

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, January 10, 2017
6:00 pm
City Hall Council Chambers

Roll Call:

MEMBERS PRESENT: Jake Anderson, Marty Czech, Sheila DeVine, Bill Mund and Emil Radaich
MEMBERS ABSENT: Dennis Ballantine
CITY COUNCIL REP.: -
STAFF PRESENT: Jim Flaaen, Steve Foss, Matt Glaesman, Ashley Skaggs and Scott Zlotnik

OPEN FORUM: No one was present to speak.

Consent Agenda:

APPROVAL OF STAFF REPORTS FOR JANUARY 10, 2017 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE DECEMBER 13, 2016 PLANNING COMMISSION MEETING
ACTION TAKEN: Mund/DeVine/Approved (5-0)

Public Hearings:

REZ-2017-01 / SUNCREST PROPERTIES, LLC & STORAGE LINK OF ST. CLOUD / 1273 SUNRIDGE DR
PRELIMINARY & FINAL PLATS OF SUNCREST PARK PLAT 8
ACTION TAKEN: DeVine/Radaich/Approved (5-0)

Glaesman explained a request to subdivide and rezone the subject property to accommodate the expansion of an existing self-storage business on an adjacent parcel. The northern portion of the subject property would be rezoned from I1, Light Industrial District, to C5, Highway Commercial District. Staff is supportive of the request.

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

Andrew Anda, Ph.D., 2924 15th Ave S - He is surprised the property is being rezoned after the purchase taking place, rather than before. If the property is rezoned, he asked that the property at 1335 Sunridge Dr also be rezoned to C5.

Tom Bösl, Suncrest Properties - He noted that the properties have not yet been sold. There are purchase agreements in place that are contingent upon this process.

There being no one else wishing to speak, the public hearing was closed. DeVine made a motion to approve the rezoning, preliminary plat and final plat subject to staff recommendations. The motion was seconded by Radaich. Anderson called for a vote and the motion carried unanimously.

New Business:

VAC-2016-01 / LEONARD & MARGARET DEMARAIS / 5358 & 5342 SAND BUNKER ST
ACTION TAKEN: Mund/Radaich/Approved (5-0)

Glaesman explained a request to vacate a 10' wide drainage and utility easement centered on the common lot line between Lots 1 and 2, Block 2, Fairways 4th Addition. The applicants are proposing to combine the two parcels into a single zoning lot, which would leave a drainage and utility easement in place and would conflict with their building plans. Staff recommends approval of the vacation.

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

Glaesman discussed the process for vacation and the possibility of removing the Planning Commission from consideration of such requests. Glaesman suggested the process remain as is. Commissioners agreed that the Planning Commission should review all vacation requests and suggested they move to the consent agenda.

Old Business:

2016 DOWNTOWN STREETScape & URBAN DESIGN PLAN

ACTION TAKEN: Czech/DeVine/Approved (5-0)

Glaesman presented the 2016 Downtown Streetscape and Urban Design Plan. Commissioners discussed the recommendations of the plan. Czech made a motion to approve the 2016 Downtown Streetscape and Urban Design Plan. The motion was seconded by DeVine and carried unanimously.

Other Business:

2018-2023 CAPITAL IMPROVEMENT PROGRAM – STUDY SESSION #1

ACTION TAKEN: None

Commissioners met at 5:00 p.m. in Conference Room 1 to discuss the process of the Capital Improvement Program and the possible placement of projects.

Adjournment:

There being no further business, the meeting was adjourned at 6:41 p.m.