

Planning Commission
Tuesday, February 18, 2020
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Jake Anderson, Marty Czech, Sheila DeVine, Luis Estevez and Bill Mund
Members Absent: Dennis Ballantine and 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 FEBRUARY 18, 2020 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE JANUARY 14, 2020 PLANNING COMMISSION MEETING

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

Public Hearings

2020-2025 CDBG CONSOLIDATED PLAN

2020 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

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

Glaesman explained that the City is required to adopt a five-year plan evaluating the goals and priority needs of the community for expenditure of CDBG funds during that period. The Consolidated Plan process utilizes technical studies, on-going partnerships with community organizations, and input of various community stakeholders to define the short-term priorities and implementation strategies. The Con Plan is designed to be a collaborative process incorporating local stakeholders' experiences and expertise to shape housing and community development strategies through surveys and data analysis, focus groups/planning meetings and public hearings. Anderson asked about the metrics for reporting to the U.S. Department of Housing and Development (HUD). Glaesman stated that HUD determines thresholds for quantifying outcomes in the five-year period.

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

Judy Foster, 1484 25th St SE – She serves on the Regional Human Rights Commission, which has formed a working group on housing and homelessness. She is hopeful to see supportive and affordable housing. She asked the City to consider funding a winter emergency warming center for individuals experiencing homelessness during extreme cold weather. Shelters should not bear the burden of taking care of this problem alone.

Harry Fleegel, 4020 Clearwater Rd – He is the Executive Director of Homeless Helping Homeless, an organization founded by a group of homeless people. They meet at the library and find ways to help each other with needs not being met by governmental agencies or the community at-large. There is an immediate need for an emergency cold weather shelter, and the City has a responsibility to take care of its homeless residents. There is a desperate need for more affordable

housing. He asked that the City consider changing the zoning ordinance to allow safe and legal places for people to camp within city limits.

There being no one else wishing to speak, the public hearing was closed. DeVine made a motion to approve the 2020-2025 CDBG Consolidate Plan and the 2020 Analysis of Impediments to Fair Housing. The motion was seconded by Estevez and carried unanimously.

CDBG PY2020 ANNUAL ACTION PLAN

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

Mund recused himself from the discussion and voting of this item.

Glaesman explained that as an entitlement community, the City of St. Cloud receives an annual award of funds from the U.S. Department of Housing & Redevelopment. For distribution towards eligible projects within city limits. The City has received 13 applications seeking more funds than are anticipated to be awarded. Based upon the goals presented in the 2020-2025 Consolidate Plan, staff recommends the following CDBG activities in PY2020:

Applicant	Amount of Original Request	Staff Recommended Allocation
Program Administration	\$100,000	\$100,000
Central MN Habitat for Humanity - Tiger Build Program	\$100,000	-
St. Cloud HRA - Single-Family Housing Rehab Program	\$300,000	\$150,000
Health & Inspection Department - Manufactured Homes Outreach	\$89,300	\$89,000
Anna Marie's Alliance - Facility Equipment	\$7,500	-
Boys & Girls Club of Central MN - Security Upgrades	\$45,000	\$30,000
Central MN Mental Health Center - Facility Improvements	\$46,500	-
Catholic Charities - Domus Transitional Housing Improvements	\$100,000	-
Park & Recreation Department - Park Improvements in LMI Neighborhood	\$65,000	\$40,000
Pathways 4 Youth - Facility Expansion	\$27,000	\$13,000
Place of Hope Living Hope Center - Facility Improvements	\$240,000	\$64,000
Greater St. Cloud Public Safety Foundation	\$10,000	-
St. Cloud Area Crisis Nursery	\$10,000	\$10,000
Tri-CAP Project Connect	\$4,000	\$4,000
Total		\$500,000

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

Steve Gottwalt, Central MN Builders Association – He spoke in support of the Tiger Build program, which is a program that partners with St. Cloud Tech High School students to build a portion of affordable homes with Habitat for Humanity. The program exposes students to careers in the building trades.

David Werschay, Werschay Homes – He spoke in support of the Tiger Build program. Shop classes have essentially been stripped from curriculum, so this program is important for giving students an opportunity to work hands-on and teach them a trade.

Brad Salveson, 7616 State Hwy 55, Kimball – He is the new instructor for the Tiger Build program. He spoke of the importance of giving students this opportunity to learn trades at a high school level.

Stacey Pederson, Catholic Charities – Catholic Charities is requesting funds for the Domus Transitional Housing program which provides transitional housing and housing counseling for homeless women with children. Funds will be used for facility improvements to HVAC and water heaters.

Pastor Carol Jean Smith, Place of Hope – She spoke in support of the Place of Hope application for the upgrade of bathrooms and the installation of egress windows for their continued work in providing services for those experiencing homelessness, poverty and/or crisis.

Tom Wicks, Boys & Girls Club of Central MN – He spoke in support of the Boys & Girls Club application to provide security upgrades to the local three facilities.

Paul Soenneker, St. Cloud HRA – He spoke in support of the Single-Family Housing Rehabilitation Loan Program which provides deferred loans to residents for the rehabilitation of single-family homes.

Anderson asked how many loans have been paid back and where those funds are distributed. Glaesman stated that any income goes back to the program.

Rick Nelson, Central MN Habitat for Humanity – He spoke in support of Habitat for Humanity and the Tiger Build program.

