

**Planning Commission**  
Tuesday, November 12, 2019  
6:00 p.m.  
St. Cloud City Hall Council Chambers

**ROLL CALL**

Members Present: Jake Anderson, Dennis Ballantine, Marty Czech and Sheila DeVine  
Members Absent: Jared Becker, Luis Estevez and Bill Mund  
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 NOVEMBER 12, 2019 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE OCTOBER 8, 2019 PLANNING COMMISSION MEETING  
ACTION TAKEN: Anderson/DeVine/Approved (4-0)**

**Public Hearings**

**REZ2019-07 / CENTRAL MN MENTAL HEALTH CENTER / 1321 13<sup>TH</sup> ST N  
ACTION TAKEN: Ballantine/Anderson/Approved (4-0)  
PLAT2019-25 / FINAL PLAT OF NORTHWAY PLAT 16  
ACTION TAKEN: Anderson/DeVine/Approved (4-0)**

Glaesman explained a request to rezone the property from R4, Townhouse Residential District to Planned Unit Development (PUD). The applicant has received a grant from the State of Minnesota to replace their existing crisis and detox building. Currently the applicant operates under a Conditional Use Permit (CUP) for their crisis and detox program and under a Special Exceptions Permit (SEP) for their counseling program. Staff suggested rezoning the property to a PUD rather than continuing the CUP and SEP processes in order to clarify the uses and acknowledge a site plan concept. Approval of the plat of Northway Plat 16 will create two lots as required by the grant.

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

Richard Lee, Central MN Mental Health Center – He is the Executive Director of CMMHC, which has operated a variety of mental health programs on the property for approximately 45 years. CMMHC, along with Stearns County and CentraCare Health Systems, applied for and received bonding dollars to replace their building that provides crisis and detox services. Currently there are five crisis beds and 16 detox beds. The new building is being designed to accommodate 16 crisis beds and 12 detox beds, with the potential for an additional two crisis beds in the future.

Evan Larson, GLT Architects – He noted that the location of the new building is demonstrated in the site plan; however, the actual design of the building is not yet complete. A neighborhood meeting was conducted with eight people in attendance. He gave mention to the numerous letters of support submitted for the project.

Ballantine asked about the occupancy rate of the detox and crisis beds. Lee explained that generally 11-12 detox beds and all five crisis beds are filled daily.

There being no one else wishing to speak, the public hearing was closed. Ballantine made a motion to approve the rezoning request subject to staff recommendations. The motion was seconded by Anderson. Anderson asked if there were any comments from the Engineering Department. Glaesman stated there were no comments from the Engineering Department. Due to the limited increase of impervious surface, stormwater will be accommodated on site. Anderson asked about screening on the property. Glaesman noted that staff has recommended the placement of decorative shrubs on the east side of the crisis and detox building. Taller trees should not be necessary given the single-story building. Czech called for a vote, and the motion carried unanimously.

Anderson made a motion to approve the final plat of Northway Plat 16 subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

**REZ2019-09 / TOM KRAEMER, INC AND PRS PROPERTIES OF ST. CLOUD, LLC / 580, 630 & 632 HIGHWAY 10 N**

ACTION TAKEN: Anderson/Ballantine/Approved (4-0)

Glaesman explained a request to rezone the properties from I1, Light Industrial District to Planned Unit Development (PUD) to accommodate a waste transfer station and materials recovery facility with shipping container and roll-off dumpster sales, rental and storage. Staff does not feel it is appropriate to increase the zoning to I2, Heavy Industrial District, but wanted to acknowledge that the applicant wants to use the property for a use compatible with the surrounding area. The PUD will be used to establish some design standards along Highway 10 with significant fencing and decorative signage. Storage containers available for rent or purchase will be on display on the west side of the property. Stormwater requirements will also be addressed on site.

Anderson asked about the height of storage materials. Glaesman stated that the applicant is asking for an exception to allow stacking of containers. Staff recommends allowing containers to be stacked up to 20' in height, but all other materials must be stacked lower than the top of the fence.

