

Planning Commission
Tuesday, May 14, 2019
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine and Bill Mund
Members Absent: Jared Becker and Luis Estevez
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 MAY 14, 2019 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE APRIL 9, 2019 PLANNING COMMISSION MEETING**
ACTION TAKEN: Anderson/DeVine/Approved (5-0)

Public Hearings

REZ2019-03 / DBG PROPERTIES / 40 32ND AVE N
ACTION TAKEN: Anderson/Czech/Approved (5-0)

Glaesman explained a request to rezone a property from R2, Single-Family and Two-Family Residential to C5, Highway Commercial District. The request is consistent with the future land use plan from the 2015 Comprehensive Plan. Staff is recommending approval.

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

Richard Moore, 3104 1st St N – He is concerned with commercial traffic that causes the road to be in poor condition. There needs to be additional improvements if there will be an increase in traffic. He is also concerned with the blocking of the alley on the Gilleland property.

There being no one else wishing to speak, the public hearing was closed. Ballantine asked about the zoning of surrounding properties. Glaesman noted that there are about seven residential homes surrounding the property in question; however, this area moving north to 1st St N is designated as future commercial. Lewis asked about the intended use of the property. Glaesman stated the action opens the property to all uses allowed in the C5 District.

Christy Gilleland of DBG Properties stated the intention for this property is to provide more parking. She noted that the alley on the Gilleland property is generally blocked. Most of the neighbors have liked it to be blocked to stop traffic from filtering into the neighborhood. It can be opened at any time. Glaesman stated staff will work with the applicant on a solution.

Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by Czech and carried unanimously.

LDC2019-07 / ARTICLES 3, 4 & 20 / SPECIAL EXCEPTIONS PERMITS
ACTION TAKEN: Anderson/Ballantine/Approved (5-0)

Glaesman explained that in 2009, the adoption of the LDC eliminated the former Zoning Ordinance's allowance to expand and change lawful nonconforming uses. The proposed amendment will enable additional language addressing notification, application process, qualifications, and finding for Special Exceptions Permits to allow expansions and changes in use of lawful nonconforming uses.

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 subject to staff recommendations. The motion was seconded by Ballantine. Anderson asked about the history regarding the request. Glaesman explained that the Zoning Board of Appeals recently had a request to allow a single-family home in a C4 district that was converted into office space approximately 15 years ago to revert to its original use. The applicant's request was denied based on a lack of enabling language in the LDC. Mund called for a vote, and the motion carried unanimously.

New Business

PLAT2019-10 / FINAL PLAT OF STONE GATE CENTER 2ND ADDITION

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

Glaesman explained a request for approval of the final plat of Stone Gate Center 2nd Addition. The applicant is seeking to plat a single 41,203-sq. ft. lot and dedicate 15,378 sq. ft. of road right-of-way on the east side of the property. Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by DeVine.

Ballantine asked about other projects happening in the area. Glaesman explained that there are building permits in place for other projects in the area. A PUD was approved establishing a land use pattern for the Schwinghammer Farms property, but additional steps to create the new development have not taken place. Chad Carlson of Lumber One Development Company stated their intent is to begin construction this summer. Things are moving rapidly in the area with several projects moving forward. Mund called for a vote, and the motion carried unanimously.

OTHER BUSINESS

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

Glaesman presented a request from the Economic Development Authority to initiate a visioning plan for the east side of St. Cloud. The visioning plan, which could include a catalyst site drawing, would cost approximately \$75,000 to complete. Ballantine made a motion to approve the expenditure from the Development Fund. The motion was seconded by DeVine.

Anderson asked about the success of the catalyst sites. Glaesman noted that it was intentional to choose difficult sites as catalysts, but these types of documents are needed to guide discussions. DeVine asked about other funding sources. Glaesman noted that partners such as the Downtown Council and East Side Boosters will be asked to participate. DeVine asked about a potential Kwik Trip project on East St. Germain. Glaesman stated that staff has been speaking with Kwik Trip on an on-going basis. His understanding is that the company is reconsidering their strategy for the organization as a whole. Mund called for a vote, and the motion carried unanimously.

Anderson commented on another city that surveys residents regarding businesses they would like to come to their community, which the city then targets specifically. Ballantine suggested the City's community survey could be expanded to include similar a question.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:43 p.m.