

**CITY OF ST. CLOUD PLANNING COMMISSION**

Tuesday, June 14, 2016  
6:00 pm  
City Hall Council Chambers

**Roll Call:**

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

A moment of silence was held in honor of St. Cloud State University President Earl H. Potter III.

**OPEN FORUM:** No one was present to speak.

**Consent Agenda:**

**APPROVAL OF STAFF REPORTS FOR JUNE 14, 2016 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE MAY 10, 2016 PLANNING COMMISSION MEETING  
ACTION TAKEN: DeVine/Mund/Approved (5-0)**

**Public Hearings:**

**DPA-2016-03 / MILLER ARCHITECTS & BUILDERS / 6340 RIDGEWOOD RD  
FINAL PLAT OF WESTWOOD PARKWAY PLAT 6  
ACTION TAKEN: Mund/DeVine/Approved (5-0)**

Glaesman explained a request to amend the General Development Plan of the Westwood Parkway Planned Unit Development (PUD) to allow a portion of the property to be developed into multi-family housing. The applicants are proposing to construct a 101-unit multi-family apartment building on 4.7 acres. The remaining 1.7 acres would be developed into neighborhood commercial uses currently allowed by the PUD. The staff report raised several concerns that have all been addressed by the applicant. Staff is recommending approval.

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

Dan Miller, Miller Architects & Builders - The Westwood Parkway development was initiated nearly 20 years ago. The need and demand for quality rental housing has increased significantly. A neighborhood meeting was held on June 2 where concerns were addressed.

There being no one else wishing to speak, the public hearing was closed. Mund made a motion to approve both the development plan amendment and final plat requests subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

**REZ-2016-05 / MICROBIOLOGICS, INC / 200, 220, 224, 234 & 238 OSSEO AVE N AND 200 COOPER AVE N  
ACTION TAKEN: DeVine/Larson/Approved (3-2, Czech and Mund opposed)**

Glaesman explained a request to rezone several properties and amend the General Development Plan of PUD #89. The applicants are proposing to construct a 35,000 sq. ft. addition

to the existing building and increase the amount of off-street parking upon four residential parcels to the east. The adjacent residential lots must be rezoned to allow the off-street parking use. Staff is supportive of the request but would like additional information regarding landscaping, fencing and parking setbacks.

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

Tom Bruce, Winkelman Building Corp. – Microbiologics currently has 111 employees and is expecting to grow to 150 in the next five years. The proposal is in anticipation of that growth. There is plenty of room on the property to consider the management of stormwater and buffering from residential properties.

Brad Goskowicz, CEO of Microbiologics, Inc. – Currently the business operates from 7am – 5pm on weekdays only. Properties across Osseo Ave have been acquired as they have become available. One additional property is in the early stages of discussion for acquisition.

Sarah Meidl, 228 Osseo Ave N – She is supportive of the growth of Microbiologics but concerned about the potential resale of her home. She questioned why a few homes are being left behind to be surrounded by a parking lot. She is also concerned with the care of her property during demolition and construction of neighboring parcels.

There being no one else wishing to speak, the public hearing was closed. Goskowicz stated he would be willing to speak with Ms. Meidl about the potential sale of her property. DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Larson.

Larson stated he is essentially in favor of the request but is concerned that not all properties will be rezoned throughout the entire block. Mund noted he shares the same concerns and suggested tabling the request to give Microbiologics the opportunity to meet with the remaining property owners. Czech agreed that the remaining parcels need to be addressed. Ballantine questioned the timetable for Microbiologics. Bruce stated that a decision should be made on one of the parcels before the City Council hearing.

Ballantine stated he will support the motion. A recommendation can be forwarded to City Council with the concerns listed. Ballantine called for a vote and the motion carried (3-2, Czech and Mund opposed).

**New Business:**

**VAC-2016-06 / FRANK & DONNA KOENIG / 5297 & 5305 SAND BUNKER ST**

**ACTION TAKEN: Mund/Czech/Approved (5-0)**

Glaesman explained a request to vacate a 10' wide drainage and utility easement along the common property line between Lots 7 and 8, Block 1, Fairways 4<sup>th</sup> Addition. The two lots are proposed to be combined into a single zoning lot. There are private utilities located within the easement. If the easement is vacated, it is the responsibility of the property owner to work with the utility companies regarding relocation. Staff is supportive of the request.

Mund made a motion to approve the vacation subject to staff recommendations. The motion was seconded by Czech and carried unanimously.

**VAC-2016-07 / THOMAS & MARGIE CUMMING / 1705 & 1717 39<sup>TH</sup> ST S**

**ACTION TAKEN:** Mund/DeVine/Approved (5-0)

Glaesman explained a request to vacate a 10' wide drainage and utility easement along the common property line between Lots 1 & 2, Block 1, Coyote Creek. The two lots are proposed to be combined into a single zoning lot. There are no utilities within the easement, and vacating will allow the entire zoning lot to be used. Staff is supportive of the request.

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

**POTENTIAL CREATION OF A SOUTHEAST ST. CLOUD LOCAL HISTORIC DISTRICT**

**ACTION TAKEN:** None

Glaesman explained that the Heritage Preservation Commission (HPC) is considering initiating the process to create a Southeast St. Cloud Local Historic District. He explained the process required to make the designation, which will include a recommendation from the Planning Commission to the City Council. Ann Marie Johnson of the HPC presented on the possible designation.

**CITY SOLAR ENERGY PROJECTS**

**ACTION TAKEN:** Mund/DeVine/Approved (5-0)

Glaesman explained a request regarding installation of solar power generating equipment on multiple city-owned facilities. Pat Shea, Public Services Director, presented the projects proposed for Fire Station 1, Fire Station 2, Police Headquarters and the Water Treatment Facility.

Mund made a motion to authorize the installations. The motion was seconded by DeVine and carried unanimously.

**Old Business:**

**2017 DEVELOPMENT FUND BUDGET**

**ACTION TAKEN:** DeVine/Mund/Approved (5-0)

Glaesman presented the proposed 2017 Development Fund budget. The most notable changes include an increase to the professional services category to accommodate several studies and an allocation for land acquisition.

DeVine made a motion to approve the proposed 2017 Development Fund budget. The motion was seconded by Mund and carried unanimously.

**Adjournment:**

There being no further business, the meeting was adjourned at 7:26 p.m.