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

Tim Kraemer, Tom Kraemer, Inc – He was present to answer any questions. TKI has done work in St. Cloud for many years. This project will help meet the City's goals in this gateway to the community.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the request subject to staff recommendations, including the recommendation for storage height requirements. The motion was seconded by Ballantine and carried unanimously.

**REZ2019-10 / K & B PROPERTIES / 4040 33<sup>RD</sup> ST S**

ACTION TAKEN: Ballantine/DeVine/Approved (4-0)

Glaesman explained a request to rezone the property from AG, Agricultural District to Planned Unit Development (PUD). The proposed preliminary development plan establishes a land use pattern for the site including multi-family units, commercial/restaurant uses, a possible recreational facility and parkland. A concept drawing suggests the type of density that might be presented in the future but is preliminary only, and any actual development will return with detailed plans. An environmental review process called an EDT (Environmental Development Team) is currently taking place to address the Environmentally Sensitive Areas (ESAs) on and surrounding the property. Staff is supportive of the preliminary development plan.

Anderson asked if the master plan for Neenah Creek will be altered in the future. Glaesman stated that the plan will need to be revisited as it is ten years old at this time. Future steps will help determine if parcels should be conveyed to the city for parkland dedication.

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

Larry Klein, 4040 33<sup>rd</sup> St S – The property was acquired approximately 20 years ago. A portion of the property was sold to the City of St. Cloud to advance the Neenah Creek Master Plan. With that in mind, park space is proposed along the south side of the property. With the current growth in the south side of St. Cloud, this property is in a position to move forward with a development plan.

Jeff Boike, 4040 33<sup>rd</sup> St S – This is a unique piece of property that gives the opportunity to influence what will take place in the corridor.

There being no one else 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 DeVine and carried unanimously.

#### **LDC2019-08 / ARTICLE 12, SECTIONS 12.6 AND 12.7**

ACTION TAKEN: Anderson/DeVine/Table (4-0)

Glaesman explained a request to amend the Land Development Code (LDC) 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 “enhance” areas, 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.

Anderson asked about the difference between a new building and a significant remodel. Glaesman stated that will be left to staff discretion. Anderson asked if there is danger in a homeowner forgoing repairs because of the new requirements. Glaesman stated that there have been recent discussions about whether the historic districts are overly burdensome. Ballantine expressed concern that the regulations may dive too deep into government control.

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

Juliana Elchert, 513 7<sup>th</sup> Ave S – She serves as the chair of the South Side University Neighborhood Association (SSUNA). The guidelines were prepared by Bonestroo after significant participation in the development of the South Side Master Plan. While she can understand the concern about too much restriction, the problem is that there are not enough guidelines. In the late 1980’s, 44 apartment buildings were constructed and there were no design guidelines to incorporate features that would be in-keeping with the historic nature of the neighborhood. Not a lot of development has occurred since, but it is becoming a concern again. Having guidelines will benefit the entire neighborhood. SSUNA is asking for the design guidelines and overlay district to be passed.

Krister Johnson, 37 Highbanks Pl S – He represents the Neighborhood University Community Council (NUCC). The south side is the most historic part of St. Cloud. There are constant battles of what could come into the neighborhood. He asked that the guidelines be thought of as a treaty to show developers what is wanted ahead of time. If these guidelines are not approved, the area will continue to degrade, and the neighborhood will continue to battle developers.

Mary Mathews, 315 3<sup>rd</sup> Ave S – She has been a resident of the South Side University Neighborhood for 43 years. The neighborhood is unique with its proximity to major amenities. There has not been

any economic motivation to do something until now. It is important to move this discussion forward, and there is room for adjustment if needed. There is a misconception that guidelines are restrictive. It's not true, but education is needed so everyone knows what is expected of them.

Jeff Peterson, 14 Highbanks Pl S – He is supportive of the amendment and is not aware of anyone who is opposed.

