

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, May 10, 2016
6:00 pm
City Hall Council Chambers

Roll Call:

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine, Evan Larson, Bill Mund and Emil Radaich
MEMBERS ABSENT: -
CITY COUNCIL REP.: Jeff Goerger
STAFF PRESENT: Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one was present to speak.

Consent Agenda:

**APPROVAL OF STAFF REPORTS FOR MAY 10, 2016 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE APRIL 12, 2016 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/Larson/Approved (7-0)**

Public Hearings:

**DPA-2016-02 / SCA PROPERTIES LLC FOR QUAD INVESTMENTS OF MN / 2410 & 2450 20TH AVE SE
ACTION TAKEN: Anderson/Radaich/Approved (5-2, Anderson and Mund opposed)**

Glaesman explained a request to change the occupancy age requirements for the previously approved development. The existing approval requires all residents to be a minimum of 55 years or older. The proposed amendment would allow 80% of the building's occupancy to be 62 years or older and 20% to have no age restriction. The applicants would place a preference of 55 years or older on the potential unrestricted age category.

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

Melodie Bridgeman, HM Collaborative - She explained that the primary financing of this project is Tax Exempt Bonding from the State of MN. Projects that have 100% age restrictions cannot access bonding funds until later than traditional LMI multifamily projects. All Fair Housing Act guidelines will be complied with, but it is not expected that this type of housing will be appealing to younger people.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by Radaich. Anderson stated that he understands the need to access funding, but he is concerned with the change to the age restriction. Mund also expressed concern for the change to the age restriction. Ballantine called for a vote and the motion carried (5-2, Anderson and Mund opposed).

**REZ-2016-02 / KWIK TRIP INC / 14 MCLELAND RD & 685 44TH AVE N
ACTION TAKEN: DeVine/Radaich/Approved (7-0)**

Glaesman explained a request to rezone portions of two existing industrial zoned properties from I3, Planned Industrial District to C5, Highway Commercial District. The applicants are proposing to reconfigure the two industrially zoned properties and one commercial property to create a larger commercial lot. The rezoning will allow for any of the uses permitted in the C5 to be built on the site. The applicants are also requesting vacation of the drainage and utility easements located on the center of the common lot lines and the perimeter of the lots. New drainage and utility easements will be created on the common lot lines of the proposed platted lots of Sundance Commercial District 4. Prior to the public hearing at City Council, the preliminary plat that will be revised to show the concept of a 7th St N extension. Staff is supportive of all three requests.

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

Mary Lewandowski, 16 McLeland Rd - She is the Director of Human Resources for Jefferson Capital Systems. She highlighted several concerns related to the subject property's intended use of a convenience store including safety of employees and visitors, traffic flow, parking, and stormwater requirements.

Wade Dumond, Kwik Trip, Inc - He stated that Kwik Trip is in agreement with the conditions listed, and he is willing to meet with Ms. Lewandowski at any time.

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

VAC-2016-05 / KWIK TRIP INC / 14 MCLELAND RD, 685 44TH AVE N & 4480 8TH ST N
ACTION TAKEN: DeVine/Radaich/Approved (7-0)

DeVine made a motion to approve the vacation request subject to staff recommendations. The motion was seconded by Radaich and carried unanimously.

PRELIMINARY & FINAL PLAT OF SUNDANCE COMMERCIAL DISTRICT 4
ACTION TAKEN: DeVine/Radaich/Approved (7-0)

DeVine made a motion to approve the preliminary and final plat of Sundance Commercial District 4 subject to staff recommendations. The motion was seconded by Radaich and carried unanimously.

REZ-2016-03 / AL KELLER / 1941 & 2001 FOREST DR
ACTION TAKEN: Anderson/Mund/Approved (7-0)

Glaesman explained a request to rezone a recently annexed piece of property from AG, Agricultural District to PUD, Planned Unit Development. The applicant's request includes the entire right-of-way width of Foley St (321st St). LeSauk Township is responsible for the vacation of the street right-of-way. The proposed PUD will limit the potential land use to exclusively single family detached homes that will be subdivided into 10 single family lots. The development would have a full public right-of-way for ingress/egress. Staff is recommending the right-of-way width be increased to 54', which is the smallest width acknowledged in City code.

