

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, February 14, 2017
6:00 pm
City Hall Council Chambers

Roll Call:

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

OPEN FORUM: No one was present to speak.

Consent Agenda:

APPROVAL OF STAFF REPORTS FOR FEBRUARY 14, 2017 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE JANUARY 10, 2017 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/Mund/Approved (4-0)

Public Hearings:

REZ-2017-02 / INVENTURE PROPERTIES LLC / 211, 225 & 229 5TH AVE S; 503 & 507 3RD ST S
ACTION TAKEN: Mund/Czech/Approved (3-1, Anderson opposed)

Glaesman explained a request to rezone the eastern half of a city block to allow the building at 225 5th Ave S to be removed, a drive-thru to be added to the 211 5th Ave S property, and additional off-street parking spaces added to the development. Staff is recommending approval of the request. Anderson asked about off-street parking. Glaesman stated that the proposal, which includes the addition of a restaurant, will bring the off-street parking for commercial uses into compliance.

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

Steve Pickard, 220 6th Ave S - He owns the building to the west of the subject property. When this property was redeveloped several years ago, City Council changed the parking requirements to allow for a 25% reduction on parking. While the development is in compliance on paper, it is a nightmare for parking. People park in neighboring lots, which then takes away from other commercial uses in the area. Something needs to be done before another intensive use is added.

Jim Schlepper, Inventure Properties - Inventure Properties became involved in the project about 90 days ago. He stated that when looking at building usage, they tried to find the most compatible use to minimize parking issues. The timing of parking for a coffee shop is very different than that of a lunch/dinner restaurant. He stated they want to be good neighbors and will continue to work with Mr. Pickard to alleviate the parking concerns.

There being no one else wishing to speak, the public hearing was closed. Ballantine asked about the criteria used to decide whether to deviate from the parking requirements. Glaesman stated that the amendment to the Land Development Code in 2009 provided for a 25% reduction to the off-

street parking requirement for the C4 District, where customers may come to an establishment by vehicle or by foot.

Anderson stated he has often seen parking issues in this area, and he appreciates that there is now a management company in place; however, he is hesitant to support the project. Ballantine asked about signage to address additional rear parking. Glaesman stated he did not think a signage requirement would be an effective measure to regulate parking.

Mund made a motion to approve the request subject to staff recommendations. The motion was seconded by Czech. Ballantine called for a vote and the motion carried (3-1, Anderson opposed).

New Business:

VAC-2017-02 / SUSAN WAHL STORBECK / 3738 BEAR RIDGE CT

ACTION TAKEN: Mund/Anderson/Approved (4-0)

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 request subject to staff recommendations. The motion was seconded by Anderson and carried unanimously.

INTRODUCTION TO COMMUNITY DEVELOPMENT BLOCK GRANT PY2017 APPLICATIONS

ACTION TAKEN: None

Glaesman presented the PY2017 Community Development Block Grant applications in preparation for a public hearing at the March Planning Commission meeting.

Adjournment:

There being no further business, the meeting was adjourned at 6:23 p.m.