

Planning Commission
Tuesday, September 10, 2019
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

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

OPEN FORUM

No one present to speak.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR SEPTEMBER 10, 2019 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE AUGUST 13, 2019 PLANNING COMMISSION MEETING

ACTION TAKEN: Anderson/Ballantine/Approved (6-0)

Public Hearings

REZ2019-06 / OCTAGON PROFESSIONAL BUILDING ASSOCIATION / 325 33RD AVE N SUITES 101-110

ACTION TAKEN: Ballantine/Czech/Approved (6-0)

Glaesman explained a request to rezone the properties located in the Octagon Professional Building from C1, Business Office District to Planned Unit Development (PUD). The current zoning limits the uses of the property to primarily office uses. The potential rezoning action will allow for a wider variety of commercial uses found in the C2, Neighborhood Commercial District. Staff is supportive of the change but recommends that the conversion of any unit to community center, place-of-worship, temporary shelter facility, bakery, or restaurant use require a Conditional Use Permit in order to ensure parking is sufficient.

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 request subject to staff recommendations. The motion was seconded by Czech. Glaesman noted that conditional uses require a Conditional Use Permit through the Zoning Board of Appeals. As a part of the process, the Building Safety, Health, and Fire Departments are consulted. 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: Ballantine/Estevez/Approved (6-0)

Glaesman explained a request for approval of the preliminary plat of Granite City Crossings to create six lots on Hadrian Rd and Roosevelt Rd. This plat presents the opportunity to resolve the alignment of the existing roadway. The plat dedicates right-of-way for the current alignment, but staff is generating a cost estimate for what it would cost to build the road as it is seen in the future. Staff is supportive of the preliminary plat with the understanding that further discussion will need to take place regarding road alignment.

Ballantine made a motion to approve the request subject to staff recommendations. The motion was seconded by Estevez. Ballantine asked about the plans for this area. Kyle Freier of PACES Lodging Corporation

stated there is great opportunity for commercial development, but unknowns with access have held the project back. Glaesman noted that before the final plat comes forward, discussions will be had about the realignment of Hadrian Rd. There being no further discussion, Mund called for a vote, and the motion carried unanimously.

VAC2019-07 / DOUGLAS & MELAINIE PEDERSON / 1675 & 1687 39TH ST S

ACTION TAKEN: Anderson/DeVine/Approved (6-0)

Glaesman explained a request to vacate a 10’ wide drainage and utility easement located on the common property line between Lots 4 and 5, Block 1, Coyote Creek. The applicants are proposing to combine the two lots into a single parcel. Staff is supportive of the request.

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

VAC2019-08 / JEFF & JULIE WOOD / 2117 & 2121 37TH ST S

ACTION TAKEN: Anderson/DeVine/Approved (6-0)

Glaesman explained a request to vacate a 10’ wide drainage and utility easement located on the common property line between Lots 4 and 5, Block 2, Sommersby Plat 2. The applicants are proposing to combine the two lots into a single parcel. Staff is supportive of the request.

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

VAC2019-09 / BERSCHIED BUILDERS / 1209 MULBERRY CT & 1405 MULBERRY RD

ACTION TAKEN: Anderson/Estevez/Approved (6-0)

Glaesman explained a request to vacate portions of a drainage and utility easement surrounding a wetland located on Lot 8, Block 3, Rolling Ridge Estates Plat 3 and Lot 5, Block 1, Rolling Ridge Estates Plat 4. The current easement is based on a wetland delineation completed over a decade ago, which significantly compromises the building window. A new delineation has been completed, which shows a lesser wetland on the property. Staff is supportive of reducing the drainage and utility easements in exchange for an additional dedication on the western portion of the property. While there is not a formal recommendation from the Engineering Department, they are supportive of the request.

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

OTHER BUSINESS

ACTION TAKEN: None

Glaesman provided an update on the sign ordinance amendment, which was approved by City Council last night. Anderson asked about design standards. Glaesman stated there was an acknowledgement that a lack of design standards is a concern. The Planning Commission is in a position to initiate the process to amend that language.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:26 p.m.