

**CITY OF ST. CLOUD PLANNING COMMISSION**

Thursday, November 10, 2016

6:00 pm

City Hall Council Chambers

**Roll Call:**

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine, Bill Mund and Emil Radaich

MEMBERS ABSENT: -

CITY COUNCIL REP.: -

STAFF PRESENT: Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one was present to speak.

**Consent Agenda:**

APPROVAL OF STAFF REPORTS FOR NOVEMBER 10, 2016 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE OCTOBER 11, 2016 PLANNING COMMISSION MEETING  
APPROVAL OF MINUTES FROM THE OCTOBER 12, 2016 PLANNING COMMISSION SPECIAL MEETING  
ACTION TAKEN: Anderson/DeVine/Approved (6-0)

**Public Hearings:**

DPA-2016-08 / RICE COMPANIES AND COBORN'S, INC. / 890 & 900 COOPER AVE S  
ACTION TAKEN: Anderson/DeVine/Approved (6-0)

Glaesman explained a request to amend the Coborn's PUD General Development Plan to allow a 10,125 sq. ft. addition to the east side of the existing building. The proposed addition will relocate the existing liquor store from the west side to the new addition and allow for an interior remodel. Staff recommends approval of the request.

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

Jane Odgers, 800 McKinley Pl S - She asked about a construction timeline.

Chris Rice, Rice Companies - Construction could begin as early as December. The expansion will begin first, followed by the interior remodel.

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 DeVine. Commissioners briefly discussed parking and landscaping. Ballantine called for a vote and the motion carried unanimously.

**New Business:**

PRELIMINARY & FINAL PLAT OF FITWELL  
ACTION TAKEN: Anderson/Mund/Approved (6-0)

Glaesman explained a request to approve the preliminary and final plats of Fitwell. The proposed plat combines three existing platted lots with three unplatted parcels including a former

railroad spur line. The proposed plat will create three lots. Staff recommends approval of the request.

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

**Old Business:**

**2016 PARK SYSTEM MASTER PLAN**

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

Glaesman explained a request to amend the 2017 Development Fund budget to undertake a park master plan. The 2015 Comprehensive Plan calls for the preparation of a park master plan to identify the supply and demand for neighborhood and regional parks in the community, as well as prioritize short- and long-term park improvements. On October 24, the City Council authorized a contract with Houseal Lavigne contingent upon the Planning Commission's concurrence. Staff recommends approval of up to \$79,000 from the 2017 Development Fund to prepare the master plan.

DeVine made a motion to authorize the Development Fund amendment up to \$79,000. The motion was seconded by Radaich and carried unanimously.

**2017 PLANNING COMMISSION SCHEDULE**

ACTION TAKEN: None

The 2017 Planning Commission Schedule was presented for information only.

**Other Business:**

**DISCUSSION OF PARKING REGULATIONS IN RESIDENTIAL DISTRICTS**

ACTION TAKEN: Czech/DeVine/Approved (4-2, Anderson and Ballantine opposed)

DeVine suggested the Planning Commission review parking regulations in residential districts, specifically a potential allowance for temporarily parking on grass during a special event. Glaesman noted that the Neighborhood Best Practices Task Force has maintained a strong position against allowing vehicle parking on grass. Following discussion, Czech made a motion to add the topic to the December agenda for further discussion. The motion was seconded by DeVine and carried (4-2, Anderson and Ballantine opposed).

**Adjournment:**

There being no further business, the meeting was adjourned at 6:27 p.m.