

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, April 8, 2014, 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 April 8, 2014 as part of the official record

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

Approval of minutes from the March 25, 2014 Planning Commission special meeting

Approval of minutes from the March 25, 2014 Joint Planning Commission meeting

The motion was seconded by Andzenge and carried unanimously.

REZ-2014-04 / Anchor Bank / Hadrian Rd and Preliminary Plat of Granite City Crossings:

Matt Glaesman, Planning Director, explained a request to rezone a 3.2 acre parcel on Hadrian Rd from AG, Agricultural to C5, Highway Commercial. Staff is supportive of both the rezoning and the preliminary plat request, although there are a number of details that need to be resolved including road alignment issues through the site and access limitations.

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

Bill Griffith, Larkin Hoffman Attorneys – He is representing Anchor Bank. The two requests are simply to set the table for development. He noted the concern with long term access to the site and stated that they will continue working with staff to determine access as discussions take place regarding dedication of right-of-way, etc.

There being no one else wishing to speak, the public hearing was closed. Holtberg stated that he would be voting in favor of the rezoning as this area is excellent for commercial development. Anderson stated he was concerned with the number of conditions attached to the preliminary plat. Glaesman noted that the two matters are separate: the rezoning is straight forward; however, the plat has many technical issues. The issue with access does not allow much room for negotiation, but the

easement could be discussed before the plat is forwarded to City Council. Glaesman stated that he is supportive of moving forward with the rezoning and tabling the plat until comments are received from Stearns County and MnDOT. DeVine stated she would be in favor of approving the rezoning and waiting on the plat until issues are cleared up.

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

Ballantine made a motion to table action on the preliminary plat. The motion was seconded by Holtberg and carried unanimously.

DPA-2014-01 / Lumber One Development Co / 4304 31st St S: Matt Glaesman, Planning Director, explained a request to amend the Stone Gate Planned Unit Development (PUD) to allow a neighborhood swimming pool as a principal use. The applicant is proposing to build a 17' x 30' swimming pool and associated buildings at 4304 31st St S. Staff is recommending approval with the understanding that the amenity would be for the residents of the development and not a commercial pool open to the public. Radaich asked about the City's liability. Glaesman stated that this is a private amenity on private property, and he is confident that the public liability is very small, if any.

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

Chad Carlson, Lumber One Development Co – The pool is another amenity to offer residents of this development. The Homeowner's Association was very supportive of the addition. The pool will be fully insured and will be membership based specifically for the residents of Stone Gate.

There being no one else wishing to speak, the public hearing was closed. Radaich made a motion to approve the amendment. The motion was seconded by Andzenge. Anderson asked if the entire development was notified regarding this request. Glaesman confirmed that all property owners within the development were notified. DeVine called for a vote and the motion carried unanimously.

DPA-2014-02 / Grand Royale Plaza, LLC / 3715, 3735 & 3755 8th Ave S: DeVine introduced the item and recused herself from the matter. Matt Glaesman, Planning Director, explained a request increase the total number of multiple-family dwelling units in the Grand Royale Plaza apartment

complex. The existing Planned Unit Development (PUD) was approved in 2009 and limited the multiple-family developments to three apartment buildings with a maximum of 181 dwelling units. The applicant is requesting to construct the third apartment building and increase the total number of dwelling units to 203. Ballantine asked if the site plan is the extent of the development planned for this area. Glaesman stated that action is limited to the specific site in the PUD. The only action is for there to be an additional 21 units; however, there will be a decrease in bedrooms.

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

Ken Croat, 4010 Clearwater Rd – The first building was built with the original format. When the second building was built, the market called for more single-unit availability. Because of this, the actual number of bedrooms has decreased and parking is in excess. He is asking to increase the unit mix without changing any buildings or structures.

Greg Engel, 1983 40th St S – He is opposed to adding another building to the site. He does not believe the buildings are setback from the wetland to the south, and the buildings were built larger than they were supposed to have been. He expressed concern for traffic in the area.

Ken Croat – He stated that the site was approved for three buildings, and he is not requesting to increase the number of buildings. The first two buildings were not built larger than approved. He spent several months working with the City to make sure the project fit with the environmentally sensitive area to the south.

There being no one else wishing to speak, the public hearing was closed. Holtberg asked about parking and traffic on County Rd 75. Glaesman stated that a traffic signal at 36th St S is not on the list of projects. The measurement is based on traffic counts, pedestrian traffic, etc. Staff is comfortable with the parking ratio as there will actually be a reduction in bedrooms.

Holtberg made a motion to approve the amendment. The motion was seconded by Radaich. Ballantine stated that he will support the motion, although any further development should be looked closely. Anderson agreed with Ballantine and stated he will support the motion. Larson called for a vote and the motion carried (6-0-1, DeVine abstaining).

