

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

OPEN FORUM

No one present to speak.

Consent Agenda

**APPROVAL OF STAFF REPORTS FOR DECEMBER 10, 2019 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE NOVEMBER 12, 2019 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/DeVine/Approved (6-0)**

Public Hearings

**REZ2019-12 / CATHOLIC CHARITIES OF THE DIOCESE OF ST. CLOUD / 1700, 1712, 1718 7TH AVE S
ACTION TAKEN: Anderson/Estevez/Approved (6-0)**

Glaesman explained a request to rezone the properties from R2, Single-Family and Two-Family Residential District to Planned Unit Development (PUD) and to amend the Children’s Home Residential PUD General Development Plan. Catholic Charities is purchasing approximately 18,000 sq. ft. from the Diocese of St. Cloud to be combined with three existing lots. Staff recommended approval of the request.

Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by DeVine. Anderson asked about the applicants request for the properties to be used and sold as residential properties in the future. Glaesman stated that the use will be included for the properties in the General Development Plan. There being no further discussion, Mund called for a vote. The motion carried unanimously.

**DPA2019-04 / GLOBAL CENTER, LLC / 3306, 3308, 3310, 3312, 3316 & 3320 3RD ST N
ACTION TAKEN: DeVine/Anderson/Approved (6-0)**

Glaesman explained a request to amend the existing general development plan for the property to allow office, retail, and a place-of-worship in the basement and allow a grocer on the main floor. The amendments would not result in any physical changes to the property; however, staff has raised a number of concerns ranging from occupancy and parking to screening and general nuisance issues. Staff suggested tabling the request until these concerns can be resolved. Anderson asked if prior amendment requirements are still required. Glaesman stated that all prior amendments still apply to the property.

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

Igor Lenzner, Rinke Noonan – He represents the applicant. There are two requested changes to the development plan. The first is to change a portion of the main floor from a kitchen to a market. Staff suggested using the west side door for deliveries only, which the applicant has agreed to. The second changes would convert the basement into worship space. The space is currently approved for 300 people as a tavern. The application shows a maximum capacity of 548 occupants, but there is no intention to have that many occupants. The applicant is willing to agree to an occupancy limit that can governed the same way as any other building in the city.

Ballantine asked if a neighborhood meeting has been held. Lenzner stated they have not held a neighborhood meeting but would like to hear any concerns and address them as appropriate.

David Pundsack, 3500 2nd St N – This was the first he heard of the proposed change, and he did not think his neighbors were notified either. He was hoping there would be a neighborhood meeting regarding the request. Deliveries on the west side of the building for a grocery store will cause issues on 3rd St.

There being no one else wishing to speak, the public hearing was closed. Anderson asked about deliveries on the west side of the building. Glaesman stated that staff believes 34th Ave is the appropriate spot for deliveries. There is an opportunity to make that area more clearly defined. Neighborhood meetings are not a requirement of the applicant, but staff did mail 115 public hearing notices for this meeting. Another 115 notices will be mailed before the City Council public hearing as well.

Glaesman noted that the main floor issues are more easily addressed, and a compromise can be reached before the change goes before City Council. He would like more time to discuss the change for the basement use. Lenzner asked that if the commissioners were inclined to table, that the grocery issue be moved along. If the lower level is tabled, concerns can be addressed between now and January. Mund noted his biggest concern is the basement occupancy.

DeVine made a motion approve the request for the main floor subject to staff recommendations and table the request for the basement request. The motion was seconded by Anderson. Anderson expressed concern for traffic and parking. Glaesman stated that the site can accommodate parking for the grocery store component. Mund called for a vote and the motion was approved unanimously.

2021-2026 CAPITAL IMPROVEMENTS PROGRAM PUBLIC INPUT SESSION #1

ACTION TAKEN: None

Glaesman introduced the 2021-2026 Capital Improvements Program (CIP) and explained the process required to complete the document each year. Mund opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed.

PLAT2019-29 / FINAL PLAT OF STONE GATE CENTER 3RD ADDITION

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

Glaesman explained a request to approve the final plat of Stone Gate Center 3rd Addition. The request comes in response to the Development Plan Amendment that was approved by City Council in November.

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

VAC2019-15 / ROBERT & JANICE BACH / 2141 TAMARACK DR

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

Glaesman explained a request to approve the vacation of a 5' wide drainage and utility easement located along the western property line, which will accommodate an administrative plat to acquire the property to the west. Staff recommended approval.

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

COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN PROCESS

ACTION TAKEN: None

Glaesman presented information on the upcoming public hearing regarding the 2020-2025 Community Development Block Grant Consolidated Plan. A summary of the recent engagement efforts was presented in preparation of formal consideration in early 2020.

OTHER BUSINESS

ACTION TAKEN: None

Anderson commented on the brightness and reach of the newly installed LED street lights and suggested looking into how to enhance pedestrian safety. He also commented on the plan to pave a new parking lot at Rotary Park and suggested looking at removing the on-street parking restrictions rather than paving a new parking lot.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:52 p.m.