

Planning Commission

Tuesday, May 12, 2020

6:00 p.m.

St. Cloud City Hall Council Chambers

Due to the global COVID-19 pandemic, this meeting of the Planning Commission was held virtually. Public hearing notices were published and mailed prior to the meeting and public comment was accepted until 3:00 p.m. on May 12, 2020. All public comments submitted were provided to the Planning Commission members prior to the start of the meeting.

ROLL CALL

Members Present: Dennis Ballantine, Jared Becker, Marty Czech, Sheila DeVine, Luis Estevez and Bill Mund
Members Absent: None
Council Rep. Present: -
Staff Present: Matt Glaesman and Ashley Skaggs

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR MAY 12, 2020 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE MARCH 10, 2020 PLANNING COMMISSION MEETING
VAC2020-04 / SPIRE CREDIT UNION & ST. CLOUD MALL, LLC / 3951 DIVISION ST
VAC2020-03 / ROBERT & LINDA ARNOLD / 443 53RD AVE SE
PLAT2020-06 / PRELIMINARY PLAT OF CLEARWATER ROAD BUSINESS PARK
PLAT2020-07 / FINAL PLAT OF CLEARWATER ROAD BUSINESS PARK
ACTION TAKEN: Ballantine/Becker/Approved (6-0)

Public Hearings

REZ2020-04 / FOLEY MANSION, LLC / 385 3RD AVE S
VAC2020-05 / FOLEY MANSION, LLC / 385 3RD AVE S
ACTION TAKEN: Ballantine/Estevez/Approved (6-0)

Glaesman explained a request to rezone the property from R3A, General Residential and Lodging Housing District to Planned Unit Development (PUD). The applicants are proposing to renovate the existing residence as a single-family dwelling and reception hall. The applicants are also requesting the vacation of the alley located west of the property and a blanket easement for culvert purposes which will allow for a rear addition. Given the inconsistent frequency and occupancy of the reception space, off-street parking is intentionally limited on the property. The applicant has agreed to a parking bank for additional diagonal parking extending off the southern driveway. There is also opportunity to utilize on-street parking and neighboring parking lots for additional parking as needed. Staff is supportive of the requests. The requests have been announced as public hearings, and two letters have been received both in support of the requests.

Estevez asked if the renovations to the property meet the Southside Overlay District guidelines. Glaesman stated the renovations meet the guidelines. Ballantine asked about the off-street parking. Glaesman explained

the parking bank concept that would allow additional parking to be ordered if needed in the future. Ballantine made a motion to approve the requests subject to staff recommendations. The motion was seconded by Estevez. Czech expressed concern for the lack of off-street parking. Glaesman noted that the on-street parking supply was taken into account for this purpose and staff feels the peak hours of use for the neighboring university and the event space will be different. Mund called for a vote, and the motion carried unanimously.

CDBG-CV EMERGENCY FUNDING PLAN

ACTION TAKEN: None

Glaesman explained that the City was notified that it would be receiving a second allocation of Community Development Block Grant dollars in an effort to support community needs during the Coronavirus pandemic. Given the urgent need, a plan was submitted to City Council to fund several programs for to support those experiencing homelessness and other vulnerable populations.

**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/DeVine/Approved (6-0)

Glaesman reminded Commissioners of a tabled 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 has provided a resolution that compromises with the applicant by including several conditions of approval. There was not an agreement on the building alignment, so both alignments will be included in the document with the understanding that the tenant will likely want a significant say in the layout.

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:35 p.m.