

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on April 13, 2010, at 6 p.m. in the City Hall Council Chambers. Members present were Anderson, Andzenge, Chirhart, DeVine, Goerger, Holtberg, and Radaich. Council member John Libert was in attendance in the absence of John Pederson.

Open Forum: No one was present to speak at the open public forum.

Consent Agenda: Goerger moved to approve the consent agenda as follows:

Acceptance of staff reports for April 13, 2010, as part of the official record.

Approval of minutes from the March 9, 2010, Planning Commission meeting.

The motion was seconded by DeVine and carried unanimously.

Rezoning Request/Mark and Holly Sues: Matt Glaesman, Planning Director, stated that the parcel is 39 acres in size and is located off of 40th St. So. Up until five years ago, it was part of an 80 acre tract. A wetland complex divides the property from northeast to southwest, and the property was split in half so that the northwest portion could be platted for the Sommersby development. Some of the conditions of the platting process were deferred until the remaining 39 acres was platted, i.e., grading plans, drainage plans, and the EDT process. The proposed rezoning and preliminary and final plats are not intended to accommodate urban scale development, but lots would be 4-12 acres in size. The EDT visited the site today and discussed the wetland buffer, the building setback, the wetland monumentation, tree preservation areas, and Blanding turtle protection areas. Staff believes the existing north-south gravel road could accommodate the existing development on the site, but questioned whether full dedication of the public street should be required for the north-south and east-west elements. The best solution is to dedicate full right-of-way for both roadways, but they would not be improved at this time. Holtberg asked how 39th St. So. would tie into Bear Ridge. Glaesman answered that the Bear Ridge development will have two access points from Cooper Ave. 39th St. will come in on the southern edge of the Bear Ridge development where the gap occurs in

the wetland to the north and the wetland to the south. Holtberg asked if the lots in this plat could be further subdivided in the future. Glaesman answered that it is hoped that they will be. Chirhart asked if there was anything to prevent single family development on these lots at this time if the plat were approved, and Glaesman said they could be developed as single family.

Andzenge opened the public hearing and invited testimony on a request from Mark and Holly Suess to rezone Lot 2, Block 1, Suess Estates from AG, Agricultural District to R1, Single Family Residential District (Location: 2519 & 2521 40th Street South) (REZ-2010-01). There being no one wishing to speak, the public hearing was closed. Goerger moved to recommend to the City Council approval of rezoning of the property from AG to R1. The motion was seconded by Holtberg, and it carried unanimously.

Goerger moved to recommend to the City Council approval of the preliminary and final plat of Suess Estates Plat Two. The motion was seconded by Holtberg and carried unanimously.

Recommendation on a Request from the Planning and Zoning Department for the Approval of the Proposed 2011 - 2015 Capital Improvements Program: Matt Glaesman, Planning Director, stated that significant improvements have been made to the Capital Improvements Program (CIP) over the past nine years. This year an Executive Summary was added and improvements made to the document such as the title page, photo captions and more consistent mapping. In the future, staff hopes to implement a project tour. He explained the purpose of the CIP and the meaning of a capital project. A public input session was held on November 10, then a Planning Commission working session followed by review by several advisory bodies (Park & Rec Board and Airport Advisory Board). Significant discussion is held with City Administration, the City Finance Director, Planning, and individual departments. New elements of the CIP include an Executive Summary including the following graphics: projects by function & expenditure; projects by function; and 2010 projects to be constructed by function. The Reader's Guide explains the CIP concept and process and includes definitions. Three analysis tools are included: planning, financial and project. The CIP will have a webpage on the Planning Department website. Glaesman also pointed out the three overlay

