

**Planning Commission**  
Tuesday, February 9, 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 February 9, 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, and Lenora Hunt  
Members Absent: Bill Mund (on a temporary hiatus from the Commission due to City employment)  
Council Rep. Present: Carol Lewis  
Staff Present: Matt Glaesman, Jim Flaaen, Carla Berry, Dave Broxmeyer and Abby Schneider

Introduction of Abby Schneider as Planning Commission Recording Secretary

**OPEN FORUM**

No testimony was submitted for the open forum.

**Consent Agenda**

**APPROVAL OF STAFF REPORTS FOR FEBRUARY 9, 2021 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE JANUARY 12, 2021 PLANNING COMMISSION MEETING  
ACTION TAKEN: Ballantine/Becker/Approved (6-0)**

**Public Hearings**

**REZ-2021-01/EXPANSION OF C6 DISTRICT AND REMOVAL OF HISTORIC DISTRICT DESIGNATION FROM 327 4<sup>TH</sup> AVENUE SOUTH AND 332 5<sup>TH</sup> AVENUE SOUTH  
ACTION TAKEN: Becker/DeVine/Approved (6-0)**

Glaesman explained that this is the third time seeing this. Briefly reiterated that the City Council left these two properties when rezoning due to the historic district designation of these two properties. One of the main reasons for staff bringing this to the planning commission is the conflict of the overlay with the C6 zoning district. HPC did address REZ-2021-01 at their last meeting. They believe that both properties can be rezoned to C6, but stay in the historic district designation, so their recommendation to the PC would be to go ahead with the rezoning but retain the historic district overlay.

A motion to reopen public hearing was made by DeVine. The motion was seconded by Estevez and carried unanimously. Czech reopened the public hearing and the following persons testified:

Mary Mathews – 315 3<sup>rd</sup> Ave S – longtime community member. Reiterates that neighbors are not concerned with the zoning, would like to see the homes keep the historic district designation. Mathews spoke to those renovating the “Larson” house located close by. Spoke of the architectural history of “the best historic area of St. Cloud.”

Beth Cragle – 201 Ramsey Place – Spoke of historic areas in other cities, and the draw of families to this neighborhood. It is a desirable neighborhood and would love to see projects that will enhance what the neighbors have worked toward

Lorelei Young – 251 Ramsey Place –Spoke of the value of the history in the neighborhood.

Juliana Elchert – 513 7<sup>th</sup> Ave S – representing SSUNA. Restated to support the decision of the HPC and retain the historic designation on these properties. Due to the Historic overlay, that always supersedes the other zoning regulations.

There being no one else who wished to speak, the public hearing was closed. Lewis asked if no properties could currently be used for other purposes. Ballantine asked about necessity for historical preservation on the parking lot. Lewis spoke as a rep of the HPC, advocated for the zoning of the 327 4<sup>th</sup> Ave S property to C6 for more protection than the R7. Also advocated for the rezoning of the 332 5<sup>th</sup> Ave S to C6 for consistency. Sees no benefit to removing historic preservation. Becker made a motion to make both properties be rezoned to C6 but remain in the historic district. The motion was seconded by DeVine.

There being no further discussion, Czech called for a vote. The motion to rezone both properties but retain the historic district overlay on both properties passed unanimously. The recommendation for rezoning will advance to the city council. As a note, because the historic district remains, this does not need to go to the State for review.

**RECOMMENDATION REGARDING CITY OF ST. CLOUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 2021 ANNUAL ACTION PLAN.**

ACTION TAKEN: Ballantine/DeVine/Approved (4-1, Becker dissenting) (Hunt recused herself due to conflict of interest)

Glaesman explained that this will go to city council after the Planning Commission recommendations. The applications for CDBG are split in to two categories – Capital Improvements and Public Services. The City received more applications this year than they’ve ever seen before for public services. Glaesman believes that this is due to both city’s reach out and engagement and the CDBG funds allocated for COVID relief. For 2020, the rules on what programs the CDBG was allowed to help were loosened a bit. For 2021, the CDBG restrictions have gone back to what has been more normal historically. For this reason, the staff recommends that the Capital Projects all be accepted at 66% of their requested amount, and none of the public service projects be funded.

Czech opened the public hearing and invited testimony. The following persons spoke.

Brady DeGagne– Boys & Girls Club of Central Minnesota – Spoke to mission of B&G Club and past support of CDBG and need of newer HVAC equipment.

Ruth Hunstiger – Catholic Charities of the Diocese of St. Cloud – Emergency Services Food Shelf needs a freezer that can hold pallets of food and move them in and out with forklift. Participant of the Gov Task Force on food insecurity. Served 26,000 meals before March 2020, rose to 91,000 meals per month after the pandemic hit. Have had to turn down donations due to lack of being able to store the food.

Abdi with the Women and Youth Community Action Network – Talked about educating Somali population on how to earn credit and retain housing. Spoke to the fact that they help a population with limited English proficiency.

Harry Fleegel with Homeless Helping Homeless – Warming Center need super evident these past few days of bitter cold. Also spoke to what they provide during the warmer weather. Solely supported by charitable donations, grant will make their project more sustainable. Czech asked Harry about existing Lincoln Center, and what would HHH do without CDBG if they didn't get it next year? Harry explained that they are a fairly new organization, and still inexperienced at fundraising. The grant would let them get on their feet and then increase fundraising.

Abdi Ibrahim with Center for African Immigrants and Refugees of Organization (CAIRO MN) -- Spoke of the financial educational services they provide for the immigrant community. Becker asked about if they are involved with the area colleges at all and commented that the need is definitely there for the services CAIRO provides.

Mohamed Jama of XDIG TV – Would be their honor to partner with Cairo on this project. XDIG TV is partnered with City of St Cloud doing COVID awareness to educate and inform the Somali community. Also partnered with ISD 742 and translations for CentraCare and MDH.

Fatima, a St. Cloud Medical Interpreter– They have been working hard to get COVID information out and translated.

Paul Sonneker with St. Cloud HRA – Single family rehab loan program provides a \$25,000 no interest loan to families below a certain income and prevents homes going into disrepair. Loan allowed a woman to replace her siding that a woodpecker had damaged, when she would not have been able to do that normally. Program repayments go back in to program \$117,705 repaid this past year. Becker asked how many applicants expected. Sonneker commented that is hard to answer, but there are 6 on the waiting list right now, and the money they get each year they spend.

Ryan Sayre – on behalf of St. Cloud Parks Dept – spoke of playing basketball with community and need for nice places for the youth to spend their time.

There being no one else who wished to speak, the public hearing was closed.

Commissioner discussion. Becker made a motion to take \$75,000 from the HRA and distribute between public service programs. There was no second. Ballantine made a motion to approve staff recommendation. The motion was seconded by DeVine. There being no further discussion, Czech called for a vote. The motion to

approve the staff recommendation of funding the final capital improvement projects at 66% and none of the public service projects passed 4-1.

**Old Business**

**UPDATE REGARDING 2022-2027 CAPITAL IMPROVEMENTS PLAN**

Glaesman showing a summary of the CIP, project specifics are still being worked on by the department heads. Significant spike in road costs due to several large projects. Glaesman showed the revenue sources for the upcoming CIP expenses. Look for more information and detail in March.

ACTION TAKEN: None

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:37 p.m.