REZ-2014-05 / Lindsey Klein / 3801 & 3807 W St. Germain St: Matt Glaesman, Planning Director, explained a request to rezone a 5.7 acre parcel from I1, Light Industrial to a Planned Unit

Development (PUD). The applicant is seeking rezoning to allow the development of a seasonal outdoor theater on the western portion of the property. Staff recommends a temporary approval, or trial period, to determine if the development will be a detriment to the neighborhood.

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

Steve Konop, Coldspring– He stated he neither supports nor opposes the request. He wants the applicant to be aware that there is a granite quarry that operates to the south of the proposed development with a Conditional Use Permit that permits operation until 10:00 p.m.

Judy Goering, 3723 W St. Germain St – She lives at the property located directly to the east. The outdoor property is well utilized in the summer months. She expressed concern for foot traffic, property values, noise, safety and health. She opposes the change in zoning and believes in the restriction of drive-in theaters within City limits.

Mona Nelson, 3702 W St. Germain St – She lives across the street from the proposed development. She expressed concern for trash, property values and traffic.

Kali Gardner Bowles, Legal Partners, White Bear Lake – She represents the property owners at 3717, 3709 & 3705 23rd St S. Her client opposes the proposed development. She expressed concern for future maintenances, traffic, congestion, noise, garbage, crime and odors. The proposal has not been thought out, and a trial period is concerning and will cause suffering to nearby businesses.

Lindsey Klein, 312 Morgan Dr, Foley – She is the applicant. There are multiple kinds of zoning districts in the area including residential, commercial and industrial. The traffic coming in and out of the theater will be far less than what goes in and out of the neighboring apartment complexes every day. The theater will be family-oriented. She provided a photo of the inflatable screen that is proposed.

Edward Chapman, 333 N Main St, Stillwater – He represents Summit Management who are real estate property owners. He strongly opposes the use of a theater for the proposed location. The use is not meant for this particular neighborhood. The development belongs in a more rural setting.

There being no one else wishing to speak, the public hearing was closed. Ballantine expressed concern with the screen pointing towards Hwy 15. Klein noted that there are trees lining the property that will create a visual barrier. Anderson asked about the uses for an I1, Light Industrial District, which is the current zoning for the property. Glaesman stated that uses in an I1, Light Industrial

District include warehousing, storage, manufacturing, etc. Radaich expressed concern for the days and hours of operation. Holtberg asked how the rezoning reflects the Comprehensive Plan. Glaesman stated that the Comprehensive Plan reflects the zoning that is in place today. The vision is to move away from the industrial uses that were part of the former township zoning. DeVine expressed concern for how the property will be enforced and the type of lighting that will be in place.

Holtberg made a motion to approve the rezoning request. The motion was seconded by Anderson. Holtberg stated he will be voting against the motion as it is not compatible with the surrounding properties. Larson commented that there are too many concerns with the property, and he will vote against the motion. Andzenge commented that he will be voting against the motion. Ballantine asked how the concerns will be addressed going forward. Klein noted that she received an email listing all concerns, and that email was answered. Glaesman stated he was not aware of that email. Anderson commented that he will support the motion based on the temporary nature. Ballantine stated he cannot support the motion, and DeVine agreed. DeVine called for a vote and the motion failed (1-6-0, Andzenge, Ballantine, DeVine, Holtberg, Larson and Radaich opposed).

Approval of the 2015 - 2020 Capital Improvements Program: Ballantine commended staff for their work on the Capital Improvements Program and made a motion to approve the 2015-2020 Capital Improvements Program. Holtberg congratulated staff for constructing the plan and seconded Ballantine’s motion. DeVine and Radaich also commended staff for their work. DeVine called for a vote and the motion carried unanimously.

St. Cloud Community Development Block Grant Program 2014 Annual Action Plan: Matt Glaesman, Planning Director, explained that further discussions with HUD resulted in a significant change in fund allocation before final consideration by City Council. It was determined that CDBG is not the right funding source going beyond 2014 for the Regional Human Rights Office. Staff is suggesting reallocation as follows:

Applicant	Original Request	% of Request	Proposed Allocation
Program Administration (City)	NA	100%	\$107,275

Human Rights Office	NA	0%	\$0
Lutheran Social Services - Crisis Nursery	\$15,000	66%	\$10,000
St. Cloud HRA – Single Family Housing Rehabilitation	\$300,000	70%	\$253,103
Downtown Council – Accessibility Improvements Program	\$56,000	71%	\$40,000
Youth for Christ - City Life	\$50,000	70%	\$35,000
Whitney Senior Center – Emergency Roof Repairs	NA	100%	\$75,000
Boys & Girls Club of Central MN	\$67,500	24%	\$16,000
Total			\$536,378

Holtberg made a motion to approve the reallocation. The motion was seconded by Anderson and carried unanimously.

Other Business: A panel met with the applicants for the Comprehensive Plan Update. City staff will contact references and the panel will meet again to make a final decision.

Commissioners and staff thanked Holtberg for his service on the Planning Commission for the last 10 years as this is his last meeting.

Adjournment: There being no further business, the meeting was adjourned at 7:56 p.m.

Dennis Ballantine, Secretary