

## PROCEEDINGS OF THE ST. CLOUD PLANNING COMMISSION

A meeting of the St. Cloud Planning Commission was held on Tuesday, June 9, 2015, at 6:00 p.m. in the City Hall Council Chambers.

**ROLL CALL:** Members present were Anderson, Ballantine, DeVine and Larson. Andzenge and Radaich 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 JUNE 9, 2015 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE MAY 12, 2015 PLANNING COMMISSION MEETING  
ACTION TAKEN:** Ballantine/Anderson/Approved (4-0)

### Public Hearings:

**DPA-2015-02 / KWIK TRIP ON BEHALF OF FIRST BAPTIST CHURCH / 1230 HIGHWAY 23 E  
ACTION TAKEN:** Anderson/Ballantine/Approved (4-0)

Glaesman explained a request for a development plan amendment. The applicants are proposing to raze the existing structures and build a new 7,150 sq. ft. convenience store with fuel pumps and two drive-thru car washes. The site will also contain a 10-pump gasoline fuel canopy on the east side of the property and a four-pump diesel canopy on the north side of the property. The drive-thru car washes are proposed to be attached to the west side of the building.

A revised site plan was provided to depict a slight reconfiguration to the drive lane on the west side of the property, relocation of signs, additional off-street parking, and greater separation of the northern-most drive lane from the 14<sup>th</sup> Ave SE/TH23 intersection. Staff is recommending approval. Anderson asked about the staff recommendation calling for a sidewalk along 14<sup>th</sup> Ave SE. Glaesman stated that a sidewalk was discussed with the applicants, but it does not reflect on the current site plan.

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

Wade Dumont, Kwik Trip of LaCrosse, WI - Kwik Trip is a family-owned business out of LaCrosse, WI. A neighborhood meeting was held to ensure there were not any concerns that were not addressed. Four neighbors attended the meeting, and no issues came from that meeting. Kwik Trip is in agreement to staff's conditions of approval, including the sidewalk. A new site plan will be submitted reflecting the sidewalk prior to the City Council meeting.

Larson asked about the northern entrance. Dumont stated that the northern entrance from 14<sup>th</sup> Ave SE is a right in/right out only. In meeting with the City Engineer, it may be opened up to allow for both directions.

There being no one else wishing to speak, the public hearing was closed. Anderson asked about an anticipated start date for construction and typical wages for employees. Dumont stated that construction will begin in 2016. Employee wages are typically higher than average. Kwik Trip is not a public company, and the owners share 40% of profits each year in the form of a bonus to all

employees. Anderson asked if the PUD will be renamed. Glaesman noted that he will look into changing the name going forward to City Council. Additional details will be worked out with the applicant and the City Engineer. DeVine asked about rezoning the property to C5 zoning. Glaesman stated that staff suggests amending the PUD because that is what is in place today, and a PUD allows for the establishment of minimum requirements for landscape, buffer, design, etc.

Anderson made a motion to approve the development plan amendment subject to staff recommendations. The motion was seconded by Ballantine and carried unanimously.

**CPA-2015-02 / CITY OF ST. CLOUD / 1230 HIGHWAY 23 E**

**ACTION TAKEN:** Anderson/DeVine/Approved (4-0)

Glaesman explained that the 2003 Comprehensive Plan guides the applicants' property toward Public/Semi-public. An amendment of the Comprehensive Plan has been initiated by City staff as a result of the development plan amendment request to guide the property towards Commercial. This public hearing was held in conjunction with the public hearing for DPA-2015-02.

Anderson made a motion to approve the Comprehensive Plan Amendment. The motion was seconded by DeVine and carried unanimously.

**LDC-2015-02 / CITY OF ST. CLOUD / ARTICLES 7 & 8**

**ACTION TAKEN:** Ballantine/Anderson/Approved (4-0)

Glaesman explained that as a result of the May 2015 meeting discussion, a request to amend Article 7, Section 7.2, Table 7-1 and Article 8, Section 8.2 of the Land Development Code (LDC) is proposed. The proposed amendment will eliminate two-family dwellings, living quarters for more than 6 persons employed on premises, and manufactured home (temporary) for farming operations from the AG and RR Districts. The amendment also proposes to include Assisted Living Facilities and Independent Living Facilities in the R4 thru R7 zoning districts. The LDC currently has definitions for 'Assisted Living Facilities' and 'Independent Living Facilities' within Article 21, but neither use is defined as a permitted or conditional use within the City's zoning districts.

Larson opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Ballantine made a motion to approve the amendments as proposed. The motion was seconded by Anderson and carried unanimously.

**New Business:**

**LENZMEIER 2<sup>ND</sup> ADDITION / ROSE M LENZMEIER IRREVOCABLE TRUST**

**ACTION TAKEN:** Anderson/Ballantine/Approved (3-0-1, DeVine abstained)

DeVine stated she would abstain from discussion and voting on this item.

Glaesman explained a request for approval of Lenzmeier 2<sup>nd</sup> Addition to subdivide the existing 62.3 acre outlot at 3763 and 3765 Roosevelt Road. One of the proposed outlots will be 38.94 acres and the other outlot will be 23.38 acres in order to facilitate the sale of the westerly portion of Outlot A. The subdivision of this outlot does not grant development rights.

Anderson made a motion to approve the plat request. The motion was seconded by Ballantine and carried (3-0-1, DeVine abstained).

**Adjournment:** There being no further business, the meeting was adjourned at 6.28 p.m.