Art Buhs, Central MN Habitat for Humanity – He spoke in support of the Tiger Build program and the importance of introducing students to a trade early.

DeVine asked how the program has been funded in the past. Nelson stated there have been a variety of funding sources including private donations, corporate sponsors, grants, etc.

Lewis asked about the students participating. Salveson stated that junior and senior students that have taken the prerequisite *Intro to Woods* class are eligible to participate.

Funwi Tita, Central MN Habitat for Humanity – He spoke in support of Habitat for Humanity and the Tiger Build program.

Tim Wensman, Pathways 4 Youth – Pathways 4 Youth is requesting funds for the expansion of their facility which provides programming for youth experiencing homelessness.

Troy Fritz, Greater St. Cloud Public Safety Foundation – He spoke in support of the Community Outpost program which provides services for an LMI neighborhood immediately south of SCSU. The funds will support youth activities for the neighborhood.

Jim Steuve, Retired Commander of the St. Cloud Police Department – He spoke in support of the Community Outpost to support after school programming, wellness education and safety.

Charles Hempeck, Anna Marie's Alliance – He spoke in support of the application for Anna Marie's Alliance which provides shelter for victims of domestic abuse. The funds requested will be used to replace a commercial stove.

Ifir Esse, address unknown – She spoke in support of the Tiger Build program. Her family grew up in a Habitat for Humanity home and it allowed the family stability so the children could focus on their education. Six of the nine siblings in the family were able to complete higher education, five of which were female.

Chris Zabinski, Park & Recreation Department – The Park Department is requesting funds to install new playground equipment at Schmidt Park which is located within a low-moderate income neighborhood. He submitted letters of support from the St. Cloud Police Department, Catholic Charities, and the St. Cloud Neighborhood Coalition.

Matt O’Brien, St. Cloud Health & Inspections Department – The Health Department is requesting funds for the addition of one full-time Environmental Health Technician to be dedicated exclusively to enforcement and outreach for the City’s manufactured home communities. Currently, the State of MN oversees these parks; however, their capability to enforce regulations is limited.

Glaesman noted that this position will help the City “catch-up” with enforcement with the hope that a delegation agreement could be reached with the State of MN for the City to take over the responsibility permanently.

There being no one else wishing to speak, the public hearing was closed. Czech and Anderson thanked all those who participated in the public hearing. Commissioners discussed the placement of funds, after which Anderson made a motion to approve the following recommendation:

Applicant	Amount of Original Request	Staff Recommended Allocation	Planning Commission Recommendation
Program Administration	\$100,000	\$100,000	\$100,000
Central MN Habitat for Humanity - Tiger Build Program	\$100,000	-	\$75,000
St. Cloud HRA - Single-Family Housing Rehab Program	\$300,000	\$150,000	\$55,000
Health & Inspection Department - Manufactured Homes Outreach	\$89,300	\$89,000	\$89,000
Anna Marie’s Alliance - Facility Equipment	\$7,500	-	-
Boys & Girls Club of Central MN - Security Upgrades	\$45,000	\$30,000	\$30,000
Central MN Mental Health Center - Facility Improvements	\$46,500	-	-
Catholic Charities - Domus Transitional Housing Improvements	\$100,000	-	\$20,000
Park & Recreation Department - Park Improvements in LMI Neighborhood	\$65,000	\$40,000	\$40,000
Pathways 4 Youth - Facility Expansion	\$27,000	\$13,000	\$13,000
Place of Hope - Living Hope Center Facility Improvements	\$240,000	\$64,000	\$64,000
Greater St. Cloud Public Safety Foundation	\$10,000	-	\$5,000
St. Cloud Area Crisis Nursery	\$10,000	\$10,000	\$5,000
Tri-CAP Project Connect	\$4,000	\$4,000	\$4,000
Total		\$500,000	\$500,000

The motion was seconded by Estevez and carried unanimously. Anderson acknowledged the comments regarding an emergency warming shelter and noted that a broader conversation on emergency shelters is needed.

New Business

TEP2020-01 / BURSKI EXCAVATING & TED KLEIN / 2882 COUNTY RD 74

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

Glaesman explained a request for a temporary excavation permit to remove 30,000 to 35,000 yards of fill material from the south half of the property. Approval of the permit will provide fill material for the new 105-unit multi-family apartment building located approximately 1.75 miles to the north. Staff recommends a number of conditions including outreach to adjacent property owners, a dust control plan, and grading restoration.

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

2020 DECENNIAL CENSUS UPDATE

ACTION TAKEN: None

Glaesman provided an update regarding the 2020 Decennial Census preparations.

Old Business

LDC2019-08 / ARTICLE 12, SECTIONS 12.6 AND 12.7

ACTION TAKEN: None

Glaesman reminded Commissioners of a public hearing held in November 2019 regarding an amendment to the Land Development Code to include a design overlay district and a conservation overlay district for the City's south side neighborhood. Since that public hearing, staff has met with City Council, who also expressed interest in the overlay districts. Staff recommends initiating a second public hearing that applies the standards to specific properties.

Anderson stated that while he understands the intent of the amendment, he is concerned that the regulation will discourage property owners from making improvements to their properties. DeVine stated she is in favor of moving the amendments forward.

ADJOURNMENT

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