

Planning Commission
Tuesday, January 12, 2021
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 in a hybrid format to allow the public to testify in person. Public hearing notices were published and mailed prior to the meeting and written public comment was accepted until 3:00 p.m. on January 12, 2021. All written 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, Lenora Hunt and Bill Mund
Members Absent: -
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman, Jim Flaaen, and Dave Broxmeyer

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR JANUARY 12, 2021 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE DECEMBER 8, 2020 PLANNING COMMISSION MEETING

ACTION TAKEN: DeVine/Ballantine/Approved (7-0)

Public Hearing

REZ-2021-01 EXPANSION OF C6 DISTRICT AND REMOVAL OF HISTORIC DISTRICT DESIGNATION FROM 327 4TH AVENUE SOUTH AND 332 5TH AVENUE SOUTH

ACTION TAKEN: Ballantine/Devine/Tabled (7-0)

Glaesman explained the Planning Office had initiated the request based on inconsistencies in current zoning following designation of the C6 district. The 327 4th Avenue South property is occupied by an existing single-family dwelling, but is the only parcel on its block not zoned C6. The 332 5th Avenue South parcel is vacant and the only remaining C4 zoned parcel south of Division Street. Both parcels were intentionally excluded during the C6 zoning designation given the additional process and detailed review to remove the historic district designation. Glaesman noted the four written comments forwarded to the Planning Commission for consideration during the public hearing. Each comment requests tabling of the item to address a variety of concerns with loss of the historic designation.

Czech asked if the parcels must be considered as a single action or are they separate questions. Glaesman noted that the parcels can be voted on separately. Devine questioned the need to rezone 332 from commercial zoning to another commercial district. Devine asked if the two property owners have been approached regarding the rezoning. Glaesman reported that staff has spoken with both parties who are generally supportive of the request. Becker questioned the state of City Hall's sale. Glaesman reported that an RFQ would be issued in the coming month seeking interested buyers.

No members of the public appeared in person, the public hearing was closed. Ballantine made a motion to table the request per staff recommendation. The motion was seconded by DeVine. Czech called for a vote, and the motion carried unanimously.

New Business

UPDATE REGARDING 2022-2026 CAPITAL IMPROVEMENTS PLAN (CIP) PROCESS

ACTION TAKEN: None

Glaesman introduced the agenda item noting the last CIP adopted by the Planning Commission was in 2019 beginning with construction projects in 2021. A CIP was presented last year given uncertainties resulting from COVID-19. Flaaen presented the City Charter requirement for Planning Commission adoption of a capital improvement plan, as well as importance of the document for financial, land use, and policy decisions made by the City and public. Flaaen noted that this year's process does not incorporate in person public hearings, but public comment is welcome in writing or through communication with the Planning Office throughout the process. Planning Commissioners expressed an interest in conducting a work session with City Administration and department heads in the subsequent weeks.

UPDATE REGARDING FINAL DRAFT OF THE TRUNK HIGHWAY 15 CORRIDOR STUDY

ACTION TAKEN: None

Glaesman presented the findings and recommendations of the Trunk Highway 15 Corridor Study recently undertaken by the St. Cloud APO and partner jurisdictions. The consultant and study advisory committee were charged with identifying both short-term and long-term solutions to congestion and safety concerns on the corridor. Level of service in 2040 without future corridor improvements will drop to failing level as all intersections increasing driver frustration and safety concerns. Glaesman outlined short-term improvements to add left turn lanes and signalization technology. Glaesman summarized two long-term solutions to incorporate a median u-turn design preventing left turns for \$50 million or a freeway design with loss of Division Street direct access for \$125 million. Glaesman noted that the document presents three viable options for consideration of local jurisdictions that will depend on funding decisions for phased or one-time implementation.

Old Business

UPDATE REGARDING CDBG PROGRAM YEAR 2021 ANNUAL ACTION PLAN

ACTION TAKEN: None

Glaesman provided an update regarding Community Development Block Grant Program Year 2021 applications. Glaesman summarized the 16 projects and 14 organizations submitting pre-applications for Program Year 2021 funding. Glaesman noted that the requested amount is well above the projected entitlement amount and will present a challenging decision similar to past years. Planning Commissioners expressed a willingness to conduct a work session to learn more about the applications in advance of the February 9 public hearing.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50 p.m.