

## PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, July 8, 2014, at 6 p.m. in the City Hall Council Chambers.

**ROLL CALL:** Members present were Anderson, Andzenge, Ballantine, DeVine, Larson and Radaich. City Council representative Goerger was present. Staff present were Matt Glaesman and Ashley Skaggs.

**OPEN FORUM:** No one testified.

### Consent Agenda:

#### **APPROVAL OF STAFF REPORTS FOR JULY 8, 2014 AS PART OF THE OFFICIAL RECORD**

ACTION TAKEN: Andzenge/Ballantine/Approved (6-0)

#### **APPROVAL OF MINUTES FROM THE JUNE 10, 2014 PLANNING COMMISSION MEETING**

ACTION TAKEN: Andzenge/Ballantine/Approved (6-0)

#### **APPROVAL OF MINUTES FROM THE MAY 13, 2014 PLANNING COMMISSION MEETING**

ACTION TAKEN: Ballantine/Radaich/Approved (4-0-2, Anderson and Andzenge abstained)

### Public Hearings:

#### **REZ-2014-06 / BRUCE JOHNSON / 1700, 1702 AND 1706 11<sup>TH</sup> AVE S**

ACTION TAKEN: Ballantine/Radaich/Failed (0-6)

Glaesman explained a request to rezone three properties from R1, Single Family Residential District to R2, Single Family and Two Family Residential District. The applicant is seeking to change the zoning district from R1 to R2 to allow two dwelling units to be used in the existing structure at 1706 11<sup>th</sup> Ave S. Staff is not supportive of rezoning the single property (1706) but is open to rezoning multiple properties in order to maintain a contiguous zoning district.

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

Tom Golden, 1707 10<sup>th</sup> Ave S - He is not in favor of the rezoning at this time. He does not want to see more homes turn into rentals. The neighborhood is fairly crime-free and they would like to keep it that way.

Bruce Johnson, 1706 11<sup>th</sup> Ave S - He is the applicant. He acknowledged that Mr. Golden's complaints are valid. He is working to create an opportunity for young adults coming out of a difficult situation and give them a chance to learn life skills in a supportive housing setting. He is licensed to have two sleeping rooms at this time. This home will be drug and alcohol free. He assumed the two properties to the north would be included to make the district contiguous, but he has not spoken with those owners yet. He would like to work with the neighbors.

Eric Bucher, 1703 10<sup>th</sup> Ave S - He is opposed to the request at this time. He is concerned with more rental units in the area.

There being no one else wishing to speak, the public hearing was closed. Radaich expressed concern for rezoning the two northern properties without the property owners' approval. Anderson commented that although the applicant's intentions are good, the zoning follows the property and applies to all subsequent owners. Ballantine stated he cannot support the request; however, if the block or neighborhood decided as a whole to make a change, he would likely consider it. Larson commented that he would have liked to see more interaction with the neighbors prior to the request, and he cannot support the request at this time. Goerger asked about the two sleeping rooms currently in use. Glaesman stated that a single-family residence may be rented to either a single entity or as sleeping rooms within the dwelling unit. Licenses are required for either situation.

Ballantine made a motion to approve the rezoning. Andzenge offered a friendly amendment to table the request to allow time for more interaction with neighbors. Ballantine declined. Radaich seconded the original motion. Anderson commented that the request should be deferred to the Comprehensive Plan Update where more property owners can be involved as a whole. DeVine called for a vote and the motion failed unanimously.

**DPA-2014-03 / DAVID LARSON ON BEHALF OF THE ST. CLOUD HOSPITAL / 1309 6<sup>TH</sup> AVE N**  
ACTION TAKEN: Andzenge/Ballantine/Approved (5-1, Radaich opposed)

Glaesman explained a request to amend the Hospitality House Planned Unit Development (PUD) to allow the addition of 16 living units to the existing 12 living units in the Gorecki Guest House. The terms of the PUD require an amendment to the General Development Plan for any expansion plans.

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

David Larson, 1406 6<sup>th</sup> Ave N – He is the Facilities Management Director for CentraCare. He is requesting to build the second phase of the original PUD request. A neighborhood meeting was held to address concerns of the neighborhood. Although the design has not yet been finalized, it does not deviate greatly from the original concept.

