

PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, April 14, 2015, at 6:00 p.m. in the City Hall Council Chambers.

ROLL CALL: Members present were Andzenge, DeVine, Larson and Radaich. Anderson and Ballantine were absent. 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 APRIL 14, 2015 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE MARCH 10, 2015 PLANNING COMMISSION MEETING
APPROVAL OF MINUTES FROM THE MARCH 12, 2015 JOINT PLANNING COMMISSION MEETING
APPROVAL OF MINUTES FROM THE MARCH 12, 2015 SPECIAL PLANNING COMMISSION MEETING
ACTION TAKEN: Radaich/DeVine/Approved (4-0)

Public Hearings:

DPA-2015-01 / PLATINUM DYNASTY, LLC / 3995 COUNTY RD 74

ACTION TAKEN: Radaich/Andzenge/Approved (4-0)

Glaesman explained a request to amend the approved site plan for the Blue Moon Planned Unit Development to include a 4,000 sq. ft. building addition and a potential future 7,300 sq. ft. building addition. The applicants are also proposing to eliminate two approved driveways onto Hidden Acres Cir. Staff is supportive of the request.

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

Tom Waletzko, 5016 Hidden Acres Cir - He stated that the neighbors are happy to see the access to Hidden Acres Cir will be eliminated. He supports the proposed project.

There being no one else wishing to speak, the public hearing was closed. DeVine asked about stormwater regulations. Glaesman noted that one benefit of the change is that there is a great deal of green space that is retained compared to the originally approved site plan. That green space is a perfect location for infiltration to control stormwater.

Radaich made a motion to recommend approval of the request subject to staff recommendations. The motion was seconded by Andzenge and carried unanimously.

REZ-2015-02 / JDF ASSOCIATES OF ST. CLOUD, LLC / 601 11TH AVE SE

ACTION TAKEN: Radaich/Andzenge/Approved (3-0-1, DeVine abstained)

DeVine state she will abstain from discussion and voting on this item.

Glaesman explained a request to rezone property at 601 11th Ave SE from C5, Highway Commercial District to Planned Unit Development. The applicant is proposing to construct up to two used oil tanks that could vary in diameter between 70' and 90' and height between 35' and 46'. Staff is supportive of the request contingent upon the installation of appropriate visual buffers and/or aesthetic design elements to the tank(s).

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

Jim Feneis, JDF Associates of St. Cloud – He is one of the owners of JDF Associates. His family has been dedicated to the east side of St. Cloud for 52 years, and he is proud of how Lincoln Ave has progressed. As the business continues to grow, more storage is required. He acknowledged concerns raised by the neighborhood and assured the safety of the tanks. He welcomed anyone from the public to tour the facility.

Dave Keller, Keller Management Co – Keller Management Co represents the Arlington Business Park to the northeast of the subject property. He noted his appreciation for the merits of the East Side Oil business. He is concerned with how the proposed project will affect property values of the properties in the business park. He asked about the buffers that will be in place

Dr. Robert Bezek, 1026 4th St SE – He is concerned with the affect the proposed project will have on property values. He commented on old semi-trailers that are parked along the east side of the applicant's property.

Richard Remer, American National Bank – He noted that there is a lot of unauthorized activity on the subject property, which has been a problem for law enforcement. The proposed project is the best plan for the property. He does not believe the project will affect the bank's property.

Pat Moran, 917 13th Ave SE – The current tank at 626 Lincoln Ave SE is excellent. The property in question is one that is used for people to congregate for illegal activity. The property will be better even with a couple of tanks. She commented that there are worse things to look at.

There being no one else wishing to speak, the public hearing was closed. Radaich asked what a buffer for the site might look like. Glaesman stated the buffer is yet to be determined. Base zoning would require an 8' fence with 100% opacity. Radaich asked about containment of the tanks. Feneis stated that secondary containment is required by state law. Regarding a buffer, he would like to install a secure chain-link fence. An earthen berm was suggested, but he would prefer not to install one.

Goerger asked about the receptacles used to collect the used oil and the cost of the service. Feneis noted that there are 70 locations to properly dispose of used oils so they are not deposited into the environment. The service is free and open to the public 24 hours a day.

Radaich asked about the visual semi-trailer issue. Feneis noted that at one time there were several semi-trailers full of his father's purchases throughout the years. He is down to 6 to 8 trailers and will continue to weed them out.

Andzenge addressed Keller and asked if he was satisfied with the explanation of what will be done on the property. Keller stated he was not. A chain-link fence is not sufficient, and he is concerned the property will become another storage facility for semi-trailers. He showed a picture of the semi-trailers on Feneis' property. Andzenge asked for a suggestion of what he would like to see, rather than what he does not like. Keller stated he is interested in a berm and green space but

has not had sufficient time to research the possibilities. He believes it would be appropriate to table the decision for a more detailed plan.

Radaich made a motion to approve the request subject to staff recommendations. The motion was seconded by Andzenge. Andzenge stated he feels the applicant has sufficiently explained his intentions with the property. Glaesman reminded Commissioners that staff is not recommending that a chain-link fence with no opacity is appropriate. Also, the request is not a comparison to what is currently being done on the property but the long term vision for the area and property. Larson stated he is comfortable moving the request forward to City Council. Larson called for a vote and the motion carried (3-0-1, DeVine abstained).

New Business:

I-94 BUSINESS PARK PLAT 12 / ST. CLOUD ECONOMIC DEVELOPMENT DEPARTMENT

ACTION TAKEN: DeVine/Radaich/Approved (4-0)

Glaesman explained a request to ‘replat’ St. Cloud I-94 Business Park 10. The existing plat created an 80 acre lot and a 57.2 acre lot. Both lots have frontage on County Rd 75 on the west and Franklin Rd on the east. The proposed plat will still create two lots, with the addition of 74th St S right-of-way. Stearns County comments state that no direct access will be permitted to County Rd 75 and turning lanes must be installed on County Rd 75 for the access to 74th St S. Staff is supportive of the request.

DeVine made a motion to approve I-94 Business Park Plat 12. The motion was seconded by Radaich and carried unanimously.

GEORGE FRIEDRICH PARK PROPERTY ACQUISITION

ACTION TAKEN: DeVine/Radaich/Approved (4-0)

Glaesman explained that staff is seeking a recommendation regarding the exchange of property with St. Cloud State University (SCSU) and introduced Scott Zlotnik, Park & Recreation Director.

The City’s Park & Recreation Department and SCSU have negotiated the terms of a land exchange. The City’s park maintenance facility is located adjacent to SCSU’s parking fields south of the Herb Brooks National Hockey Center. The property upon which it sits is more conducive to campus utilization. SCSU owns multiple parcels located near the intersection of University Dr and 15th Ave SE commonly referred to as Friedrich Park. Both entities are hoping to open the site to public utilization. The proposal would be cost neutral over time, although a cash payment in favor of SCSU would be required in the short-term.

DeVine made a motion to recommend approval of the land exchange. The motion was seconded by Radaich and carried unanimously.

Old Business:

2016-2021 CAPITAL IMPROVEMENTS PROGRAM

ACTION TAKEN: Radaich/Andzenge/Approved (4-0)

Glaesman reminded Commissioners of the 2016-2021 Capital Improvement Program process and asked for final approval.

Radaich made a motion to approve the 2016-2021 Capital Improvements Program. The motion was seconded by Andzenge and carried unanimously.

Adjournment: There being no further business, the meeting was adjourned at 7:19 p.m.