

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, December 12, 2017
6:00 pm
City Hall Council Chambers

Roll Call:

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech, Luis Estevez, Bill Mund and Emil Radaich
MEMBERS ABSENT: Sheila DeVine
CITY COUNCIL REP.: Carol Lewis
STAFF PRESENT: Jim Flaaen, Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one present to speak.

Consent Agenda:

APPROVAL OF STAFF REPORTS FOR DECEMBER 12, 2017 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE OCTOBER 10, 2017 PLANNING COMMISSION MEETING
VAC-2017-14 / 3864, 3856, 3848 & 3840 21ST AVE S / JOHN LUTGEN
VAC-2017-15 / 3401 & 3501 COOPER AVE S; 3529 WILDFLOWER RD S / SCHNETTLER PROPERTIES LLC
VAC-2017-16 / 1001 KILIAN BLVD / JACY ZOTTER
VAC-2017-17 / 491 & 503 53RD AVE SE / RAYMOND & JUDITH KMITCH
ACTION TAKEN: Czech/Mund/Approved (6-0)

Public Hearings:

2019-2024 CAPITAL IMPROVEMENTS PROGRAM – PUBLIC INPUT SESSION #1
ACTION TAKEN: None

Flaaen introduced the 2019-2024 Capital Improvements Program (CIP) and explained the six-month process required to complete the document each year. This year also includes the Capital Equipment Program (CEP) which focuses on equipment purchases that do not meet the capital expenditure threshold.

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

Peter Donohue, 804 St. Germain St W - He represents Cathedral High School. Cathedral is in full and total support of the proposed RiverWalk improvements, but would like to make clear that Rau Field is an integral part of the school's future.

Charlotte Stephens, 23 Pandolfo Pl - She stated that now is a time to proceed with some of the master plans that have already been developed and which include trail development projects.

Lowell Olson, 23 Pandolfo Pl - He represents the Natural Parks & Trail Coalition. He asked about a plan to integrate the programming and development of Neenah Creek Regional Park with the new school being built.

There being no one else wishing to speak, the public hearing was closed.

New Business:

PLAT-2017-32 / FINAL PLAT OF DEER CREEK CROSSING TEN

ACTION TAKEN: Ballantine/Mund/Approved (6-0)

Glaesman explained a request for approval of Deer Creek Crossing Ten. The final plat will subdivide the property into 20 single family lots. Staff recommends approval.

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

PLAT-2017-28 / PRELIMINARY PLAT OF ST. CLOUD SOUTH RETAIL

ACTION TAKEN: Mund/Ballantine/Tabled (6-0)

Glaesman explained a request for approval of St. Cloud South Retail. The preliminary plat reflects the approved Planned Unit Development (PUD) including a 45,000 sq. ft. grocery store, 11,000 sq. ft. day care building, two 9,000 sq. ft. retail buildings, and a 5,000 sq. ft. bank. Staff recommends tabling the request until several issues raised by the Planning and Engineering Departments can be addressed. Mund made a motion to table the request. The motion was seconded by Ballantine and carried unanimously.

DEVELOPMENT FUND EXPENDITURE FOR STRATEGIC PLANNING SOFTWARE

ACTION TAKEN: Mund/Estevez/Approved (6-0)

Glaesman explained a request for approval of a development fund expenditure related to strategic planning software. The software, provided by Envisio, will allow the City to plan, report and collaborate on department plans and City Council goals. Glaesman made note of a concern raised by Anderson regarding the process to share information to the software's public dashboard. Mund made a motion to approve the requested expenditure. The motion was seconded by Estevez and carried unanimously.

Other Business:

2018 PLANNING COMMISSION CALENDAR

ACTION TAKEN: None

This item was provided for information only.

Adjournment:

There being no further business, the meeting was adjourned at 6:32 p.m.