

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on May 10, 2011, at 6 p.m. in the St. Cloud City Hall Council Chambers. Members present were Anderson, Chirhart, DeVine, Holtberg, and Radaich. Andzenge and Thometz were absent. Council representative Goerger was present.

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

Consent Agenda: Anderson moved approval of the staff reports for May 10, 2011, as part of the official record. The motion was seconded by Chirhart and carried unanimously.

Rezoning Request/Mike Tadych: Matt Glaesman, Planning Director, explained that the property proposed for rezoning is a one acre parcel in the southwest quadrant of the intersection of Co. Rd. 74 and 40th St. So. It is currently zoned C-2, Neighborhood Commercial, and is used for a commercial use. Applicant's intent is to allow continued expansion of the existing storage operation on the property. However, rezoning would allow any of the uses allowed in the C5. A Comprehensive Plan (CP) amendment would also be required as the 2003 CP recommended multiple family residential use for this intersection corner. Staff supports a CP amendment to Commercial considering the land use pattern and the future trip generation on 40th St. and Co. Rd. 74. The Neighborhood Commercial is less intense commercial zoning uses such as retail service and convenience uses for the surrounding residential uses. The C5, Highway Commercial zoning district, would be appropriate because of the increasing traffic on the 40th St. and Co. Rd. 74 corridors and the adjacent commercial uses at that intersection. Holtberg asked what the zoning is on the other three corners of this intersection. Glaesman answered that the zoning is C5 on the east side of the corridor and PUD on the northwest quadrant. Chirhart asked if there are any plans for an interchange at 40th St. and Co. Rd. 74 with respect to Hwy. 15. Glaesman stated that 40th St. already crosses Hwy. 15; but in the future, it will be extended to connect into Co. Rd. 75 to serve as a reliever road. It will serve as one of only two roads (along with 33rd St. So.) that will allow traffic to go east to west across the entire south St. Cloud. That is what will account for the increased trip generation.

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Chairperson Radaich opened the public hearing and invited testimony on a request from Mike Tadych to A) Rezone the property located at 4055 County Road 74 from C2, Neighborhood Commercial District, to C5, Highway Commercial District. Rezoning the applicant's property as requested will allow the construction of an additional storage building on the property (Location: 4055 County Road 74) (REZ-2011-05); and, B) Recommendation on a request from the St. Cloud Planning and Zoning Department to amend the 2003 Comprehensive Plan Future Land Use Map from High Density Mixed Residential to Commercial for the property located at 4055 County Road 74. (CPA-2011-03). The following persons testified:

Mike Tadych 2118 28 th St. So.	He wants to expand his current warehousing business approximately 4,335 sq. ft. to a total of 10,452 sq. ft. or 27% lot coverage which is well below the 45% lot overage allowed in the C5.
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There being no one else wishing to speak, the public hearing was closed. Anderson asked if the C5 is the only applicable zoning for applicant's intended uses. Glaesman answered that the C3 and C4 zoning districts are specific to the downtown area. The only other commercial districts are the C2 or the C5. The Industrial districts would allow storage; however, staff would not support rezoning to Industrial because of the other uses that would also be allowed. Chirhart moved to recommend to the City Council approval of the rezoning to C5. The motion was seconded by Holtberg and carried unanimously.

Anderson moved to recommend to the City Council approval of the Land Use Plan of the 2003 Comprehensive Plan amendment to guide the property from High Density Mixed Residential to Commercial. The motion was seconded by DeVine and carried unanimously.

Vacation Request/Michael Klisch: Matt Glaesman, Planning Director, explained that applicant has a purchase agreement for Lots 4 and 5. He wishes to combine the lots to construct a single family home across the property and is, therefore, requesting vacation of the drainage easement. Staff recommends approval of the request. Chirhart moved to recommend to the City

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Council approval of the request to vacate the 10' wide drainage and utility easement centered on the property line between Lots 4 and 5, Block 2, Mueller Gardens. (Location: 6663 and 6655 Northwood Lane). The motion was seconded by Holtberg and carried unanimously.

