

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

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

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

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

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

Approval of minutes from the September 10, 2013 Planning Commission meeting

The motion was seconded by Ballantine and carried unanimously.

Battered Women's Shelter PUD Amendment / Margaret Bushinger on behalf of Anna

Marie's Alliance: Matt Glaesman, Planning Director, explained a request to allow the accessory use of a pet care and learning center. The proposed pet care and learning center will provide lodging space for the pets of residents of Anna Marie's Alliance and an interaction area for the children and pets. The proposed structure will be 16' x 20' and located on the west side of the parking lot. The applicant is also requesting to increase the length of stay limit for residents with a court mandated protection order or similar documentation. Since the provision is unique to this property, staff decided to include the exception as part of the action to amend the PUD. Staff is recommending approval with the understanding that additional requirements will need to be met, such as building code and licensing from the Health Department.

Holtberg opened the public hearing and invited testimony. The following persons testified:

Darlene Disney
500 11th Ave N
Anna Marie's Alliance

She spoke at the June 2013 meeting to ask for consideration of the extension of stay for those with orders of protection. Additionally, Anna Marie's Alliance is requesting to construct a pet shelter. 48% of domestic violence survivors delay leaving an abusive home because they do not have a safe place for their pets, and 88% of pets living in households with domestic violence are either abused or killed. The idea of the pet care and learning center was created with the support of PetSmart.

Margaret Bushinger 500 11 th Ave N	The site has electricity, water and sewer available. Waste will be disposed of properly. The site will be secure with lights, video, security doors and a panic button. Currently there is a temporary outside kennel. The new structure will be insulated and more of a 'home' setting.
Emil Radaich Commission Member	This is a great idea to help clients with the healing process and give their pets a safe place to live.
Dennis Ballantine Commission Member	He asked how often residents extend past the 90-day limit.
Darlene Disney	There have been four instances in the last six months. It does occur, but it is not a standard.
Jeff Goerger Council Representative	He lives in this area, and the closest home are far enough away that it should not cause a disturbance. It is a great addition to the shelter and is important for the families staying there.
Mike Sweeter 520 11 th Ave N	He asked where the dogs will be walked as he is concerned with animal waste on the boulevard in front of his home. He stated he can hear the dogs barking in the current location and is against the proposal.

There being no one else wishing to speak, the public hearing was closed. Radaich commented that the current kennel is outside, and enclosing the area should eliminate the barking issue. DeVine commented that it is a City ordinance to pick up after your pet, and those expectations should be laid out for the residents of the facility. Anderson noted that if the pet center is not approved, existing conditions could continue as is. Larson asked about the language of the length of stay provision. Glaesman stated that the language has not yet been written and could be written in a number of different ways.

Radaich made a motion to approve the amendment subject to staff recommendations. The motion was seconded by Andzenge. Holtberg asked if it would be necessary to address the Comprehensive Plan. Glaesman stated that these provisions do not trigger a change to the Comprehensive Plan as it does not change the essential character of the property. Holtberg called for a vote and the motion to approve carried unanimously.

Modification VI to the Redevelopment Plan for the Central Area Urban Renewal Project:

Matt Glaesman, Planning Director, explained a request from the St. Cloud Economic Development

Authority to adopt a resolution finding that the adoption of Modification VI to the Redevelopment Plan for the Central Area Urban Renewal Project conforms to the Comprehensive Plan. The EDA proposes to modify the project area by adding the former Granite Bowl property located at 1740 W St. Germain St. The Tax Increment Financing (TIF) is proposed to be used to help pay for the redevelopment costs associated with the site. Goerger asked why the project area was not expanded to include the other side of the street. Glaesman stated that there is an imminent project right now, and a larger scope of expansion will be reviewed in the future.

DeVine made a motion to approve and stated the project will improve the downtown area. The motion was seconded by Andzenge. Ballantine commented that he believed TIF was used for new businesses or expansion of businesses to create employment, and he does not believe the area is rundown. Glaesman commented that the statute authorizes several districts, each of which has different standards. This property meets the standards of the blight test. Anderson stated he will support the motion; however, he agrees with Ballantine's statement. Holtberg called for a vote and the motion carried, 6-1 (Ballantine opposed).

Disposal of Surplus Land / 500 9th St N: Matt Glaesman, Planning Director, explained a request from the St. Cloud Engineering Department to dispose of surplus land at 500 9th St N. A portion of the 5th Ave N right-of-way abutting Lots 9 and 10, Block 101, Lowry's Addition was vacated by the City of St. Cloud in 1919, but was never recorded with Stearns County. Then in 1931, both platted lots and the vacated right-of-way were deeded to the City of St. Cloud. In 1970, the City deeded lots 9 and 10 to the current property owners, but the vacated right-of-way was not included in the transaction. The property owners built their home on a portion of the right-of-way believing they owned it. The property is currently for sale and the property owners are seeking to clear the title.

Anderson made a motion to approve the disposal of surplus land. The motion was seconded by Ballantine and carried unanimously.

Joint Meeting with the St. Cloud Arts Commission Regarding Placemaking Plan:

Holtberg invited members of the Arts Commission to the dais. Members present were Dana

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Drazenovich, Carolyn Garven, Amanda Motschke, Mag Patridge, and Jim Pehler. Jennifer Penzkover, Arts Coordinator, was present.

Daniel Grove of the Lakota Group presented the Placemaking Design Manual draft. Commissioners and staff discussed the draft plan. Commissioners provided ideas and suggestions to help strengthen the document.

Other Business: Anderson asked about status checks of conditions related to PUDs. Glaesman stated that Administration's staff is reviewing PUDs along with variances and conditional use permits. Those in violation will be addressed appropriately.

Adjournment: There being no further business, the meeting was adjourned at 7:57 p.m.

Dick Andzenge, Secretary