

## PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, February 11, 2014, at 6 p.m. in the City Hall Council Chambers. Members present were Anderson, Andzenge, DeVine, Holtberg, and Larson. Ballantine and Radaich were absent. 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 February 11, 2014 as part of the official record

Approval of minutes from the January 14, 2014 Planning Commission meeting

Approval of minutes from the January 14, 2014 Joint Planning Commission meeting

The motion was seconded by Andzenge and carried unanimously.

**REZ-2014-01 / Jubilee Worship Center / 3125 and 3143 County Rd 74:** Matt Glaesman, Planning Director, explained a request to rezone the properties located at 3125 and 3143 County Rd 74 from AG, Agricultural District and I1, Light Industrial District to C5, Highway Commercial District. The applicant is also requesting preliminary and final plat approval of Jubilee.

Action was taken in 2012 to amend the 2003 Comprehensive Plan changing the applicant's property to Commercial on the Future Land Use Map. Last year, the applicant proposed the same change to zoning; however, the request was recommended not to be approved until preliminary and final plats were submitted. Staff is recommending approval of the rezoning, as well as approval of the preliminary and final plats of Jubilee.

DeVine opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Anderson made a motion to approve the rezoning request. The motion was seconded by Andzenge. Holtberg commented that the rezoning fits in with the Comprehensive Plan amendment, and he will be voting in favor of the motion. DeVine commented that rezoning the property will help spur additional commercial growth in the area. Anderson asked if

comments were received from MnDOT. Glaesman stated that staff is still waiting for comments from MnDOT but should have them before the request appears before City Council. DeVine called for a vote and the motion carried unanimously.

Anderson made a motion to approve the preliminary and final plats of Jubilee. The motion was seconded by Holtberg and carried unanimously.

**TEP-2014-01 / Hoffman Construction on behalf of Clement J Kremers Trust / 3550 Hwy**

**15 S:** Matt Glaesman, Planning Director, explained a request for the excavation of granular material for the construction of the 33<sup>rd</sup> St S / Trunk Hwy 15 interchange. Due to the temporary nature of the request, the Land Development Code does not require a public hearing; however, both the Planning Commission and City Council have the discretion to call a public hearing if they so choose.

Staff is recommending approval of the northern 7.5 acre excavation pit, but not the southern 2.3 acre excavation pit. Staff feels excavation of the southern pit would result in the destruction of a portion of a high priority Environmentally Sensitive Area and could negatively jeopardize the water quality of the nearby trout stream. Currently, there is no access to the applicant's property via a local public right-of-way. Staff has added a condition requiring the haul road to be restored with vegetation that is native to this locale.

Holtberg asked about the traffic flow of equipment. Glaesman stated that the interchange will be constructed a quarter mile from the excavation site. Anderson asked who would be notified if a public hearing were held. Glaesman stated that very few property owners would be notified as many adjacent properties have been acquired by the City for construction of the interchange.

Holtberg made a motion to approve the northern 7.5 acre excavation pit subject to staff recommendations. The motion was seconded by Anderson and carried unanimously.

**Potential Rezoning of Properties Along Clearwater Rd / Heatherwood Rd Corridor:**

Matt Glaesman, Planning Director, explained the need for discussion regarding initiation of a rezoning request for properties adjacent to the extended Clearwater Rd. Commissioners agreed that they are comfortable initiating the request for rezoning.

**Summary of Community Development Block Grant Applicants:** Commissioners met at 4:30 p.m. in Conference Room 1 for CDBG application presentations. Members present were Anderson, DeVine, Holtberg, Larson and Radaich. City Council representative Goerger was present. Each of the seven applicants presented an outline of their request. The session took place to inform Commissioners about what each project involves. Glaesman reminded Commissioners that there will be a public hearing regarding these applications at the March meeting.

**Other Business:** Glaesman reminded Commissioners of a Special Meeting that will be held on February 27, 2014 from 11:30 a.m. until 1:00 p.m. to discuss the Capital Improvements Program.

The National APA Conference will be held in Atlanta this year in April. Information regarding the conference will be forwarded to Commissioners.

The Community Priorities meeting will be held on February 20, 2014 at the River's Edge Convention Center. This meeting is open to the public.

**Adjournment:** There being no further business, the meeting was adjourned at 6:29 p.m.

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Dennis Ballantine, Secretary