

Planning Commission
Tuesday, August 13, 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 AUGUST 13, 2019 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE JULY 9, 2019 PLANNING COMMISSION MEETING

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

Public Hearings

DPA2019-03 / ROSE LENZMEIER IRREVOCABLE TRUST / 3763, 3765 & 3795 ROOSEVELT RD

ACTION TAKEN: Anderson/Czech/Approved (4-0-1)

DeVine recused herself from participation in the Lenzmeier requests.

Glaesman explained a request to amend the Lenzmeier Planned Unit Development (PUD). When the PUD was originally adopted, a general land use pattern was established to allow general commercial development. In 2006, a concept drawing was prepared for a state environmental review process which suggests a density of development. City Council ultimately approved a negative declaration meaning the density of development proposed was not beyond reason for the site and did not create unreasonable impacts on environment, traffic, and other considerations. Since then, three apartment buildings have been approved for the southern portion of the property. The current request proposes to permit C1, Business Office District and C5, Highway Commercial District along the Roosevelt Rd frontage of the property and establish future land uses of the properties to the west as R4, Townhouse Residential District and R5, General Multi-Family Residential District. Staff recommends allowing the commercial uses to proceed without further amendment but to require any residential project to return for an amendment and public hearings with the Planning Commission and City Council before proceeding.

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

Lee Hanson, 1010 W St. Germain St – He represents the residents of the Plum Creek development. The residents have no objection to the C1 or C5 designations but would like to be heard when it comes time to address the residential development and the connection of 36th St S.

Tamra Calhoun, 3615 Roosevelt Rd – She is in favor of the commercial designation but is concerned with traffic as the residential portions are developed in the future.

Phil Kronebusch, 3455 Bonna Belle Ct – He is overall in support of the commercial designations but is concerned about the broad nature of the C5 district. As a main corridor into the City, he would

like to see this development held to a higher standard. He feels a connection of Kristin Ln to 36th St S is no longer necessary.

Peggy Jo Dinndorf, 3617 Greenway Rd – She is glad that the residential portion will require more public hearings but is concerned with traffic generated by the commercial development on the frontage road.

Lee Voss, 1330 Woodlawn Acres Dr – He is supportive of the commercial development but is concerned about the future residential development and the possible connection of 36th St S.

Adam Proschek, 3619 Creekview Rd – He asked which businesses will be located within the commercial development. He is concerned with a signal light being placed at the 36th St S intersection, without which traffic will route down the frontage road instead of entering onto County Rd 75.

Linda Brown, 3717 23rd St S – She is the registered land surveyor who worked on the project for the Lenzmeier Trust. She was available to answer any questions.

There being no one else wishing to speak, the public hearing was closed. Glaesman addressed concerns raised during the public hearing. The C5 district is the most intense commercial district and would allow anything from small offices to big box retail including drive-thrus. The long-term vision for County Rd 75 is for three signals along this corridor: one at 33rd St S, one at 40th St S, and one at 36th St S. City Council's position has been to not consider extension of 36th St S until 33rd St S is at capacity and 40th St S is built out and at capacity.

Anderson made a motion to approve the amendment request subject to staff recommendations. The motion was seconded by Czech. Ballantine stated that while he supports the commercial portion, he is concerned with the appearance of the corridor and, he does not necessarily support the R4 and R5 designation without seeing what other options are available for the site. Glaesman stated that the 2015 Comprehensive Plan recommends the adoption of an aesthetic design standard for commercial development city-wide. He feels aesthetic standards for this corridor should be apart of the larger city-wide discussion.

Anderson asked what would trigger the installation of a traffic signal at 36th St S. Glaesman stated that traffic signals are determined based on a needs study called warrants, which examines vehicular traffic, pedestrian traffic, crash history, etc. This intersection does not meet warrants now and likely will not for quite some time.

Mund asked about the wetland delineation for the site. Glaesman explained that the delineation shown on the preliminary plat was completed over 10 years ago. As any development comes forward for the residential portion, Stearns County will require a new wetland delineation, which will then lead to discussions regarding environmental impacts of the development. There being no further discussion, Mund called for a vote, and the motion carried (4-0-1).

AMENDMENT OF COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

ACTION TAKEN: Anderson/Czech/Approved (4-0-1)

Following approval of the Development Plan Amendment, Glaesman explained a request to amend the Comprehensive Plan's future land use designation of the properties. This is a policy decision that would support the previous Development Plan Amendment decision.

