

Planning Commission
 Tuesday, March 12, 2019
 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: -
 Council Rep. Present: -
 Staff Present: Matt Glaesman and Ashley Skaggs

OPEN FORUM

No one present to speak.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR MARCH 12, 2019 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE FEBRUARY 12, 2019 PLANNING COMMISSION MEETING
 ACTION TAKEN: Anderson/DeVine/Approved (7-0)

Public Hearings

PY2019 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN
 ACTION TAKEN: Anderson/Ballantine/Approved (7-0)

Glaesman explained that as an entitlement community, the City of St. Cloud receives an annual award of funds from the U.S. Department of Housing & Redevelopment for distribution towards eligible projects within city limits. The City has received seven applications seeking more funds than are anticipated to be awarded. Based upon the 2015-2019 Consolidated Plan, staff recommends the following CDBG activities in PY2019:

Applicant	Amount of Original Request	% of Request	Staff Recommended Allocation
Program Administration	\$100,000	100%	\$100,000
St. Cloud HRA Single-Family Rehab Loan Program	\$300,000	69%	\$208,176
St. Cloud HRA Germain Towers Roof Repair	\$100,000	65%	\$65,000
Catholic Charities LaCruz Apartments Windows & Sidewalks	\$100,000	65%	\$65,000
City of St. Cloud Parks Department	\$55,000	65%	\$35,700
Anna Marie's Alliance HVAC System & Facilities Equipment	\$21,730	65%	\$14,124
St. Cloud Area Crisis Nursery	\$10,000	80%	\$8,000
Tri-CAP Project Connect	\$5,000	80%	\$4,000
Total			\$500,000

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

Paul Soenneker, St. Cloud HRA – The St. Cloud HRA is requesting funds for Germain Towers roof repairs as well as the Single-Family Housing Rehabilitation Loan Program which provides deferred loans to residents for the rehabilitation of single-family homes.

Sheri Brown, Catholic Charities – Catholic Charities is requesting funds for improvements at LaCruz Apartments. The improvements would include the replacement of 30 rotting egress windows, ten large window wells, and repair and replacement of shared outdoor spaces.

Charles Hempeck, Anna Marie’s Alliance – Anna Marie’s Alliance is requesting funds for the purchase of a new HVAC system and replacement of a commercial hot water sanitizing dishwasher and commercial refrigerator.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the PY2019 CDBG Annual Action Plan as recommended by staff. The motion was seconded by Ballantine. Ballantine asked about the Parks Department request. Scott Zlotnik, Park & Recreation Director stated that if the full amount requested is not received, the Parks Department may be able to tap into some other resources to fill the gap.

Glaesman stated that any program income is anticipated to be allocated to the St. Cloud HRA. Additionally, one PY2018 project fell through which will reprogram approximately \$26,000 to the St. Cloud HRA’s Single-Family Rehab Program. Becker asked if the city utilizes the full allocation amount for project administration. Glaesman stated that the City generally exceeds the allocation amount each year. Mund called for a vote, and the motion carried unanimously.

New Business

RECONFIGURATION OF STEARNS HISTORY MUSEUM PARCELS

ACTION TAKEN: None

Glaesman explained a request for direction regarding the reconfiguration of the Stearns History Museum’s parcel within Heritage Park to accommodate expansion of the facility. The planned expansion areas are partially located upon Stearns History Museum property and adjacent city-owned property. Reconfiguration of the existing parcels will meet the facility objectives and would result in no net loss/gain by either party.

Becker asked about parking for the skate park. Glaesman stated that parking for the skate park will be shared with Stearns History Museum. Anderson expressed his support for the project but is concerned about public perception following the sale of adjacent parkland to Costco.

DeVine asked what will happen with the land that will be taken back by the City. Glaesman stated the land will be closer to the property that is already maintained by the City. There is potential for a future trailhead or other outbuildings. Mund stated he is generally supportive of the proposal. Glaesman stated if there are no preliminary objections, Stearns History Museum will proceed with hiring a surveyor to replat the parcel.

UPDATE OF THE 2007 HERITAGE PRESERVATION COMMISSION COMMUNITY EDUCATION & MARKETING PLAN

ACTION TAKEN: None

Glaesman explained a request for discussion regarding the Heritage Preservation Commission’s 2007 Community Education & Marketing Plan. The plan identified strategies to more effectively promote the community’s historic assets and the body’s role in their preservation. Certified Local Government (CLG) grants are available from the State Historic Preservation Office (SHPO) providing up to 60% funding for eligible activities. The 40% local match can be a combination of funds and in-kind services. Staff intends to apply for 60% of a \$25,000 plan update engaging consultant services to evaluate the latest tools in historic district marketing, branding, and promotion. The study will engage local stakeholders to prioritize potential actions and strategic partnerships. Commissioners discussed the benefits of updating the plan. Glaesman stated that an update will be provided in the coming months.

PLAT2019-05 / FINAL PLAT OF GROVE & MEADOWS PLAT 3

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

Glaesman explained a request for approval of the final plat of Grove & Meadows Plat 3. This final plat creates a total of 14 new single-family home lots. The proposed plat eliminates two originally planned cul-de-sacs that caused the use of “court” in the street name. Staff recommends changing the name of Glenwood Ct. Additionally, a sidewalk is recommended within the northern boulevard of Glenview Ct in accordance with the City’s Complete Streets Policy.

Czech made a motion to approve the request subject to staff recommendations. The motion was seconded by Estevez. Mund called for a vote, and the motion carried unanimously.

SELF-STORAGE LAND USES MORATORIUM

ACTION TAKEN: Ballantine/Estevez/Approved (5-2, Becker and Czech opposed)

Glaesman explained a request for discussion regarding self-storage land uses. Some north metro communities have seen an influx in self-storage facilities. Coon Rapids has put a freeze on new self-storage projects or expansion of such businesses to give city officials a chance to look closer at zonings regulations and study the trend. Staff suggested the idea of a moratorium to research potential amendment options. Commissioners discussed whether a moratorium was necessary and possible terms and exemptions of a moratorium.

Ballantine made a motion to request City Council consider a moratorium regarding self-storage land uses. The motion was seconded by Estevez and carried (5-2, Becker and Czech opposed).

OTHER BUSINESS

ACTION TAKEN: None

Anderson suggested a stipend be considered for board members across City boards and commissions.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:22 p.m.