

Planning Commission
Tuesday, October 8, 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 OCTOBER 8, 2019 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE SEPTEMBER 10, 2019 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/DeVine/Approved (6-0)**

Public Hearings

**REZ2019-08 / LUMBER ONE DEVELOPMENT CO, LLC / STONE GATE DEVELOPMENT
VAC2019-10 / LUMBER ONE DEVELOPMENT CO, LLC / STONE GATE DEVELOPMENT
PLAT2019-22 / PRELIMINARY PLAT OF STONE GATE
ACTION TAKEN: Anderson/Estevez/Approved (6-0)**

Glaesman explained a request for three approvals relating to the Stone Gate development. The rezoning request would change the property located at 3062 County Rd 74 from AG, Agricultural District to include it in the Stone Gate Planned Unit Development. The request would also amend the General Development Plan to cul-de-sac the west ends of 31st and 32nd Sts S, connect the northern cul-de-sac of 42nd Ave S with Nottingham Rd, and change the land use in the southeastern corner of the PUD from single-family home lots to neighborhood commercial uses at the intersection of 42nd Ave S and 33rd St S. A vacation request would remove a portion of a drainage and utility easement and two walkway rights-of-way to be replatted and vacate several drainage and utility easements associated with 21 single-family lots. The last request will amend the preliminary plat of Stone Gate to reflect the rezoning, amendment and vacations. Staff is supportive of the requests except for the vacation of the easement connecting Stone Gate Dr. There are City sanitary sewer and water main utilities located within the area requested to be vacated. When a final plat comes forward dedicating the right-of-way for Stone Gate Dr, the easement can be vacated concurrently.

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

Ted Schmidt, 3202 42nd Ave S – He is the owner of the development and the only home on 42nd Ave S. The portion to be rezoned to commercial no longer works as a single-family home development. The highest and best use for this area is commercial uses that will compliment the neighborhood and the new high school.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the requests subject to staff recommendations. The motion was seconded by Estevez and carried unanimously.

New Business

VAC2019-11 / GLASGOW LAND DEVELOPMENT CO, LLC / 790 RILLA RD

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

Glaesman explained a request to vacate 15' of a 20' wide drainage and utility easement located on the west side of Lot 10, Block 1, Sauk River Villas to prepare the property to be replatted. The easement will be replaced with a new drainage and utility easement near the original easement alignment. Staff is supportive of the request contingent upon the submittal of an administrative plat dedicating the replacement drainage and utility easement.

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

VAC2019-12 / CATHOLIC CHARITIES OF THE DIOCESE OF ST. CLOUD / 1700 BLOCK OF 7TH AVE S

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

Glaesman explained a request to vacate the alley right-of-way between 17th and 18th Sts S located east of 7th Ave S. Vacating the alley right-of-way will allow the applicant to purchase a portion of the property to the east from the abutting property owner. The property located on the east side of the alley right-of-way is in a different zoning district than the properties to the west. The properties must be rezoned to one or the other zoning district prior to a future plat being recorded.

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

VAC2019-13 / TIMOTHY & DARLA HUTT / 410 14TH ST S

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

Glaesman explained a request to vacate the 14th St S right-of-way located between 4th and 5th Aves S. The applicant's tenants have been parking on this portion of 14th St S since 1988 when the current apartment building was constructed. This portion of the street right-of-way has not been paved and does not contain any City utilities. Xcel Energy, Century Link and Charter Communications have identified utilities within the 14th St S right-of-way. The current property owners, or their successors, will be responsible for the cost of moving any of these utilities. Staff is supportive of the request.

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

DISCUSSION OF DESIGN STANDARDS AND CONSERVATION OVERLAY DISTRICT

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

Glaesman presented a potential Land Development Code amendment to include design standards and a conservation overlay district for portions of the South Side University Neighborhood. The conservation district is intended to adopt standards that ensure the general character and massing of in-fill development in "enhanced" areas is similar to the immediately adjacent homes. The design guidelines are intended to establish high standards of site and building design for new construction projects in areas suggested for "redevelopment" in the neighborhood. Commissioners discussed whether to initiate formal consideration of the South Side design standards and conservation overlay district.

Anderson made a motion to direct staff to move forward with a public hearing regarding design standards and a conservation district overlay. The motion was seconded by DeVine and carried unanimously.

DISCUSSION OF EAST SIDE PLANNING STUDY

ACTION TAKEN: None

Glaesman provided an update on the East Side Small Area Plan.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:42 p.m.