

Planning Commission
Tuesday, April 9, 2019
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

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

OPEN FORUM

No one present to speak.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR APRIL 9, 2019 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE MARCH 12, 2019 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/Becker/Approved (5-0)

Public Hearings

2020-2025 CAPITAL IMPROVEMENT PROGRAM PUBLIC INPUT SESSION #2
ACTION TAKEN: Anderson/Ballantine/Approved (5-0)

Flaaen presented the draft 2020-2025 Capital Improvement Program document and explained the process that has taken place thus far.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Becker asked about dollars spent in the Public Works Department. Glaesman stated that a better job is being done to identify the demand for improvements. Projects that are not programmed at this time have been prioritized based on need. Anderson asked about the RiverWalk project. Glaesman clarified that the RiverWalk Master Plan identified two phases. Phase I of that plan has been split into two affordable phases for the purposes of the CIP.

Ballantine asked about the airport parking lot expansion project and the possibility of charging for parking in the future. Glaesman explained that the project will be paid for through multiple sources and paying for parking may be a part of the solution. Lewis noted the need for resurfacing on 16th St S. Glaesman noted that the project is in the draft document, but it is not a programmed project due to limited dollars.

Anderson made a motion to approve the 2020-2025 Capital Improvement Program. The motion was seconded by Ballantine and carried unanimously.

DPA2019-01 / PREMIER SELF STORAGE, LLC / 410 37TH AVE N
ACTION TAKEN: DeVine/Ballantine/Approved (5-0)

Glaesman explained a request to amend the General Development Plan of Premier Storage Planned Unit Development to allow a school classroom to occupy a portion of the existing building. Staff is supportive of adding the definition of classroom for high school students to the list of approved uses for the PUD.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. DeVine made a motion to approve the request subject to staff recommendations. The motion

was seconded by Ballantine. Ballantine asked how long the school will be operating from this location. Glaesman stated the action tonight would simply add the use to the list of acceptable uses. Mund asked about the grade levels. Glaesman stated that the amendment could be written narrowly to only allow high school aged students. DeVine amended her motion to include middle or high school students only. Ballantine agreed. Mund called for a vote, and the motion carried unanimously.

LDC2019-04 / ARTICLE 9, SECTION 9.2 / WAREHOUSING

ACTION TAKEN: Becker/Anderson/Tabled (4-1, Ballantine opposed)

Glaesman explained a request to amend the Land Development Code to remove indoor warehousing from permitted uses in the C4 district and require self-storage facilities to be located more than 200 feet from a collector or arterial road in C5 districts. A good discussion took place last month and staff introduced the idea to administration. Anderson asked how the 200' buffer would work. Glaesman stated it would be a building setback requirement.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Ballantine. Ballantine asked why this change is necessary. Glaesman stated the change is an attempt to preserve those districts for commercial development. Anderson asked if the change would create any non-conformities. Glaesman stated there will be a couple nonconformities created by this change. They are good examples that show the facilities fit now but may take away the opportunity for commercial. Those properties would not be allowed to expand. Anderson asked if a provision could be added to allow for pre-existing self-storage facilities to apply for a conditional use permit and suggested adding such a footnote.

DeVine amended her motion to include a footnote allowing facilities in place before June 1, 2019 to apply for a Conditional Use Permit in order to expand the facility. Anderson agreed to the amendment.

Bruce Stainbrook of StorageLink asked to speak. He is worried that more regulations will create an impediment to development. Self-storage facilities have a connotation that StorageLink is trying to change. Three additional acres were purchased at the Roosevelt Rd storage facility development, and a permit is in place to expand that location. Becker stated his concern for regulating the self-storage facility businesses. He suggested an incentive program for self-storage facilities to locate in another district.

Glaesman noted that the draft ordinance states all self-storage facilities must be located a minimum of 200 feet from a collector or arterial street. One option to limit the effect would be to strike the collector road reference and only require the setback with principal and/or minor arterial roads. Glaesman commented that the draft was written in order for the discussion to take place. There is no pressure to move this item forward at this time if the board chooses to table the item. Becker made a motion to table the request. The motion was seconded by Anderson and carried (4-1, Ballantine opposed).

LDC2019-05 / ARTICLE 15, SECTION 15.5 / SWIMMING POOL SAFETY FENCING REQUIREMENTS

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

Glaesman explained a request to amend the Land Development Code to include an allowance for a certified automatic pool cover to be accepted in place of required security fencing. The extent and durability of required security fencing is specifically referenced. A number of communities locally and across the state allow automatic pool covers in lieu of fencing.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Anderson made a motion to approve the request. The motion was seconded by Becker.

DeVine commented on the language stating that fencing must be resistant to climbing and asked about using a chain-link fence. Glaesman stated that the current standard only states that fencing needs to be 6’ tall. Anderson noted that the auto-cover change makes sense, but he would like to see the language “resistant to climbing” removed. Anderson amended his motion to strike the language “resistant to climbing” in the ordinance. Becker agreed to the amendment. Mund called for a vote, and the motion carried unanimously.

New Business

VAC2019-02 / BERSCHIED BUILDERS / 5840 & 5880 RIVERS EDGE DR

PLAT2019-06 / PRELIMINARY PLATS OF SAUK RIVER ESTATES PLAT 4

PLAT2019-07 / FINAL PLAT OF SAUK RIVER ESTATES PLAT 4

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

Glaesman explained a request to vacate a 60’ wide drainage and utility easement that connects both segments of Rivers Edge Dr and Maywood Dr. The property owner intends to subdivide the two existing lots into lots for 18 single-family homes. The previous plat created a 60’ wide drainage and utility easement that follows the original proposed alignment of Rivers Edge Dr and Maywood Dr. The applicant is proposing to realign the street rights-of-way. Approval of the final plat of Sauk River Estates Plat 4 will replace the vacated easements.

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

PLAT2019-09 / FINAL PLAT OF SOMMERSBY PLAT 5

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

Glaesman explained a request to approve the final plat of Sommersby Plat 5. The applicant is proposing to consolidate seven blocks of townhome lots that contain six lots each into seven blocks of four lots each. There are no additional rights-of-way or easements anticipated to be needed. DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Anderson and carried unanimously.

VAC2019-04 / CITY OF ST. CLOUD / 1310 2ND ST S

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

Glaesman explained a request to vacate a public parkland dedication within Lake Park Addition. The parkland was originally dedicated in 1988 but has since only been used as a parking lot. Becker made a motion to approve the vacation subject to staff recommendations. The motion was seconded by Anderson and carried unanimously.

2020 DECENNIAL CENSUS AND ST. CLOUD AREA COMPLETE COUNT COMMITTEE

ACTION TAKEN: None

Glaesman provided an update on the 2020 Decennial Census and offered volunteer opportunities with the St. Cloud Area Complete Count Committee.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:09 p.m.