

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

**ROLL CALL**

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

**OPEN FORUM**

No one present to speak.

**Consent Agenda**

**APPROVAL OF STAFF REPORTS FOR DECEMBER 11, 2018 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE NOVEMBER 13, 2018 PLANNING COMMISSION MEETING  
ACTION TAKEN: Anderson/DeVine/Approved (5-0)**

**Public Hearings**

**DPA2018-08 / HIGHPOINT HOMES, INC / 3350 COUNTY RD 136  
PLAT2018-24 / PRELIMINARY PLAT OF QUARRY WOODS OUTLOT I  
ACTION TAKEN: DeVine/Estevez/Approved (5-0)**

Glaesman reminded Commissioners of a tabled request to amend the Quarry Woods Planned Unit Development (PUD). The applicant has reconfigured the site plan to include a private loop drive for the single-family homes. A Geo-tech report was included in the additional materials, which raises some concerns with stability of the western half of the site. The applicant has provided examples of other apartment buildings to indicate the general character of the development. The examples could be added to the PUD document to provide a level of standard required. Staff does not believe the amount of traffic generated by this development will overburden County Rd 136, and Stearns County has indicated their agreement with this opinion.

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

Dennis Niess, 3413 Granite Way – He is a member of the Quarry Woods Home Owners Association. He is concerned with the development fitting in with the existing neighborhood. The HOA has specific standards and is looking into making Quarry Woods the first gated community in St. Cloud.

Roger Bonn, 3425 Stone Way S – He echoed the comments from Niess and expressed concerns regarding the granite berms and possible sinkhole issues.

Jay Paulson, HighPoint Homes, Inc – There is not a builder currently for the single-family home portion of the development, so he does not have elevations at this time, but he is willing to accommodate if that is a condition of approval. He does not feel the land stability should be considered as a part of the rezoning request. He has considered making the loop road a one-way with parking on one side, which would add an additional 7 parking stalls. He would like to be a good neighbor and is not trying to tarnish the current development.

There being no one else wishing to speak, the public hearing was closed. DeVine made a motion to approve the request. The motion was seconded by Estevez. Commissioners discussed how to move forward without elevations for the patio homes. Glaesman suggested recommending approval of the use and maximum density. City Council can then decide whether to require details of the single-family homes to come back as an amendment or ask the applicant to incorporate specific design standards in the General Development Plan document. Commissioners agreed and expressed concern regarding the need for high end design details. Mund called for a vote, and the motion carried unanimously.

## **COUNTY 75 CORRIDOR STUDY**

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

Glaesman presented the County 75 Corridor Study which was tabled at the November meeting to allow more time to review the document, gather additional comments, and hold meetings between consultants and traffic engineers. Staff and local business owners have been unable to come to a consensus regarding the conclusion of the study, specifically where primary consideration will be given for the signal light. Glaesman presented a draft resolution stating that the 2018 County 75 Corridor Study and 2007 TH23 & CSAH 75 Corridor Study should serve as foundation for future decisions to be made by participating jurisdictions regarding project design and corridor alternatives.

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

Nate Vollmuth, PACES Lodging Corp – He believes the goal of the resolution should be to preserve the signal light at 43<sup>rd</sup> St. He presented an alternative resolution, which includes a statement that full access shall be maintained at 43<sup>rd</sup> St S.

Tom Schmidt, 1931 Temminck Rd – He stated the signaled intersection at 43<sup>rd</sup> St S is the lifeline of businesses on the west side of the road. He asked that the signal be maintained in its current location.

There being no one else wishing to speak, the public hearing was closed. Glaesman noted that the resolution does not guarantee the decisions of future Planning Commission and City Council members. Anderson questioned the value of the updated study. Glaesman stated the hope was to look at the corridor with fresh eyes and see if an alternative could be found that was better than the rest, but that was not found. Mund commented that the revised resolution may send a false message of reassurance to property owners that the signal will be maintained at 43<sup>rd</sup> St S. He is supportive of the resolution as presented by staff. DeVine and Anderson agreed. DeVine made a motion to adopt the resolution as presented by staff. The motion was seconded by Anderson and carried unanimously.

## **REZ2018-10 / JEFF FREIDRICHS / 121, 127 & 129 7<sup>TH</sup> AVE SE**

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

Glaesman explained a request to rezone a commercially zoned portion of two parcels from C5, Highway Commercial District to R5, General Multi-Family Residential District. As a part of the notification process, a neighboring property owner has requested they be included in the rezoning action. Staff is comfortable with including the additional property and recommended approval.

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

Jeff Freidrichs, 119 7<sup>th</sup> Ave SE – He purchased the two parcels from Lamar Advertising. He would like to combine the parcels to build a storage shed.

Cindy Schumacher, 127 7<sup>th</sup> Ave SE – She asked that her property be included in the rezoning action.

There being no one else wishing to speak, the public hearing was closed. Czech made a motion to approve the request including the 127 7<sup>th</sup> Ave SE property subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

#### **2020-2025 CAPITAL IMPROVEMENTS PROGRAM – PUBLIC INPUT SESSION #1**

ACTION TAKEN: None

Flaen introduced the 2020-2025 Capital Improvements Program (CIP) and explained the six-month process required to complete the document each year. This year also includes the Capital Equipment Program (CEP) which focuses on equipment purchases that do not meet the capital expenditure threshold. Anderson asked about public input via social media. Flaen noted the response has been weak.

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

Louise Clinton, 1546 8<sup>th</sup> Ave SE – She asked about University Dr expansion projects that are listed in the document's ICI category. If the projects are not going to happen, they should come out of the plan.

Glaesman noted that the ICI category is used as a reminder of past discussions regarding certain projects. With the new acquisitions surrounding the University Dr area, it may be time to rethink its place in the document.

John Fruth, 2020 9<sup>th</sup> Ave SE – He asked if park improvements at the recently acquired Talahi Woods will be addressed in the document.

Glaesman stated there are no plans for development of the park at this time due to a deed restriction.

There being no one else wishing to speak, the public hearing was closed.

#### **New Business**

##### **LAND DEVELOPMENT CODE AMENDMENTS DISCUSSION**

ACTION TAKEN: None

Glaesman explained that staff is seeking direction regarding Land Development Code amendments for signage requirements of institutional uses in residential districts, sign encroachments in the C3 District rights-of-way, and small cell technology infrastructure in historic districts. Staff would like to prepare language and hold a formal public hearing. Anderson made a motion to schedule a public hearing for the proposed amendments. The motion was seconded by Estevez and carried unanimously.

##### **2019 DEVELOPMENT FUND BUDGET AMENDMENT**

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

Glaesman explained a request to amend the 2019 Development Fund budget to allocate an additional \$60,000 for RiverWalk design services. DeVine made a motion to approve the budget amendment. The motion was seconded by Anderson and carried unanimously.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:21 p.m.