

## PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Thursday, November 13, 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 NOVEMBER 13, 2014 AS PART OF THE OFFICIAL RECORD**

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

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

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

### Public Hearings:

#### **REZ-2014-08 / Christopher Dragich on behalf of John & Michelle Dragich / 239 37<sup>th</sup> Ave N**

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

Glaesman explained a request to rezone an existing residential lot to Planned Unit Development (PUD) for the purpose of building a miniature golf course. The current R1 zoning limits the use of the property to a small list of permitted/conditional residential and non-residential uses. The mini golf course would be located on the property sought for rezoning. However, the mini golf rental office and restrooms will be located in the Village Gifts building to the north. Staff is recommending approval of the rezoning to PUD as the parcel is the last residentially zoning property on the west side of 37<sup>th</sup> Ave N.

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

Christopher Dragich, 148 4<sup>th</sup> Ave N, Sauk Rapids – Photos were presented of the proposed mini golf course. Two or three rooms in the Village Gifts building will be converted into space for the business. The mature trees on the lot will be incorporated into the golf course.

Radaich asked about signage. Glaesman stated that sign placement on the Village Gifts property can be addressed in the PUD.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the rezoning request. The motion was seconded by Radaich and carried unanimously.

#### **DPA-2014-04 / DAVID LARSON ON BEHALF OF THE ST. CLOUD HOSPITAL / 1406 6<sup>TH</sup> AVE N**

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

Glaesman explained a request to amend the Medical District General Development Plan for a 23' x 106' addition to the Emergency Department and modify access in the southwestern corner of the property. The applicant is requesting the amendment to construct a 2,400 sq. ft. addition

improving vehicular access and internal flow for emergency services. The proposed expansion includes a 32' x 110' canopy over the patient drop off area on the west side of the building. Staff feels the change is appropriate and is supportive of the request.

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

David Larson, St. Cloud Hospital – There are issues with how the Emergency Room traffic is directed into the site. This improvement should help direct traffic more effectively. There will be a slight expansion to the footprint, but it is on the existing property. A neighborhood meeting was held in which two residents attended. The residents were most interested in the scale of the drawings.

There being no one else wishing to speak, the public hearing was closed. Road configuration and signage were questioned. Glaesman stated that the traffic control design and signage plan have not been finalized. Ballantine made a motion to approve the development plan amendment request. The motion was seconded by Radaich and carried unanimously.

**New Business:**

**VAC-2014-05 / CITY OF ST. CLOUD / 4334 COOPER AVE S**

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

Glaesman explained a request to vacate the entire 33' wide street right-of-way of Sholing Drive. The right-of-way was originally vacated in August 2010. Subsequent to that action, the city was contacted by adjacent property owners indicating they had failed to receive mailed notice of the public hearing. Given this information, the City Council rescinded the vacation in February 2012 with the intention of processing a new request.

Sholing Drive provides access to one existing residence (Knall) and a vacant parcel to the east (Waverek/Amo). Sholing Drive will not be extended further to the east due to the presence of a large wetland complex, which is also an environmentally sensitive area. The vacated right-of-way would be incorporated into the Knall property. A private access easement between the parties can establish access rights for the Waverek/Amo property across the vacated right-of-way. Staff recommends approval of the vacation of Sholing Drive contingent upon execution of an access agreement between the private property owners.

Board members discussed the need to extend Sholing Drive to the east. Anderson made a motion to approve the vacation request. The motion was seconded by Radaich and carried unanimously.

**LADY SLIPPER LOT IMPROVEMENTS**

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

Glaesman explained a request for proposed improvements to the landscaped portion of the Lady Slipper parking lot. Liberty Savings Bank is proposing to replace the existing landscaping and signage along the south side of the City's Lady Slipper parking lot adjacent to Trunk Highway 23. The largest feature proposed is a 23' tall brick bell tower to replace the inoperable interchangeable message sign. The proposed structure does not decrease the amount of existing off-street parking or diminish the site's potential redevelopment window.

Mark Bragelman of Liberty Savings Bank stated they would like to give something back to the community. The possibility of future development on the lot is understood and will be dealt with accordingly at that time.

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Andzenge made a motion to approve the proposed improvements to the Lady Slipper parking lot. The motion was seconded by Ballantine and carried unanimously.

**2015 PLANNING COMMISSION SCHEDULE**

ACTION TAKEN: None

Glaesman provided the 2015 Planning Commission meeting dates.

**Other Business:**

**2015 COMPREHENSIVE PLAN UPDATE**

ACTION TAKEN: None

Glaesman gave a brief update on the 2015 Comprehensive Plan Update.

**Adjournment:** There being no further business, the meeting was adjourned at 6:53 p.m.