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

Lee Voss, 1330 Woodlawn Acres Dr – He asked if the residential designation guarantees higher density and asked that more consideration be given to single-family or lower density housing.

Glaesman stated that the R4 and R5 designation would allow a range from single-family homes to apartment buildings.

Tamra Calhoun, 3615 Roosevelt Rd – She asked that consideration be given to a buffer between the existing homes and the proposed residential development.

Lee Hanson, 1010 W St. Germain St – He restated the position of the Plum Creek development residents.

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 Czech. Ballantine stated that it is critical to keep in mind the concerns about buffering. There being no further discussion, Mund called for a vote, and the motion carried (4-0-1).

PLAT2019-17 / PRELIMINARY PLAT OF LENZMEIER 3RD ADDITION

PLAT2019-18 / FINAL PLAT OF LENZMEIER 3RD ADDITION

ACTION TAKEN: Czech/Anderson/Approved (4-0-1)

Glaesman explained the request for the approval of the preliminary and final plats of Lenzmeier 3rd Addition. The final plat seeks to create two lots for the C1 development and one outlot for future subdivision for the residential portion. However, in adopting the preliminary plat, there is some indication given to the configuration of the residential lots, and, more importantly, the idea of the extension of 36th St S. The preliminary plat shows proposed dedication in the future for a road right-of-way to create a cul-de-sac, but there is also a proposed drainage and utility easement to allow for the extension of 36th St S in the future if it is ever needed. This does not guarantee the dedication, but simply puts in on the radar for future discussion.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Czech made a motion to approve the preliminary and final plats. The motion was seconded by Anderson. Anderson asked if a decision needed to be made on parkland dedication. Glaesman stated that the preliminary plat is consistent with the City's decision to not accept any unnecessary parkland. There being no further discussion, Mund called for a vote, and the motion carried (4-0-1).

LDC2019-03 / ARTICLE 18, SECTIONS 18.2 & 18.3 / SIGNS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

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

Glaesman explained that the Planning Commission initiated the proposed amendment regarding sign regulations for institutional uses located in agricultural and residential zoning districts in January 2019 after the Zoning Board of Appeals expressed concern regarding the number of variance applications on the matter. The Planning Commission conducted a public hearing in February 2019 and recommended a draft ordinance increasing the number and size of signage for institutional uses in the districts. After a public hearing at City Council, the amendment was tabled for more information regarding sign brightness and subsequently tabled again to allow discussion to further protect adjacent residential properties. Several revisions have been made in response to the earlier consideration including sign brightness, shut off time, number of freestanding (monument) signs, size, and number of wall signs allowed.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Ballantine made a motion to approve the amendment subject to staff recommendations. The motion was seconded by Anderson. Anderson asked if the amendment would have changed any of the variance requests. Glaesman stated that it would have. Anderson asked about previous testimony. Glaesman stated there was very little other than an email testimony sharing concerns about the increased size and potential brilliance

that would come from the changes. Staff has had continuous discussions with the sign industry. DeVine asked if the changes will apply to signs currently in place. Glaesman stated it is a possibility that would need to be discussed with the City Attorney to see if we can enforce the changes on existing signs that may have the technology in place. There being no further discussion Mund called for a vote, and the motion carried unanimously.

New Business

PLAT2019-16 / PRELIMINARY PLAT OF GRANITE CITY CROSSINGS

ACTION TAKEN: None

This item was withdrawn by the applicant.

VAC2019-06 / CITY OF ST. CLOUD & STEARNS HISTORY MUSEUM / 1400 HIGHWAY 15 S

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

Glaesman explained a request to vacate a portion of 37th Ave S. The vacated square footage will be incorporated into Garden Acres Plat Four which reconfigures the adjacent properties to accommodate future expansion of both the museum and public park amenities in the area. Czech made a motion to approve the request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

PLAT2019-19 / FINAL PLAT OF GARDEN ACRES PLAT FOUR

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

Glaesman explained a request for approval of Garden Acres Plat Four. The proposed plat results in an exchange of equal property between the Stearns History Museum and Heritage Park. Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

OTHER BUSINESS

ACTION TAKEN: None

Anderson asked about the process for when a complaint is made on a nuisance property and what dictates the deadlines. Glaesman stated that timelines and due process are established by City code and by policy. A change would require an amendment to the code, but narrowing the timeline could take away the right to due process.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:10 p.m.