Jeremy Dunn, 500 3<sup>rd</sup> St S – He is a student at St. Cloud State University. He is supportive of the changes and suggested that the School of Public Affairs Research Institute review the draft documents. Students and faculty alike would be excited to help and get involved in their own neighborhood. He does not feel that local government has utilized the University to its full potential.

Dan Hollenhorst, 513 7<sup>th</sup> Ave S – He is full support of the amendment. The neighborhood was once the center of the most diverse, beautiful and old residences. It is no longer quite that because of unplanned development and lack of guidelines in the past. The overlays are an opportunity to plan in an orderly, coherent fashion.

There being no one else wishing to speak, the public hearing was closed. Anderson asked about deviations for the overlay and whether Coborn's Plaza would have met these design guidelines. Glaesman noted that variance requests could be made and reviewed by the Zoning Board of Appeals. Coborn's Plaza was a precursor to the South Side Master Plan, and he has not completed an analysis of how the development fits with the proposed guidelines. Anderson expressed interest in working with the School of Public Affairs. Glaesman noted that staff has engaged the department to use students to rate the neighborhood properties. Dr. Estevez is always a resource and the City will continue to take advantage of the local partnership.

Commissioners discussed whether to table the amendment to review boundary options. The draft language was professionally prepared and has been available to review for a number of years. Lewis suggested the item could be a topic at the City Council's retreat in January. Anderson made a motion to table the amendment and direct staff to prepare an update for City Council. The motion was seconded by Devine and carried unanimously.

#### **EAST END SMALL AREA PLAN**

ACTION TAKEN: Anderson/DeVine/Approved (4-0)

Glaesman presented the East End Small Area Plan as an addendum to the 2015 Comprehensive Plan. The Plan is intended to establish a shared vision for long-term public and private investment in east St. Cloud. A unified vision is essential to coordinating property owner investment decisions and recruiting prospective developers from inside and outside of the St. Cloud metro area.

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

Aaron & Logan Henning, 628 E St. Germain St – They are the owners of Val's Rapid Serv. With the recent changes to the draft plan, they are in full support of the plan. There are still some question marks regarding the Northstar Commuter Rail, housing, parking, etc. However, the plan overall presents a clear and beautiful vision for the east side. The asked that the plan be adopted.

Pat Moran, 917 13<sup>th</sup> Ave SE – All the old buildings should be removed and replaced with something new and attractive. There is no reason to be on the east side of St. Cloud. The whole area needs to be changed. But if there are any projects coming up to try and change Val's, be prepared for a riot.

Jeremy Dunn, 500 3<sup>rd</sup> St S – He is a student at St. Cloud State University and is also very excited about east side development. As a soon to be alumni, he is looking forward to opportunities that allow him to stay in St. Cloud after graduation. He asked if a dollar estimate for the developments is available. He also suggested the idea of moving walkways such as those located in airports around the country. It is also very important for the Northstar to be extended to St. Cloud. He suggested incentives for SCSU alumni that stay in town and either purchase a home or open a commercial business.

Cathy Mehelich, Economic Development Director – She thanked the Planning Commission for undertaking the plan. There is a unique opportunity for the east end with several vacant buildings. She spoke with the director of the Benton County Economic Development Partnership, who indicated his support for the plan and its adoption. He also indicated an increase in interest since the draft plan was released. This plan is a great tool that can be used in marketing efforts for opportunities on the east side.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the request to adopt the plan as an addendum to the 2015 Comprehensive Plan. The motion was seconded by DeVine. Anderson asked if the City is encouraging the redevelopment of existing properties or the removal/replacement of existing properties. Glaesman explained that this vision gives staff more fuel to have those discussions. DeVine noted that she has seen increased interest with this plan coming forward, and she is excited to see it move forward. Lewis commented that she lives on the east side, and anything that can be done to enhance the area would be advantageous. There being no further discussion, Czech called for a vote, and the motion carried unanimously.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:57 p.m.