

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

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

Approval of minutes from the February 11, 2014 Planning Commission meeting

Approval of minutes from the February 27, 2014 Planning Commission special meeting

The motion was seconded by Radaich and carried unanimously.

REZ-2014-02 & CPA-2014-01 / Heatherwood Rd and Clearwater Rd: Matt Glaesman, Planning Director, explained a request to rezone several properties along Heatherwood Rd and Clearwater Rd from AG, Agricultural and I1, Light Industrial to C5, Highway Commercial. The Planning and Zoning Department is also recommending the Future Land Use Plan of the 2003 Comprehensive Plan be changed from Industrial to Commercial. Staff is supportive of both the rezoning and the Comprehensive Plan amendment.

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

Ken Korman, 4412 Heatherwood Rd – He expressed concern for the road and utilities being changed. He is also concerned about his property being rezoned to commercial. He stated he objects to the road being moved.

Glaesman clarified that City Council has already taken action to order the extension of infrastructure and the construction of the roadway over that infrastructure. The request before the Board is limited to the zoning of the property.

Korman stated he does not want to be rezoned at this time.

There being no one else wishing to speak, the public hearing was closed. Anderson commented on a letter from the Rice family stating that notice was not received and asking the Board to delay action to allow time to review the proposal. Glaesman stated that the property owner of record did receive the required public hearing notice on time. Staff does not notify each party that may have an interest in a property. Only the property owner of record that receives taxation and other official documents is notified. Larson asked about the impact of tabling the request and the impact on surrounding properties. Glaesman stated that it would not have an impact on staff aside from the cost of publishing a second notice. If the rezoning is granted, Mr. Korman's property would become a legal non-conforming use and could remain indefinitely.

Holtberg stated that he will be voting in favor of the request. The project has been in the Comprehensive Plan for several years, and he believes that rezoning is the proper thing to do. Holtberg made a motion to approve the rezoning. The motion was seconded by Ballantine. Anderson stated he would not be supportive of making a decision at this time, and he would like to delay the decision until the property owner noted in the packet is given time to review the request. DeVine noted that the letter was dated April 30, 2013. Glaesman added that City Council will also hold a public hearing, and the property owner in question has been added to the list to receive notices for all future meetings. Anderson acknowledged the date of the letter and withdrew his opposition. DeVine called for a vote and the motion carried unanimously.

Anderson made a motion to approve the Comprehensive Plan amendment. The motion was seconded by Radaich and carried unanimously.

REZ-2014-03 / Howard and Susan Stang / 6204 250th St: Matt Glaesman, Planning Director, explained a request to rezone the property located at 6204 250th St from AG, Agricultural to RR, Rural Residential. Rezoning the property would allow the property to be subdivided. Staff is recommending approval.

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

Susan Stang, 6204 250th St – She is the applicant. She stated that she is seeking to subdivide the property for possible sale.

There being no one else wishing to speak, the public hearing was closed. Ballantine asked about the current zoning of the property. Glaesman stated that the zoning followed the land use pattern at the time it was annexed into the City.

Ballantine made a motion to approve the rezoning. The motion was seconded by Holtberg and carried unanimously.

LDC-2014-01 / Lindsey Klein / Article 10, Section 10.2: Matt Glaesman, Planning Director, explained a request to amend the industrial zoning districts to allow outdoor theaters as a permitted or conditional use. Staff is concerned with opening this use to all industrial districts. Staff is supportive of a different tool for this request, such as a Planned Unit Development (PUD).

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

Lindsey Klein, 312 Morgan Dr, Foley – She is the applicant. She asked to withdraw the application at this time and resubmit the request as a PUD as suggested by staff.

Glaesman stated that staff will forward the amendment application cost to the PUD application cost.

St. Cloud Community Development Block Grant Program 2014 Annual Action Plan: Matt Glaesman, Planning Director, presented a summary of the CDBG process thus far and provided a breakdown of funding categories.

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

Louise Reis, St. Cloud HRA – She presented an updated map of the boundaries for the Single Family Rehabilitation Loan program.

Bradley Hanson, ABH Homes – He provided an updated proposal which included photographs.

Mark Sakry, Boys & Girls Clubs of Central MN – He provided a handout summarizing the request for walk-in combination cooler/freezers. He stated that if the project can only be partially funded, a commitment will be made to raise the remainder through private donation.

Pegg Gustafson, St. Cloud Downtown Council – She thanked the Board for their consideration. As long as funds are available, she would like to keep the Accessibility Improvement Program available to help bring

buildings up to code. Recipients are required to provide a 10% match. Up to \$40,000 is awarded to each selected project.

Scott Anderson, Central MN Youth for Christ – He provided photographs of roof damage at the Youth for Christ building.

Janice Courtney, Central MN Youth for Christ – She is a mentor at Central MN Youth for Christ. She spoke in favor of the Youth for Christ program.

There being no one else wishing to speak, the public hearing was closed. Commissioners discussed the various projects and agreed to hold a special meeting to make a final decision. Ballantine made a motion to table the recommendation until a special meeting is held. The motion was seconded by Anderson and carried unanimously. Glaesman stated that the special meeting will be open to the public and notice will be published as soon as the date and time are known.

2015 - 2020 Capital Improvements Program Public Input Session #2: Jim Flaaen, Senior Planner, presented a summary of the CIP process and notable changes made. In the coming weeks, a joint meeting will be held with the City Council, Transportation Infrastructure Advisory Board and the Parks and Recreation Advisory Board.

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

Toni Reif, 1302 Riverside Dr SE – She is a representative of the Southeast St. Cloud Neighborhood Preservation Coalition. The Coalition is opposed to the proposed University Dr Corridor Project and believes the proposed project would have a negative impact on Southeast St. Cloud and the greater St. Cloud Community. She requested on behalf of the Coalition that the proposed University Dr Corridor Project be removed from future City documents.

There being no one else wishing to speak, the public hearing was closed. Flaaen explained the creation of the Illustrative Capital Improvements (ICI) category and its importance to the CIP document. Anderson expressed opposition to the University Dr Corridor Project being removed from the CIP and stated that the project is well suited for the ICI category to show why the project has not moved forward. Holtberg agreed and stated that it is important that the project is not altogether forgotten.

Glaesman stated that a joint meeting will be coordinated in the next week before formal adoption of the document. Anderson made a motion to table the approval of the document. The motion was seconded by Radaich and carried unanimously.

St. Cloud Lake Wobegon Trail Study: Matt Glaesman, Planning Director, explained the request for the Planning Commission to consider adoption of the Lake Wobegon Trail Study. Adoption of the study sets the table to seek funds for implementation. Holtberg made a motion to adopt the Lake Wobegon Trail Study. The motion was seconded by Anderson and carried unanimously.

Other Business: The deadline for Comprehensive Plan Update proposals is Monday. DeVine and Andzenge have offered to sit on the selection panel.

Adjournment: There being no further business, the meeting was adjourned at 7:14 p.m.

Dennis Ballantine, Secretary