

Planning Commission
Tuesday, June 9, 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 June 9, 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: -
Council Rep. Present: -
Staff Present: Dave Broxmeyer, Matt Glaesman and Ashley Skaggs

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR JUNE 9, 2020 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE MAY 12, 2020 PLANNING COMMISSION MEETING
ACTION TAKEN: DeVine/Estevez/Approved (6-0)

Public Hearings

REZ2020-05 / AARON & LOGAN HENNING / 628 E ST. GERMAIN ST
ACTION TAKEN: DeVine/Ballantine/Approved (6-0)

Glaesman explained a request to rezone the property from R5, General Multi-Family Residential District to Planned Unit Development (PUD), which will allow the applicants to remodel the existing home into a licensed commissary for food preparation and dry storage of products for the neighboring restaurant. Health and Building Safety department staff have reviewed the plan and see no issues with converting the space. No comments were received during the public hearing comment period. Staff recommended approval of the request.

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

DPA2020-02 / IRET PROPERTIES / 1525, 1545 & 1615 15TH AVE SE
ACTION TAKEN: DeVine/Estevez/Approved (6-0)

Glaesman explained a request to amend the existing General Development Plan of Planned Unit Development #23 to allow two additional apartments in the building located at 1525 15th Ave SE. The applicants are proposing to convert existing amenity space into apartment units without an increase to the number of off-street parking spaces. When the original GDP was developed, the standard for off-street parking was 1.75 off-street parking spaces per dwelling unit. The ordinance was amended in 2006 to increase the number of off-street parking spaces

to 2.0 per dwelling unit. Two public comments were received in opposition of the request raising concerns about the lack of off-street parking. Staff recommended approval of the request with a condition requiring an additional four off-street parking spaces.

DeVine asked why there was a concern about lack of parking. Glaesman explained that generally there is a loss of off- and on-street parking in the winter due to seasonal regulations, large snowfalls, and an accumulation of snow on the property. Ballantine asked if adding four spaces will be enough to make a difference. Glaesman noted the site does not have an opportunity to put in 50-100 spaces. Staff felt adding four spaces for the additional two units would be a good middle ground without compromising the green space buffer between the buildings and neighboring residential.

Devine made a motion to approve the request subject to staff recommendations. The motion was seconded by Estevez. Ballantine asked if this action will open the door for problems in other areas to allow changes without coming into compliance with the code. Glaesman stated these issues do come up occasionally but has not become a problem. Mund called for a vote, and the motion carried unanimously.

New Business

PLAT2020-08 / PRELIMINARY PLAT OF DEER CREEK CROSSING TWELVE

PLAT2020-09 / FINAL PLAT OF DEER CREEK CROSSING TWELVE

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

Glaesman explained a request for approval of the preliminary and final plats of Deer Creek Crossing Twelve. The preliminary plat shows an additional 13 single-family lots, and the final plat dedicates the remainder of the Tamarack Dr right-of-way, creates one single-family lot, and three outlots.

Estevez made a motion approve the preliminary and final plats of Deer Creek Crossing Twelve. The motion was seconded by DeVine and carried unanimously.

LOT COVERAGE, FLOOR AREA RATIO & OPEN SPACE STANDARDS

ACTION TAKEN: None

Glaesman explained that staff is seeking guidance regarding interpretation and ease of use of Land Development Code provisions related to lot coverage, floor area ratio, and open space. The following summarizes the purpose and intent of each of these zoning standards:

1. Lot coverage – Lot coverage is intended to establish a maximum amount of air space at the ground level consumed by principal and accessory structures. The purpose of the standard is to ensure adequate passage of air and light and viewshed in residential and commercial settings.
2. Floor area ratio – Floor area ratio is intended to establish a maximum volume of principal buildings in relation to lot size. The purpose of the standard is to limit the three-dimensional building envelope to less than allowed by the minimum setbacks and maximum height.
3. Open space – Open space is intended to establish a maximum amount of lot area consumed by buildings, parking spaces, and vehicle drive aisles. The purpose of the standard is to ensure a reasonable amount of pervious (e.g. lawn, landscaping, planters) and impervious (e.g. basketball court, patio) surfaces area available for active and passive enjoyment of people.

Commissioners discussed the definitions and whether it would be appropriate to further define the standards. Staff suggested returning with sample language to clarify the code.

LDC2019-08 / SOUTHSIDE NEIGHBORHOOD DESIGN GUIDELINES & CONSERVATION OVERLAY DISTRICT

ACTION TAKEN: None

Glaesman provided a status update on the Southside-University Neighborhood design standards and conservation overlay district. The proposal has paused due to the COVID-19 pandemic, which has allowed staff to consider earlier community input and prepare a final draft of the text and map elements.

The following actions are needed to rezone properties and adopt the proposed guidelines as mandatory development standards:

- An ordinance amending the LDC to establish a new C6, Southside Commercial District. The district will mimic the C4 district standards and allow residential dwellings constructed prior to 2000 as permitted uses.
- An ordinance amending the LDC to adopt the urban design standards applicable in the C6 district.
- An ordinance rezoning 94 properties on the north edge of the Southside-University Neighborhood to the new C6 district.

The following actions are needed to adopt the proposed conservation district standards and establish an overlay of the R3A district:

- An ordinance creating the Southside Conservation Overlay District.
- An ordinance establishing the conservation district design standards.
- An ordinance designating 166 properties along the southern edge of the Southside-University Neighborhood as included within the Southside Conservation Overlay District.

Commissioners agreed to leave the item tabled until the public can attend the meeting in a traditional format.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:43 p.m.