Anderson asked about sidewalks. Glaesman stated that the development does not plan for sidewalks. The primary concern is further reducing the front yard setback and minimizing green space.

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

Al Keller, 2521 19th St N - The request is to include a private drive. There still is a possibility of a gated community, but a final decision has not yet been made. The roadway will be built according to City standards so the City could take the roadway over if it's decided to be made public.

Larson asked about the gated community. Keller stated it would be up to the owners of the property to keep the development gated. A physical gate would be in place.

DeVine noted that the Engineering staff memo refers to a public drive. Glaesman stated that the City was under the impression that the roadway would be public, and the City has not agreed to a private drive. The issue will need to be addressed with the applicant before the City Council hearing.

Joel Athmann, 1214 Millstone Ct - He is supportive of the request. He asked who governs the property and how the vacation process works.

Glaesman stated that the property is now fully within the City limits. When Foley St (321st St) is vacated, half of the right-of-way will go the property owner to the north and half to the south. The applicant is aware that they will not receive the full vacated right-of-way.

Ann Hallonquist, 1250 Mill Creek Cir - She is supportive of the request. She raised questions about the residential use, the vacation of 321st St, and fencing.

Glaesman stated that the homes will be single family detached homes; however, they are not age specific and not required to be owner-occupied. Staff believes that at some point in the future, Mill Pond Dr will need to be extended to Forest Dr to alleviate some traffic through the Mill Creek neighborhood. The fencing issue could be addressed by the PUD.

There being no one else wishing to speak, the public hearing was closed. Glaesman stated that the Commission could either table the request until next month or recommend approval with the understanding that the private/public drive will be addressed before City Council. Anderson stated he would not support the request with a private drive to possibly turn public. Larson and Ballantine expressed concern for a gated community.

Anderson made a motion to approve the request subject to the development not being gated and subject to staff recommendations. The motion was seconded by Mund and carried unanimously.

PRELIMINARY & FINAL PLAT OF PARK VIEW ESTATES

ACTION TAKEN: Mund/Anderson/Approved (7-0)

Mund made a motion to approve the preliminary and final plats of Park View Estates subject to staff recommendations. The motion was seconded by Anderson and carried unanimously.

REZ-2016-04 / ANNA MARIE'S ALLIANCE / 502 & 506 11TH AVE N AND 425, 501 & 505 10TH AVE N

ACTION TAKEN: Mund/DeVine/Approved (7-0)

Glaesman explained a request to rezone several abutting properties, including a portion of Hope Park, from R5, General Multi-Family Residential District to Planned Unit Development (PUD) 43. The proposed rezoning will allow Anna Marie's Alliance to purchase the properties and demolish the structures to accommodate an expansion to the existing shelter. The St. Cloud Parks

& Recreation Board met on May 3, 2016 and recommended the sale of the necessary park property and the possible sale of the entire park to the applicant.

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

Charles Hemepeck, Anna Marie's Alliance – The current facility cannot meet the growing demand for services. Anna Marie's is moving away from dorm-style living quarters to better accommodate the needs of residents. A capital campaign will be started, and a percentage of the total needed funds will be required before the project can begin.

Anderson asked if Anna Marie's is interested in all of Hope Park. Hemepeck stated they are.

There being no one else wishing to speak, the public hearing was closed. Anderson introduced the idea of possibly using Community Development Block Grant (CDBG) funds for the project in the future. Goerger stated he is in favor of selling the park to Anna Marie's.

Mund made a motion to approve the rezoning request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

SALE OF HOPE PARK

ACTION TAKEN: Anderson/DeVine/Approved (7-0)

Anderson made a motion to approve the sale of all of Hope Park. The motion was seconded by DeVine and carried unanimously.

Adjournment:

There being no further business, the meeting was adjourned at 7:25 p.m.