

Planning Commission
Tuesday, March 10, 2020
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Jake Anderson, Dennis Ballantine, Jared Becker, Marty Czech, Sheila DeVine, Luis Estevez and Bill Mund
Members Absent: -
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 MARCH 10, 2020 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE FEBRUARY 18, 2020 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/DeVine/Approved (7-0)

Public Hearings

REZ2020-01 / DUANE OTT / 1111 7TH ST SE
ACTION TAKEN: Anderson/Ballantine/Approved (7-0)

Glaesman explained a request to rezone the property from C5, Highway Commercial District to I1, Light Industrial District. The property is on the transition line from commercial to industrial, and there is no potential to turn this property into a more intense commercial use. Staff recommended approval of the request.

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

Duane Ott, 11840 W Lake Rd, Rice – The building was built in 1987 and is a perfect setup for boat manufacturing. The operation is small and should not affect traffic.

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. The motion was seconded by Ballantine. Glaesman noted that the rezoning will open the property to any of the uses allowed in the I1 District. Anderson asked about the neighboring mobile home park. Glaesman stated the mobile home park is zoned commercial and is a non-conforming use at this time. Mund called for a vote, and the motion carried unanimously.

REZ2020-02 / JOHN KITCHAR / 2172 MORNINGSIDE DR
ACTION TAKEN: Anderson/DeVine/Approved (7-0)

Glaesman explained a request to rezone the property from AG, Agricultural District to R1, Single-Family Residential District. Upon annexation into city limits, properties are placed in the AG District for the city to then determine the most appropriate zoning. Glaesman explained the process for rezoning properties that have recently been annexed into city limits.

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

Kenneth Merritt, 2183 Prospect Dr NE – He questioned when the rest of the neighborhood will be annexed.

Glaesman stated that the City will have the right to annex properties within the Orderly Annexation Area at the end of 2025. Discussions are ongoing whether annexation will happen at that time or at a later date.

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. The motion was seconded by DeVine and carried unanimously.

**REZ2020-03 / HARREN COMPANIES & RKW, LLC / 927 9TH AVE S; 910 & 916 10TH AVE S; 955 UNIVERSITY DR
VAC2020-02 / HARREN COMPANIES & RKW, LLC / 927 9TH AVE S; 910 & 916 10TH AVE S; 955 UNIVERSITY DR
ACTION TAKEN: Ballantine/Becker/Tabled (7-0)**

Glaesman explained a request to rezone the property at 916 10th Ave S from R2, Single-Family and Two-Family Residential District to Planned Unit Development (PUD) and amend the PUD's General Development Plan. The applicants are proposing to remove the existing single-family home, vacate a portion of the existing alley, and construct a new building with 7,700 sq. ft. of commercial space on the ground floor and 10 one-bedroom apartments on the second floor. Staff is supportive of redevelopment on the site, but has several concerns including building configuration and parking requirements. The site is parking compliant if all the main floor uses are office/retail; however, if any type of restaurant is included, parking will be insufficient.

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

Charles Ward, 27635 Schulz Rd, Cold Spring – The concept was developed by architect Hung Lee and was designed for a future expansion of the building to the north. There is a parcel to the west that could be incorporated and used for parking if needed.

Dan Borgert, BK Foley Land & Development – He is concerned with closing the alley and allowing a reduction in parking. He suggested that the other corners of the intersection be rezoned as well.

Mark Harren, Harren Companies – While there are some outstanding issues to be addressed, he and Mr. Ward are looking for preliminary approval in order to start advertising the property. Secured tenants are needed before construction can begin. A reduction in parking is being requested as all the apartment units will be one-bedroom units.

DeVine asked if the developers would be open to allowing passage through the private site. Harren indicated they would be willing to accommodate an easement through the site. Anderson suggested making the alley into an "L" shape to exit onto 10th Ave S similar to the Kwik Trip development on 22nd Ave N.

Borgert commented that the Kwik Trip example is not a fair comparison. He asked that the parking requirement not be wavered on.

Anderson noted an email received in opposition of the request. Ballantine made a motion to table the request. The motion was seconded by Becker. Glaesman asked the Commissioners to indicate their support for building alignment and parking reduction. Ballantine noted his indifference for the north/south alignment, but stated he is opposed to a reduced parking requirement. Czech stated he is not in favor of the north/south alignment or a reduced parking requirement. Mund agreed with Czech's comments. Becker stated he is not in favor of the north/south alignment and asked for a screening plan for the residential to the north. Commissioners agreed that

more details are also needed on the alley vacation and utilities. Mund called for a vote, and the motion to table carried unanimously.

LDC2020-01 / ARTICLE 3, SECTION 3.3 / TEMPORARY EXCAVATION PERMITS

ACTION TAKEN: Ballantine/DeVine/Approved (6-1, Becker opposed))

Glaesman explained a request to amend the Land Development Code (LDC) to include public hearing requirements for future Temporary Excavation Permits (TEP). The ordinance does not currently require public hearing(s) for TEPs. This change would require published and mailed notices for both the Planning Commission and City Council levels of approval.

Anderson asked if neighborhood opposition would be grounds for denying a permit. Glaesman stated that while opposition may not lead to denial, it may help determine conditions of approval such as time of operation, traffic, dust control, etc. Becker asked about the time frame for these permits. Glaesman stated that each project is different; some have operated over several years while the most recent TEP is expected to last three to four months.

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 amendment. The motion was seconded by DeVine. Becker stated he does not see the benefit of requiring a public hearing and notice for Temporary Excavation Permits. Mund called for a vote, and the motion carried (6-1, Becker opposed).

New Business

VAC2020-01 / SCHNETTLER PROPERTIES, LLC / 2124 TAMARACK DR

ACTION TAKEN: Anderson/Czech/Approved (7-0)

Glaesman explained a request for vacation of a 10' wide walkway right-of-way that connects the Deer Creek Crossing and Quarry Woods developments. The walkway was intended to provide pedestrian connection between the two developments, and the Quarry Woods half of the walkway has been installed. Staff recommends approval of the vacation contingent upon written agreement with the Quarry Woods Home Owners Association to eliminate the shared walkway or upon dedication of a new walkway right-of-way as part of the future platting process.

DeVine asked how the property is planned to be subdivided. Bill Schnettler of Schnettler Properties provided a concept drawing of the future subdivision. He asked that the vacation be approved with the intent to either leave the existing walkway as a dead-end or rededicate it for a more direct alignment.

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

OTHER BUSINESS

ACTION TAKEN: None

Commissioners discussed crosswalks, emergency cold weather shelters, and the Community Development Block Grant process.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:31 p.m.