

**CITY OF ST. CLOUD PLANNING COMMISSION**

Tuesday, May 9, 2017  
6:00 pm  
City Hall Council Chambers

**Roll Call:**

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

OPEN FORUM: No one present to speak.

**Consent Agenda:**

APPROVAL OF STAFF REPORTS FOR MAY 9, 2017 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE APRIL 11, 2017 PLANNING COMMISSION MEETING  
VAC-2017-10 / GREG & BETH WINDFELDT / 3642 & 3644 21<sup>ST</sup> AVE S  
ACTION TAKEN: Anderson/Mund/Approved (5-0)

**Public Hearings:**

REZ-2017-05 / ST. CLOUD HOSPITAL / 1255 & 1259 6<sup>TH</sup> AVE N; 1266 7<sup>TH</sup> AVE N  
VAC-2017-09 / ST. CLOUD HOSPITAL / 1255 & 1259 6<sup>TH</sup> AVE N; 1266 7<sup>TH</sup> AVE N  
PLAT-2017-13 / FINAL PLAT OF ST. CLOUD HOSPITAL 2<sup>ND</sup> ADDITION  
ACTION TAKEN: Mund/Radaich/Approved (5-0)

Glaesman explained a request to realign 13<sup>th</sup> St N to create a perpendicular intersection with the driveway entrance to the St. Cloud Hospital's emergency Room entrance. The realignment creates two unbuildable lots on the south side of the new 13<sup>th</sup> St N. The rezoning request will incorporate the two new lots into the existing Medical District PUD to the north. A second action will vacate the existing right-of-way, and a third action will replat the properties and dedicate new right-of-way to reflect the realignment. Staff is supportive of the requests.

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

David Larson, St. Cloud Hospital - The completion of exterior changes to the St. Cloud Hospital emergency room entrance resulted in moving the driveway further south from its previous location. The new hospital driveway location has created traffic conflicts on 6<sup>th</sup> Ave N, and realigning the intersection would fix the problem.

Scott Baynes, 1260 7<sup>th</sup> Ave N - His property is adjacent to the subject properties. He initially had some concerns regarding the design and greenspace, but CentraCare has worked through those issues with him. He is supportive of the request.

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

**LDC-2017-01 / ARTICLE 19 – OFF-SITE DEVELOPMENT STANDARDS**

ACTION TAKEN: Mund/Anderson/Tabled (5-0)

Glaesman reminded Commissioners about a discussion as the last meeting regarding pre-construction certificates of survey. The City has encountered a number of problems with residential structures incorrectly placed on properties and with improper elevations. The proposed ordinance would require a pre-construction survey in an attempt to address any potential grading and drainage problems before construction begins. Ballantine noted two letters received from Will Huston and Steve Nobel stating their concerns for the ordinance.

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

Bill Schnettler, Schnettler-Benning Custom Homes – He became aware of the potential amendment through the CMBA. He is concerned with all builders being penalized for the mistakes of a few. St. Cloud will lose its competitive edge by requiring a pre-construction survey. There is a lot of opportunity to use existing tools to alleviate the problem.

Jane DeAusten, CMBA – The CMBA is a 450 member organization made up of companies from the industry. The members are concerned with the pre-construction survey proposal. She asked several questions including how often the problem is occurring, who is causing the problems, what is the added cost, how many construction days will be lost, what is the value of the requirement, and what is the return on investment.

There being no one else wishing to speak, the public hearing was closed. Glaesman suggested that given the number of questions raised, the item be tabled in order to continue discussions. Commissioners agreed that they would like the item tabled in order for more discussion to take place and possible alternatives presented. Mund made a motion to table the request. The motion was seconded by Anderson and carried unanimously.

**New Business:**

**PLAT-2017-14 & PLAT-2017-15 / PRELIMINARY & FINAL PLAT OF KK ADDITION**

ACTION TAKEN: Mund/Anderson/Approved (5-0)

Glaesman explained a request to subdivide a 3.2 acre lot into two independent parcels. Staff is supportive of the request. Mund made a motion to approve the preliminary and final plats subject to staff recommendations. The motion was seconded by Anderson. Anderson asked about driveway access. Glaesman stated that while the hope is to consolidate access, staff is open to either alternative. Ballantine called for a vote, and the motion carried unanimously.

**Other Business:**

**ELECTION OF OFFICERS**

ACTION TAKEN: Approved (5-0)

The following slate of officers was unanimously approved:

Planning Commission – May 9, 2017

Chair  
Jake Anderson

Vice Chair  
Bill Mund

Secretary  
Marty Czech

The following board appointments were unanimously approved:

APO Policy Board  
Bill Mund  
Marty Czech

Heritage Preservation Commission  
Emil Radaich

Park & Recreation Advisory Board  
Jake Anderson

**Adjournment:**

There being no further business, the meeting was adjourned at 6:35 p.m.