Vacation Request/MicroBiologics and Peter's Body Shop: Matt Glaesman, Planning Director, noted that several years ago property north and west of the existing MicroBiologics building was rezoned for expansion of the existing building and parking to the west. Vacation of alleyways was discussed at that time, but no official action was taken. Glaesman explained that the vacation would result in vacation of only the City's and public's rights to cross the property. However, private utilities and others that currently have rights to access that alley would retain those rights. Chirhart announced that he will abstain on this issue. Anderson moved to recommend to the City Council vacation of the alley located to the west of Lots 4 - 12, Block 3, Thielman's Addition and the vacation of the alley located north of Lots 1 - 4, Block 4, Brommenschenkel's Addition (VAC-2011-02). DeVine seconded the motion. Anderson recalled the only objection at the time of the rezoning request was a concern from Peter's Body Shop about the alley. The motion carried by a vote of 4-0-1 (Chirhart abstaining).

Old Business/Complete Streets Policy Update: Matt Glaesman, Planning Director, introduced Michelle Musser, Planner from the St. Cloud Area Planning Organization (APO). Complete Streets was a topic at the APA conference several years ago, and the Complete Streets Policy and Ordinance was scheduled on the Planning Department's work program. The APO agreed that the Complete Streets concept should be initiated and indicated that they would take the lead so that there would be a broad statement of support for Complete Streets across the metropolitan area. Michelle Musser, APO, explained that Complete Streets are roadways that are designed and built to comfortably accommodate all roadway users, including motorists, cyclists, pedestrians and transit riders. In September 2010, the APO hosted the first Complete Streets meeting with Ethan Fawley of

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Fresh Energy as the guest speaker. Musser explained complete streets best practices and how complete streets are accomplished. A resolution has been drafted by the APO supporting the Complete Streets concept and best practices, and it is the hope of the APO that its member jurisdictions will adopt it and/or modify it as they see fit. At the March meeting, the public recommended inclusion of education and enforcement statements in the resolution. Another recommendation was consistency among jurisdictions. On May 26, the resolution will go to the APO Policy Board for approval. Holtberg inquired if Stearns, Benton and Sherburne Counties and the State concur with the Complete Street concept. Musser responded that Stearns County is interested, and MnDOT has its own complete streets department. Glaesman commented that it was discussed at the last APO TAC meeting as several counties raised the concern because most counties defer their responsibility for buying right-of-way for road expansions to the City or the local jurisdiction. Therefore, the counties want the city to be aware that promotion of complete streets may require an increase in rights-of-way with the burden being on the City to purchase the additional right-of-way. Glaesman added that the counties want the local jurisdictions to take the lead on complete streets for the purpose of consistency. St. Cloud may want to be the first to adopt a policy because it is the larger city that abuts more adjacent municipalities. Musser stated that Mitch Anderson, Stearns County Engineer, had commented that all modes aren't for all roads. That comment prompted the addition of the words, "when feasible," to the phrase "...implement Complete Streets" in the resolution. Musser added that Stearns County has some concern about signing a Complete Streets Policy for liability reasons. Chirhart asked if some of the Complete Streets design features must be incorporated into every new street that is constructed or if the City can select which streets should incorporate these features. Glaesman answered that not every new street will have complete street features, but a policy should be in place for reference when considering roadways. Chirhart stated that St. Germain St. seems to be a prime example of a complete street because of its features and is

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very pedestrian friendly. He encouraged safer routes for bicyclists. Anderson stated that residents of certain neighborhoods have asked about installing speed bumps to address traffic speed in their neighborhoods. Glaesman stated that in some cases speed bumps slow traffic, but not all cases. They need to be considered on a case by case basis. Musser stated that rumble strips present a problem for bicyclists. DeVine stated that the Complete Streets policy will give options for features that slow traffic but are still pleasing in appearance. The Policy puts a burden on staff when working with developers and added that the CMBA needs to be aware of the policy. DeVine emphasized the importance of education relative to the Complete Streets Policy. She asked if utilizing some decorative features such as benches and planters will present a problem with zoning, particularly in the downtown. Glaesman answered that zoning does not dictate public use of the right-of-way. The City's Code of Ordinances addresses the process to allow street furniture, etc. within the public right-of-way. Glaesman explained that following action on the resolution by the APO, a City of St. Cloud policy statement would need to be adopted as a precursor to adoption of an ordinance.

Adjournment: There being no further business, the meeting was adjourned at 6:47 p.m.

Dick Andzenge, Secretary