

Planning Commission
Tuesday, July 9, 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: Carol Lewis
Staff Present: Matt Glaesman and Ashley Skaggs

OPEN FORUM

No one present to speak.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR JULY 9, 2019 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE MAY 14, 2019 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/Ballantine/Approved (7-0)

Public Hearings

DPA2019-02 / PEI PROPERTIES, LLC / 3950, 3958, 3964, 3972 & 3980 21ST AVE S
ACTION TAKEN: Anderson/DeVine/Approved (6-1, Ballantine opposed)
VAC2019-05 / PEI PROPERTIES, LLC / 3950, 3958, 3964, 3972 & 3980 21ST AVE S
PLAT2019-15 / SOMMERSBY PLAT 6
ACTION TAKEN: Anderson/Becker/Approved (6-1, Ballantine opposed)

Glaesman explained a request to amend the Sommersby Planned Unit Development (PUD) to change five undeveloped single-family home lots into four duplexes. The original PUD established in 2005 required a variety of housing product available in the development including detached single-family homes, attached single-family homes (townhomes), and multi-family residential. A significant number of detached single-family homes have been built, but no townhomes or multi-family buildings have been built to date. In April of this year, a final plat was approved that consolidated the original townhouse lots into twin homes. This consolidation reduced the overall density by 14 units. The current proposal will still result in a density lower than what was originally approved.

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

Charles Nathe, 4111 21st Ave S – He submitted a letter from neighbors listing concerns for the project and asking that the amendment be denied.

Jo Ann Deters, 3867 21st Ave S – She was told the lots on 21st Ave S could only be single-family, and this is the first she has heard about them becoming anything other than single-family. She is concerned with the amendment causing a decrease in property values.

James Nicol, 3865 21st Ave S – He is opposed to the amendment and would like to see the lots remain single-family.

Richard Lucious, 3658 21st Ave S – He is opposed to the amendment and would not like to see higher density in this area.

Ron Morton, 3690 21st Ave S – He asked about the lot coverage for the proposed duplexes versus single-family homes.

Susan Kratzke, 2102 37th St S – She is concerned with the effect on traffic and congestion. She asked members of the audience who were opposed to the request to raise their hands.

Mark Shelson, 3429 Deer Creek Trl – He feels the staff analysis was incomplete and lacked supporting evidence.

Mike Bengston, 3417 Deer Creek Trl – He is the concerned with traffic and setting a precedent for other changes to be made to the development. He also feels the staff analysis was incomplete.

Mike Conway, 25573 58th Ave – He is the City Council representative for this area and expressed concern for setting a precedent for other changes to be made to the development. He stated the change only benefits the developer, and he will not support the amendment at City Council.

Rick Poplinski, PEI Properties – He has made an offer to the State of MN contingent upon approval of this amendment. He purchased the neighboring 42 attached unit lots approximately one year ago. That section of the development called for 7 blocks of 6 units each, but he did not feel that it fit the neighborhood. He made the decision to reduce the density from 42 units to 28 units. The proposed duplexes will be a high-value product and included in a homeowner's association with the townhomes. If this amendment is not approved, the five lots will go back on the market.

Morton stated that due to extreme building costs, the duplexes cannot be the quality that the development would require.

Poplinski stated that the homes will be built with high quality materials. He offered to provide the bids to anyone who would like to see them.

Greg Windfeldt, 3621 21st Ave S – He is opposed to the amendment and stated that duplexes of this nature do not belong in the neighborhood.

There being no one else wishing to speak, the public hearing was closed. Glaesman addressed concerns raised during the public hearing. The physical impacts on infrastructure is negligible as the overall density has been reduced by 11 units. There is no way to compare lot coverage because there were no plans in place for the five lots. Promises were not made to the developer that this change was a given. Higher density is beneficial to the housing market because the per-foot costs go down with smaller lots, and more affordable housing is needed on all levels in the city. Density is good for growth because Central MN is blessed with many natural amenities, and good planning principles suggest that we concentrate density to preserve green space and food production land. The incorporation of two-family homes has not been found to impact property values. There is also nothing in the zoning code that prevents these properties from becoming rental properties. Rentals are allowed in any of the City's residential districts with proper licensing. Anderson asked about the future of 40th St S. Glaesman stated that the threshold has not been met to expand the roadway yet.