maps showing CIP projects by year with existing land use, future land use, and growth boundaries. Chirhart said he has questions relating to the Beaver Island Trail extension from the Civic Center to Hester Park and would like to table that portion of the CIP until he can get an explanation from Scott Zlotnik, Parks Director. Glaesman said his only concern is the timing for the federal funding allocation. The City is scheduled to get \$400,000 of federal funding, and the City has received word that it needs to move quickly to get another allocation of just over \$1 million. Therefore, Glaesman said he does not want to weaken the message of the importance of the extra \$1 million which would offset some of the concern about how much local money is being spent on the project. Chirhart reiterated that he would like to have his questions answered by Mr. Zlotnik. Anderson stated that there appears to be a discrepancy in the figures in the local option sales tax table on pg. 116 and page G1 of Appendix G. Holtberg asked if it is likely that the projects listed will happen. Glaesman responded that the CIP is the City departments' best guesses for future projects. Some may require further processes such as environmental review, property acquisition, City Council ordering the improvement; or a referendum. However, the CIP is a fairly good predictor of future projects. Chairperson Andzenge opened the public hearing and invited testimony on the 2011-2015 Capital Improvements Program. There being no one wishing to speak, the public hearing was closed. Chirhart moved to table the portion of the CIP dealing with the Beaver Island Trail extension from the Civic Center to Hester Park extension but to approve the remainder of the CIP. Goerger seconded the motion. Glaesman suggested that the entire document be tabled as there is ample time for action before the document needs to be approved for budget purposes. Chirhart withdrew his motion, and Goerger withdrew his second. Chirhart moved to table action on the CIP until the May meeting, and Goerger seconded the motion. Goerger noted the e-mail from the Southeast St. Cloud Neighborhood Preservation Coalition naming the University Drive Corridor projects included in the CIP that would adversely affect specific properties that are eligible for listing in the National Register of Historic Places as well as negatively impacting the overall historic character and culture of the Southeast St. Cloud neighborhood. The motion to table carried unanimously.

Request from the St. Cloud Engineering Department for the Disposition of a "15' Wide

Planting Area" located on the East Side of the Victoria Heights Addition South of 22nd Street

South: Matt Glaesman, Planning Director, explained that the property is a tract the City acquired through annexation of properties in St. Cloud Township. A 15' wide strip was created as a planting area on the east side of the plat. The property has gone into tax forfeiture and has been consumed by adjacent property owners. Fences, sheds, etc. have encroached into that area. Staff believes there is a public purpose in the City taking the property before it goes to public sale and redistributing it to the adjacent property owners. There will be some costs involved, but some of that cost may be deferred to the adjoining property owners as they acquire the property. Goerger moved to approve the sale of the 15' wide "planting area" on the east side of the Victoria Heights plat to the adjoining property owners. The motion was seconded by DeVine and carried unanimously.

Sale of City-Owned Parcels to Stearns County for Construction of West Metro Corridor

Roadway Improvements: Matt Glaesman, Planning Director, explained that the City acquires properties as needed for the West Metro Corridor project, and Stearns County would acquire those portions of the parcels that are required for the actual road construction or future expansion of those facilities. The City has acquired five parcels, and the County is offering back a purchase of a portion of those properties. Four of the parcels are being offered at \$177,075, which will go into an improvement fund to help pay for the cost of right-of-way acquisition. The proceeds from the remaining parcel (\$11,000) will be placed in the Park Development Fund. The remnants that would remain could be offered back to adjoining property owners or could be kept by the City for future roadway expansion.

Anderson moved to approve the transaction with Stearns County. Holtberg seconded the motion, and it carried unanimously.

Change in August 2010 Planning Commission Meeting Date: DeVine moved to change

the August meeting date from Tuesday, August 10, to Thursday, August 12, to accommodate the Minnesota Primary Elections. The motion was seconded by Anderson and carried unanimously.

Other Business: Holtberg asked for a summary of road construction and public improvement projects scheduled for this summer. Matt Glaesman, Planning Director, stated there would be West Metro Corridor improvements; widening of 25th Ave. (r/w acquisition in 2010 with construction in 2011); downtown street reconfigurations; University Dr. intersection improvements for roundabout at 5th Ave. (acquisition of property); East Lake Blvd. improvements; 41st Ave. - connection of traffic light across from Best Buy to Crossroads Shopping Center. The neighborhood alley projects are being postponed, and there will be no parkland acquisition. There will be a neighborhood revitalization project on the near northside of downtown; some street resurfacing; Eastman Park community project; skate plaza; relocation of golf course club house as part of West Metro Corridor improvements; Waste Water & Water Plant expansion; and acquisition of Airport properties. Radaich commended staff for the format and work done on the CIP; Andzenge concurred.

Adjournment: There being no further business, the meeting was adjourned at 6:46 p.m.

Rick Holtberg, Secretary