Tom Braatz, 1350 8<sup>th</sup> Ave N – He did not receive an invitation to the neighborhood meeting. He believes the addition will change the character of the neighborhood in a negative way. He does not think it is fair to assume that everyone agreed with the proposal of the original PUD. He is concerned with homes in the neighborhood turning into rentals and the hospital taking over the neighborhood. He acknowledged that the current facility is well managed.

Janene Riedeman, 1406 6<sup>th</sup> Ave N – She is the Director of Volunteer Services at the St. Cloud Hospital. Two meetings were held with neighbors: the first was with those who were actively involved at the time of the initial PUD request, and the second meeting notification was mailed to the current list for the neighborhood association. Flyers were hand delivered to the two streets that face the facility.

She stated that it is important to keep disruptions to a minimum, and they have not received any complaints regarding current operation.

Mark Hansen, 1326 8<sup>th</sup> Ave N – He stated he also did not receive a notice from the hospital. He asked that the impact on the neighborhood be kept in mind.

Bruce Egerman, 1421 7<sup>th</sup> Ave N - He asked what assurances the neighborhood has if the program continues to be successful. A line needs to be drawn as to what is fair to the neighborhood and the hospital. He addressed how parking is accessed and noted that a south side entrance would affect the nearby 3-way-stop intersection.

Glaesman stated that neither the Planning Commission, nor City Council, has the right to bind the hands of future City Council members. Any property owner has the right to ask for a rezoning. As it is now, this addition is the furthest extent the hospital can expand into the neighborhood. If there are future requests, there will be notifications, and all will have the opportunity to address concerns.

Larson stated that the hospital will work with the City to determine how much parking is needed. Parking can be changed to address concerns with access.

There being no one else wishing to speak, the public hearing was closed. Andzenge made a motion to approve the amendment as requested. The motion was seconded by Ballantine. Radaich commented that the current facility complements the neighborhood perfectly. He stated he is concerned with adding to the current density. Anderson agreed that the current facility is great and hopes it continues to be. He will vote in favor of the motion. Larson commented that while he appreciates the concerns listed, he will support the motion. DeVine stated that neighborhood interaction is very important. She will support the motion, but asked that the hospital reach out to those who were missed. DeVine called for a vote and the motion carried (5-1, Radaich opposed).

**REZ-2014-07 / John and Carol Severson / 405 and 407 33<sup>rd</sup> Ave N**

ACTION TAKEN: Ballantine/Andzenge/Approved (6-0)

Glaesman explained a request to rezone the building located at 405 and 407 33<sup>rd</sup> Ave N from C1, Business Office District to Planned Unit Development (PUD). The applicants are seeking approval of a PUD that would permit a greater range of potential commercial uses than is currently permitted by the C1 district. The structure is proposed to stay the same.

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

John Severson, 3121 Dunbar Rd - He is the applicant. The area has dramatically changed since it was designated C1. He and his wife bought the property 7 years ago. The building was put up for sale/lease 18 months ago and has been vacant for 9 months. There have been little to no inquiries because of the limited opportunity. He thanked the Commissioners for their consideration.

There being no one else wishing to speak, the public hearing was closed. Larson asked if staff is comfortable with the proposed list of uses. Glaesman confirmed. Ballantine made a motion to approve the rezoning. The motion was seconded by Andzenge. Anderson stated he is supportive of the motion. Radaich and DeVine agreed. DeVine called for a vote and the motion carried (6-0).

**Old Business:**

**TEP-2014-02 / POTENTIAL AMENDMENT**

ACTION TAKEN: Anderson/Andzenge/Approved (6-0)

Glaesman explained a request to amend an existing Temporary Excavation Permit to increase the amount of material to be extracted from the site. The proposed amendment would increase the quantity of materials allowed to be extracted from the Poganski property from 50,000 cubic yards to 100,000 cubic yards due to the extremely wet spring and high water table. Staff is recommending approval.

Mike Wilcox, Hoffman Construction, stated that because of the high water table, the anticipated quantity of material will not be able to be generated from the adjacent Kremer property. If the water table proves to be too high on the Poganski property, material will be found elsewhere.

Anderson made a motion to amend the Temporary Excavation Permit to increase the quantity of material extracted to 100,000 cubic feet. The motion was seconded by Andzenge. DeVine called for a vote and the motion carried (6-0).

**Adjournment:** There being no further business, the meeting was adjourned at 7:22 p.m.