from anticipated growth and proximity of the intersection to the I-94 interchange. The 2018 study arrives at the same conclusion. The County 75 Corridor Study is presented for Planning Commission recommendation to the City Council. Kate Miner of Stonebrooke Engineering presented the County 75 Corridor Study and its recommendations.

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

Kyle Freier, PACES Lodging Corp – He encouraged the city to continue to research and implement improvements. Restricting access at 43rd St S is a hardship that will negatively impact businesses on the east side. PACES is opposed to the recommended alternative and has hired Westwood Professional Services to complete an alternative access plan.

Stephen Manhart, Westwood Professional Services – Westwood has worked with PACES to offer another concept for consideration which utilizes the existing intersection of County 75 and 43rd St S.

There being no one else wishing to speak, the public hearing was closed. Commissioners agreed that more information is needed before making a decision. Glaesman suggested the study be tabled in order to provide more facts. DeVine made a motion to table the County 75 Corridor Study. The motion was seconded by Ballantine and carried unanimously.

REZ2018-08 / ROGER LOMMEL, ETAL / 25274 58TH AVE
PLAT2018-28 / PRELIMINARY PLAT OF LOMMEL ADDITION
PLAT2018-29 / FINAL PLAT OF LOMMEL ADDITION
ACTION TAKEN: Ballantine/Estevez/Approved (5-0)

Glaesman explained a request to rezone property from AG, Agricultural District to RR, Rural Residential District. A second request for approval of the preliminary and final plats of Lommel Addition will subdivide the property into two parcels. Staff is supportive of the requests.

Becker asked about the number of homes allowed on the property. Glaesman stated there is future potential for the properties to be further subdivided, but this action is simply to allow separate parcels for two family members.

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

Carole Wurst, 5300 250th St – She asked how the rezoning will affect her property taxes.

Glaesman noted that this action will not result in property tax increases for surrounding property owners.

Mark Braun, 5373 250th St – He asked about the possibility of subdivision.

Glaesman stated that the zoning change will allow for this parcel to be subdivided into 10-acre parcels in the future. The city will have the ability to decide whether it is appropriate or not.

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

REZ2018-09 / ROXANN STORMS / 38 24TH AVE N
ACTION TAKEN: Estevez/Becker/Approved (5-0)

Glaesman explained a request to rezone property from R2, Single-Family and Two-Family Residential District to Planned Unit Development 42. The applicant is proposing to convert an existing single-family home into a grief counseling center. Additionally, the applicants have requested that if the property discontinues its use as a grief counseling center, that the allowed use revert back to a single-family home. Staff is supportive of the request.

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

Roxann Storms, 318 20th Ave N – There has not been a service such as this available in St. Cloud since 2013. The bedrooms will be converted into offices with the potential of up to four offices. The site will also be used for peer-led support groups for issues such as suicide, widowed persons, etc.

Paul Welch, 33 23rd Ave N – He is concerned with the possibility of the property being rezoned to commercial and the additional parking that is proposed.

Storms stated that she would be open to explore the parking requirements. She also has an agreement with St. Anthony to allow limited use of their parking lot.

Glaesman stated that the uses for this property will be written narrowly within the PUD only allow a grief counseling center or a single-family home. Rather than require them now, three or four parking spaces could be designated as a parking bank. If there are issues in the future, the spaces would be required to be improved for the use of parking.

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

LDC2018-02 / MOTOR VEHICLE RENTAL/LEASING FACILITIES, PERMANENT FOUNDATIONS AND AMUSEMENT CENTERS

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

Glaesman explained several proposed changes to the Land Development Code which include a clear definition of a motor vehicle/leasing facility and which districts they are allowed in, a change to the requirements of a permanent foundation, and a change to the definition of amusement centers.

Anderson opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Ballantine made a motion to approve the Land Development Code amendments. The motion was seconded by DeVine and carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:46 p.m.