Anderson made a motion to approve the amendment request subject to staff recommendations. The motion was seconded by DeVine. DeVine suggested the developer meet with property owners to further explain the proposal and questioned whether the item should be tabled. Ballantine stated he does not feel the change protects the interest of the neighbors, and he will oppose the motion. Becker noted that plans often evolve, and

the developer and neighbors should work together to overcome obstacles. Adding three more units to these lots will not make a big difference, and he will vote in favor the request.

Lewis commented that there will be enough time between now and the City Council public hearing to allow for the developer to meet with neighbors. Mund stated he does not see the changes as a detriment. He noted that the stereotype about rentals needs to change as not everyone can afford expensive homes, and not everyone chooses to buy. Anderson agreed and expressed concern with City Council interaction during the Planning Commission review process.

Mund called for a vote, and the motion carried (6-1, Ballantine opposed). Anderson made a motion to approve the vacation and plat requests. The motion was seconded by Becker and carried (6-1, Ballantine opposed).

REZ2019-04 / DJ PROPERTIES / 3373 W ST. GERMAIN ST

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

PLAT2019-14 / MILLER COMPANIES ADDITION PLAT 3

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

Glaesman explained a request to rezone the property to construct a 105-unit multi-family building on the property which abuts Heritage Park. The structure of the PUD would allow either a 105-unit apartment building or I1 industrial uses.

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

Dan Miller, Miller Architects and Builders – He has been working on the concept for close to a year. The development would be adjacent to a beautiful park and walking trails. This project would be similar to the 134 Crossing project in the Westwood area.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the rezoning request subject to staff recommendations. The motion was seconded by Estevez and carried unanimously. Anderson made a motion to approve the final plat of Miller Companies Addition Plat 3. The motion was seconded by Estevez and carried unanimously.

REZ2019-05 / JAZZZ HOLDINGS, LLC / 863, 862, 866, 873, 883, 5804, 5806, 5808, 5810, 5812 ELBOW LN; 884 RILLA RD

ACTION TAKEN: Anderson/Ballantine/Approved (4-3, Ballantine, Becker and Czech opposed)

Glaesman explained a request to rezone the properties from R1, single-family residential to a Planned Unit Development (PUD) to allow for potential commercial developments. The PUD would be written to limit permitted and conditional uses to those listed in the C1, Business Office District. Rezoning to a PUD would require the developer to return with a detailed plan and allows greater discretion for the design of the developments.

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

Ron Theisen, 5817 Elbow Ln – The proposed development abuts his property, and he is concerned with increased traffic, noise, and property value implications. There is already a lot of traffic with the school nearby. He is also concerned with drainage and with having a parking lot in his backyard.

Debbie Orth, 5830 Elbow Ln – She spoke for her mother, Laverne Johnson. This area has been residential for as long as she can remember. The lots were already reconfigured when egress to Veterans Dr was closed. She is concerned with traffic, safety, stormwater, property values, and the types of businesses that will be allowed.

David Ufford, 914 Chestnut Ct – He stated that more commercial businesses are not needed in this area. He is concerned with traffic and egress.

Kate Hanson, Granite City Real Estate – She represents the property owner, who would like the opportunity to explore their options. The site could work for commercial, but it is important to find the right use that fits with the neighborhood.

Eric Rothstein, 5821 Ridgewood Rd – He is concerned with traffic and the types of businesses that could be located in the development.

Theisen reiterated concerns with drainage.

Hanson stated that while she understands the concerns of neighbors, the property owners have the right to explore the opportunities of the lots that are buildable.

There being no one else wishing to speak, the public hearing was closed. Glaesman noted that there are still a great number of details that need to be reviewed. This action grants no authority to proceed but gives the property owner an indication of what the property could be used for.

Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by Ballantine. Anderson acknowledged the concerns raised but stated he cannot oppose the request at this point. DeVine stated she is supportive of the request and noted that details regarding drainage and design will come later in the process. Czech expressed concern for the single-family homes remaining in the area and stated he would be supportive if those properties were included in the development.

Mund called for a vote, and the motion carried (4-3, Ballantine, Becker and Czech opposed).

OTHER BUSINESS

ACTION TAKEN: None

Glaesman provided an update on downtown street projects and an amendment to the sign ordinance.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49 p.m.