

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, January 13, 2015, 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 was present to speak.

Consent Agenda:

**APPROVAL OF STAFF REPORTS FOR JANUARY 13, 2015 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE DECEMBER 9, 2014 PLANNING COMMISSION MEETING
ACTION TAKEN:** Ballantine/Andzenge/Approved (6-0)

Public Hearings:

**REZ-2015-01 / GEYER SIGNAL OF ST. CLOUD, LLC ON BEHALF OF KISSNER PROPERTIES /
2109 252ND ST, 25122 & 25112 22ND AVE AND 2110 251ST ST
ACTION TAKEN:** Anderson/Andzenge/Tabled (6-0)

Glaesman explained a request to rezone six lots in the St. Augusta Business Park. The applicants' property was annexed to the City of St. Cloud in 2000. The St. Augusta Business Park was zoned General Commercial under the prior township zoning. Upon annexation, the entire business park was zoned C5, Highway Commercial. As a result, a number of lawful non-conforming uses exist within the park.

The applicants' equipment rental business has outgrown its existing location on Roosevelt Rd. The applicants plan to relocate that operation to the subject property and wish to provide outdoor storage. The St. Augusta Business Park's current C5 zoning allows the applicants' business, but it does not allow the storage of materials and equipment outside of the building. The proposed I1 zoning would allow the business to store materials and equipment outside.

Staff recommends tabling the request until the February 2015 Planning Commission meeting. Staff recommends that the Planning Commission initiate rezoning of the adjacent parcels occupied by existing industrial uses. Continuation of the January public hearing into February would allow the original request, expanded request and related Comprehensive Plan amendment to be forwarded concurrently for City Council consideration.

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

Matthew Loven, 1015 W St. Germain St - He represents Geyer Signal. Geyer Signal is currently located off of Roosevelt Rd. The same functions that currently take place will take place on the proposed new location. He understands the recommendation to table the request in order to rezone a larger area.

There being no one else wishing to speak, the public hearing was closed. Glaesman asked for a motion to table and direction to initiate rezoning for the remaining parcels in the St. Augusta

Business Park. Anderson made a motion to table the request for expansion of the rezoning area. The motion was seconded by Andzenge and carried unanimously.

LDC-2015-01 / CITY OF ST. CLOUD / ARTICLES 4, 19 & 21

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

Noah Czech, Stormwater Compliance Specialist, explained the City has been authorized under the General Municipal Separate Storm Sewer System (MS4) Permit to discharge stormwater runoff to Waters of the State. The City has been regulated under the MS4 General Permit since 2003. Every five years, the MN Pollution Control Agency (MPCA) updates requirements and conditions of the MS4 General Permit. As a result, the City is required to update the Stormwater Pollution Prevention Program (SWPPP) and best management practices to meet the new requirements and conditions. Czech delivered a presentation highlighting the new requirements and process for enforcement.

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

Jane DeAustin of CMBA, 1124 W St. Germain St - She has been working closely with Mr. Czech over the last several months on the changes to the Land Development Code. She is concerned with the record retention requirement for maintenance, easements and the process in how future property owners will become aware of the requirements. She asked for clarification of the process and flexibility during implementation.

Radaich asked about continuity between area jurisdictions. DeAustin stated she expects some area cities to have the same ordinance language as they contract with the same engineer.

Glaesman stated that the city is committed to open communication. A public hearing will also be held at the City Council, and it takes 30 days before the changes go into effect. He is comfortable with the amendments moving forward with the understanding that the internal process needs to be discussed.

Pat Shea, Public Services Director - The City already reviews Land Disturbance Permits. The focus of the changes are related to post-construction. A regulatory measure is needed to make sure the requirements are being met and maintained. Enforcement will be ongoing and not complaint based.

There being no one else wishing to speak, the public hearing was closed. Ballantine made a motion to approve the Land Development Code amendments. The motion was seconded by Radaich and carried unanimously.

New Business:

ELECTION OF OFFICERS

ACTION TAKEN: Chair Larson/Vice-Chair Ballantine/Secretary Anderson

The following officer nominations were made and approved:

Officer	Nominee	Nominated By
Chair	Larson	Anderson

Vice-Chair
Secretary

Ballantine
Anderson

Radaich
Radaich

The following board appointments were approved:

Board

Park & Recreation Advisory Board
St. Cloud Area Planning Organization
Heritage Preservation Commission

Appointee

Anderson
Andzenge & DeVine
Radaich

Other Business:

ACTION TAKEN: None

Glaesman noted upcoming meetings regarding the Capital Improvement Program, Community Development Block Grant and Comprehensive Plan Update.

Anderson asked about funding sources and Business Improvement Districts related to the Placemaking plan. Glaesman noted that funding sources will be identified in the Comprehensive Plan. Business Improvement Districts are initiated by the private organization.

Anderson asked for staff to look into how the City of St. Cloud differs from boards across the state in regards to ‘per diems’.

Glaesman announced that the City’s new website launched on January 8, and a new GIS interface will be launched in the next few weeks.

Adjournment: There being no further business, the meeting was adjourned at 7:28 p.m.