

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, January 8, 2013, at 6 p.m. in the City Hall Council Chambers. Members present were Anderson, Andzenge, DeVine, Holtberg and Radaich. City Council representative Goerger was present.

Open Forum: Anderson invited members of the public to offer comments on any planning related matter that is not on the agenda. The following persons testified:

Brian Pollard Youth for Christ	The Youth for Christ City Life organization would like to use a black sign on Division St to advertise to the public the services that City Life offers. He was told he could either apply for a variance with the Zoning Board of Appeals or ask the Planning Commission to look at the Ordinance.
Matt Glaesman Planning Director	He stated the request is based on the content of temporary signs. Cooper Ave and the City Life project are a couple blocks off of Division St, and their signage does not catch the attention of traffic on Division St. City Life could either apply for a variance to allow for the off premise signage, or they could come to the Planning Commission to introduce the idea of amending the Land Development Code to allow for signage that provides public messages on temporary signage off the premises.
Sheila DeVine Commission Member	She asked if the Land Development Code currently addresses situations such as these.
Matt Glaesman	There are significant regulations regulation off-premise signage, which is primarily geared toward billboard signage. Some cities recognized public messages, such as benefits, but St. Cloud's ordinance does not.
Sheila DeVine	She asked if the off-premise signage would be on City property or private property with permission.
Matt Glaesman	The Youth for Christ signage would be on private property. There are several ways the ordinance could be drafted if the Planning Commission is interested in looking at a change.
Sheila DeVine	She stated she thinks the Planning Commission should look into the zoning ordinance.
Emil Radaich Commission Member	He asked how a change may open the door to other non-profit organizations.

- Matt Glaesman If an off-premise message were allowed, the ordinance would need to narrowly define the allowance. Staff is not suggesting support for the amendment but would like to bring it to the Planning Commission as a discussion item.
- Rick Holtberg
Commission Member He recommended the item be brought back to a future meeting so research can be done and a discussion can take place.
- Chairperson Anderson He asked if there have been similar variance requests.
- Matt Glaesman A recent example is at 5th Avenue and Division near City Hall where there are community messages allowed on a digital board. He stated beyond that location, he cannot think of any similar situations.

There being no one else wishing to speak, the open forum was closed.

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

Acceptance of staff reports for January 8, 2013 as part of the official record.

Approval of minutes from the December 11, 2012 Planning Commission meeting.

The motion was seconded by Holtberg and carried unanimously.

Global Village, LLC/TR Fox Properties, LLC Rezone to PUD: Matt Glaesman, Planning Director, reminded the Commission members of the tabled request from the Planning Commission's December meeting to rezone the properties located at 2868, 2870 and 2872 7th St N to a Planned Unit Development (PUD). The public hearing was opened and the Commission heard comments expressing concern about the lack of details available on the uses, occupancies, and potential impact on the surrounding area. A meeting was held with the applicants and area property owners however, staff has not yet received the detailed information. The applicants have now brought on board an architect to help them narrow in on what their intentions are for the property. They have asked for a postponement of the item for an additional month. Staff is supportive of the postponement and is asking the Commission to allow testimony tonight and then table the item.

Holtberg made a motion to reopen the public hearing. The motion was seconded by Radiach and carried unanimously. Anderson opened the public hearing and invited testimony. The following persons testified:

- Steve Hansen His concern is the use of an assembly and the maximum occupancy that

2208 13th St S

would be allowed. He has heard that the group will be moving from a building on Washington Memorial Dr to the building in question. Currently there are 20-25 vehicles parking at the 4,500 sq. ft. building on Washington Memorial Dr on a regular basis. The proposed space is approximately 16,000 sq. ft. Using the same ratio in parking, there could be as many as 75 vehicles parking in the lot, and there is a maximum of 65 spaces available between two buildings.

There being no one else wishing to speak, the public hearing was closed. DeVine made a motion to table the item. The motion was seconded by Holtberg and carried unanimously.

Election of Officers and Appointments to Other Boards and Commissions: Matt Glaesman, Planning Director, stated the current slate of officers as Anderson, Chair; Anzenge, Vice Chair; and, Radiach, Secretary. Anderson made a motion to nominate Holtberg as Chair, DeVine as Vice Chair, and Andzenge as Secretary. The motion was seconded by Radiach and carried unanimously.

Glaesman stated that currently Andzenge and DeVine are sitting members for the APO, Anderson is a sitting member for the Park & Recreation Advisory Board, and Chihart was a sitting member for the HPC. With Chirhart's resignation, a position for the HPC needs to be filled. Holtberg volunteered for the HPC. Anderson, DeVine and Andzenge asked to stay with the same boards. Anderson called for a vote and the appointments carried unanimously.

The meeting adjourned in the City Hall Council Chambers and relocated to Conference Room 1 for the Capital Improvements Program work session.

2014 – 2019 Capital Improvements Program – Work Session #1: Glaesman provided an outline of the proposal for incorporating the advisory boards and City Council. Commissioners felt it would be appropriate to meet with City Council before the document is adopted. Commissioners and staff discussed ways to engage neighborhoods on public improvement projects. Glaesman provided a document outlining examples of Illustrative Capital Improvements (ICI). Commissioners felt it would be beneficial to provide an explanation in the history as to why the project is placed in the ICI category. Glaesman provided a list of projects that were called to be constructed in 2013. Commissioners and staff discussed if the projects are still on the schedule for 2013 or why they are

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being pushed back. Staff discussed projects to consider in the CIP document with the Commissioners. Glaesman stated staff will work with administration and present a document draft in March.

Adjournment: There being no further business, the meeting was adjourned at 8:13 p.m.

Dick Andzenge, Secretary