

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, June 10, 2014, at 6 p.m. in the City Hall Council Chambers. Members present were Anderson, Andzenge, DeVine 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 accept the staff reports for June 10, 2014 as part of the official record. The motion was seconded by Larson and carried unanimously. Andzenge made a motion to table the minutes from the May 13, 2014 Planning Commission meeting. The motion was seconded by Anderson and carried unanimously.

Preliminary and Final Plats of Top Notch Plat: Matt Glaesman, Planning Director, explained a request for approval of the preliminary and final plats of Top Notch Plat. The request is simply to define two properties that already exist but have not yet been platted. The only condition is to dedicate an easement for what will be the shared property line. DeVine asked about a drainage plan. Dale Mathison (applicant) confirmed that information has been received from the Civil Engineer regarding stormwater drainage, etc.

Anderson made a motion to approve the preliminary and final plats of Top Notch Plat. The motion was seconded by Larson and carried unanimously.

LDC-2014-02 / Article 14, Section 14.3: Matt Glaesman, Planning Director, explained that the Land Development Code (LDC) defines 'micro-brewery' as a facility of not more than 2,400 sq. ft. of building area and generating 15,000 gallons or less of product annually and is a permitted use in the C3: Central Business (Downtown) District, C4: Fringe Central Business (Downtown) District, and C5: Highway Commercial District. 'Micro-brewery' is consistently defined by national industry sources as a facility generating no more than 15,000 barrels of

product annually, while the State of Minnesota utilizes 3,500 barrels produced annually for its licensing of small breweries. The current 15,000 gallon standard would allow for the production of roughly 500 barrels per year. Development prospects have questioned the City's definition finding the standard overly restrictive.

DeVine opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Commissioners discussed in length the different options available to amend the definition of a micro-brewery, including opening up the standard to 15,000 barrels for each of the three districts in question. A second suggestion included permitting up to a certain volume and requiring a Conditional Use Permit to exceed that volume.

Anderson made a motion to amend Article 14, Section 14.3 as follows:

1. Allow micro-breweries producing up to 5,000 barrels as a permitted use in the C3, C4 and C5 districts;
2. Allow micro-breweries producing more than 5,000 barrels as a conditional use in the C3, C4 and C5 districts; and,
3. Limit production space to 2,400 square feet.

The motion was seconded by Larson. Commissioners continued to discuss their concerns. Goerger noted that he would share the Commissioner's concerns with City Council members when the item is forwarded for consideration. DeVine called for a vote and the motion carried unanimously.

2014 Comprehensive Plan Update Scope of Work: Matt Glaesman, Planning Director, explained that staff is continuing to work with Houseal Lavigne to narrow the scope of work. GSDC is offering \$25,000 for two catalyst sites, and the City has offered to match \$25,000 for two additional catalyst sites. There are 13 sites in mind, which will be narrowed down to four based on how realistic development is for the site.

Discussion of the 2015 Development Fund Budget: Matt Glaesman, Planning Director, presented a draft of the 2015 Development Fund Budget. Commissioners agreed to have a discussion at the next Planning Commission meeting regarding policy and other topics.

Other Business: Information was provided to Commissioners regarding the regional and state planning conferences.

Adjournment: There being no further business, the meeting was adjourned at 7:17 p.m.

Dennis Ballantine, Secretary