

Planning Commission
Tuesday, July 14, 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 July 14, 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, Marty Czech, Sheila DeVine, Luis Estevez and Bill Mund
Members Absent: Jared Becker
Council Rep. Present: Carol Lewis
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 JULY 14, 2020 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE JUNE 9, 2020 PLANNING COMMISSION MEETING
ACTION TAKEN: Ballantine/DeVine/Approved (5-0)

Public Hearings

REZ2020-06 / REM CENTRAL LAKES / 1775 ROOSEVELT RD
ACTION TAKEN: DeVine/Estevez/Approved (5-0)

Glaesman explained a request to rezone the property from R5, General Multi-Family Residential to C1, Business Office District. A residential facility of up to 24 persons has been operating at this location for more than 30 years. The applicant is intending to eliminate the residential facility function and use the entire building as office space. While the applicant has indicated their intended use, rezoning does open the property to all uses listed in the C1 district. No public comment was received regarding this request.

Lewis asked about the lot size and building size allowed. Glaesman noted that the site is approximately 2.5 acres, and a new building on the site could be larger than what is there today. DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Estevez and carried unanimously.

LDC2019-08 / ADOPTION OF C6 SOUTHSIDE MIXED USE DISTRICT
REZ2020-07 / ST. CLOUD PLANNING COMMISSION / MULTIPLE PROPERTIES
ACTION TAKEN: Ballantine/Czech/Tabled (5-0)

Glaesman explained a request to amend the Land Development Code to establish a new C6, Southside Commercial District and rezone multiple properties to reflect the C6 zoning. Staff received a number of public comments, which were of split opinion. DeVine asked whether drive-thru lanes would be allowed. Glaesman

noted that a policy level decision needs to be made regarding drive-thrus. Commissioners expressed concern with limited testimony and suggested tabling the item until a time where residents can testify in person.

Ballantine made a motion to table the request. The motion was seconded by Czech and carried unanimously.

**LDC2019-08 / ADOPTION OF SOUTHSIDE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
REZ2020-08 / ST. CLOUD PLANNING COMMISSION / MULTIPLE PROPERTIES**

ACTION TAKEN: Czech/Ballantine/Tabled (5-0)

Glaesman explained a request to amend the Land Development Code to establish the Southside Neighborhood Conservation Overlay District and rezone several properties to reflect the overlay district. Staff received a number of public comments, which were of split opinion. Lewis noted the need for cohesion and focus in the area.

Ballantine made a motion to approve the request. The motion was seconded by Estevez. Czech expressed concern with the limited testimony and suggested tabling the item until a time where residents can testify in person. Ballantine and Estevez withdrew their motion. Czech made a motion to table the request. The motion was seconded by Ballantine and carried unanimously.

New Business

TEP2020-02 / COLD SPRING GRANITE / 3696, 3722, 3726 W ST. GERMAIN; 2526, 2536 41ST AVE S; 2803 COUNTY RD 136

ACTION TAKEN: DeVine/Ballantine/Tabled (5-0)

Glaesman explained a request for approval of a Temporary Excavation Permit (TEP) to allow the processing of existing granite waste material stored adjacent to Cold Spring's dimensional stone quarry. The applicant has indicated their desire to operate during "leaf-on" seasons. A similar request was approved and operated in 2016; however, the City did receive several complaints regarding noise. Given the potential for impacts to adjacent residential uses and public rights-of-way, the Planning Commission may consider requiring the applicant to host a neighborhood meeting or schedule a public hearing. The applicant did hold their annual neighborhood meeting, although it was not well attended.

Ballantine stated he is in favor of calling for a public hearing. Cold Spring has had their annual neighborhood meetings but only three neighbors attended. DeVine asked about the annual meeting. Glaesman stated that staff does not attend the meeting and are unsure what was discussed. DeVine agreed that calling for a public hearing would be appropriate to ensure the neighbors are aware of the request.

DeVine made a motion to table the request and call for a public hearing to be held at the August Planning Commission meeting. The motion was seconded by Ballantine and carried unanimously.

**PLAT2020-12 / PRELIMINARY PLAT OF SPECTRUM ADDITION OF ST. CLOUD
PLAT 2020-13 / FINAL PLAT OF SPECTRUM ADDITION OF ST. CLOUD**

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

Glaesman explained a request to approve the preliminary and final plats of Spectrum Addition to St. Cloud. The applicant is proposing to plat a single five-acre parcel. An additional 0.7 acres within the plat boundary will be dedicated to right-of-way. Staff recommends approval of the request.

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

2021 DEVELOPMENT FUND BUDGET

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

Glaesman provided a summary of the proposed 2021 Development Fund Budget. Commissioners discussed the line items of the proposed budget. Ballantine made a motion to approve the 2021 Development Fund Budget. The motion was seconded by DeVine and carried unanimously.

2020 PLANNING INITIATIVES & STUDIES

ACTION TAKEN: None

Glaesman provided an update to several planning initiatives and studies for the 2020 year.

ELECTION OF OFFICERS

ACTION TAKEN: Slate of Officers Approved (5-0)

The following slate of officers were appointed:

Chair – Czech Vice Chair – DeVine Secretary – Becker

DeVine will continue serving on the Heritage Preservation Commission and Estevez will join the Park & Recreation Advisory Board.

ACQUISITION OF 580 33RD ST S

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

Glaesman explained a request for approval to acquire 580 33rd St S. The City is interested in the property because of its location along the 33rd St S corridor, access to utilities, and proximity to Neenah Creek Regional Park. DeVine made a motion to approve the acquisition. The motion was seconded by Estevez and carried unanimously.

OTHER BUSINESS

ACTION TAKEN: None

Commissioners urged staff to work on resuming in-person meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:21 p.m.