

## PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Thursday, October 9, 2014, at 5 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 absent. Staff present were Matt Glaesman and Ashley Skaggs.

**OPEN FORUM:** No one testified.

### Consent Agenda:

#### **APPROVAL OF STAFF REPORTS FOR OCTOBER 9, 2014 AS PART OF THE OFFICIAL RECORD**

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

#### **APPROVAL OF MINUTES FROM THE SEPTEMBER 9, 2014 PLANNING COMMISSION MEETING**

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

### New Business:

#### **VAC-2014-03 / Walt & Trecia Ellis / 2517 24<sup>th</sup> Ave S**

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

Glaesman explained a request to vacate a 10' wide drainage and utility easement located on the common lot line between Lots 2 and 3, Block 2, Tiffany Park Two Plat 6. The property owners have owned the two lots for several years and combined them into a single zoning lot in 2010. The lot combination process essentially eliminated the common property line between Lots 2 and 3, but did not remove the 10' wide drainage and utility easement. The applicants would like to build a structure over the easement in the future. No utility lines are believed to be located within the proposed easement, and staff is supportive of the request.

Anderson made a motion to approve the vacation request. The motion was seconded by Radaich and carried unanimously.

#### **VAC-2014-04 / CHAD & DAINA O'BRIEN / 1002 RIVERSIDE DR SE**

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

Glaesman explained a request to vacate a 17' strip of dedicated street right-of-way of 10<sup>th</sup> St SE from Wilson Ave SE and the alley for the property located at 1002 Riverside Dr SE. The 10<sup>th</sup> St SE right-of-way was platted at 100' wide in 1926. Several years later, the existing home was built with a portion of the north side of the home located within the 10<sup>th</sup> St SE right-of-way. The property owners are requesting the vacation to gain clear ownership of the property their home was built upon and the ability to install a new fence on the north side of the property. Staff is supportive of the request.

It is possible that one or two neighboring properties are in a similar situation. Glaesman stated that staff will review neighboring properties for title issues and, if necessary, initiate a small neighborhood meeting to see if there is interest in a vacation request.

Anderson made a motion to approve the vacation request. The motion was seconded by Radaich and carried unanimously.

**PRELIMINARY PLAT OF ASSUMPTION CEMETERY 2<sup>ND</sup> ADDITION**

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

Glaesman explained a request for the approval of the preliminary plat of Assumption Cemetery 2<sup>nd</sup> Addition. The proposed plat creates two lots: Lot 1 is proposed to be for expansion of the cemetery; and, Lot 2 is for a single family home. The plat comes as a condition of a Conditional Use Permit approved by the Zoning Board of Appeals in June 2014. Staff is supportive of the plat with the condition that a 20' wide driveway easement is provided across the southern portion of proposed Lot 1, Block 1.

Ballantine made a motion to approve the preliminary plat subject to staff recommendations. The motion was seconded by Andzenge and carried unanimously.

**Adjournment:** There being no further business, the meeting was adjourned at 5:22 p.m.