

**CITY OF ST. CLOUD PLANNING COMMISSION**

Tuesday, February 13, 2018  
6:00 pm  
City Hall Council Chambers

**Roll Call:**

MEMBERS PRESENT: Jake Anderson, Marty Czech, Sheila DeVine and Emil Radaich  
MEMBERS ABSENT: Dennis Ballantine, Luis Estevez and Bill Mund  
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 FEBRUARY 13, 2018 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE JANUARY 9, 2018 PLANNING COMMISSION MEETING  
APPROVAL OF MINUTES FROM THE FEBRUARY 6, 2018 SPECIAL PLANNING COMMISSION  
MEETING

ACTION TAKEN: DeVine/Czech/Approved (4-0)

**Public Hearings:**

REZ2018-03 / SIMONSON LUMBER / 2547, 2581 & 2583 COUNTY RD 74

ACTION TAKEN: Radaich/DeVine/Approved (4-0)

Glaesman explained a request to rezone several properties from I1, Light Industrial District to C5, Highway Commercial District. The proposed rezoning allows a wide variety of permitted and conditional uses. The applicant intends to scale back the amount of lumber products at this location, relocate their design team from the east side of the city, and build a new showroom that will display their various building product lines. Staff is recommending approval of the request.

Anderson opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Radaich made a motion to approve the rezoning request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

**New Business:**

VAC2018-03 / BERSCHIED BUILDERS / 1535, 1543, 1551, 1559 & 1567 39<sup>TH</sup> ST S  
PLAT2018-06 / FINAL PLAT OF COYOTE CREEK PLAT 2

ACTION TAKEN: Czech/DeVine/Approved (4-0)

Glaesman explained a request for the vacation of the 10' wide drainage and utility easements centered on the common lot lines between Lots 15 thru 19, Block 1, Coyote Creek. The applicant owns the five lots and would like to replat them into three larger single-family lots. The existing drainage and utility easements would remain along the perimeter of the properties. New easements will be centered along the new property lines. Glaesman noted that there is a tree preservation easement on the rear property line and a build-to line on the front property line, which were established in order to preserve as many trees as possible. Staff is recommending approval of both requests.

Czech made a motion to approve the requests subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

**MAXIMUM ACCESSORY BUILDING SIZE PERMITTED WITHIN THE AGRICULTURAL DISTRICT**

ACTION TAKEN: None

Glaesman explained that the Zoning Board of Appeals recently considered a variance request seeking to expand an existing 1,440-sq. ft. detached accessory buildings by 900-sq. ft. A 910-sq. ft. variance was needed due to the proposed accessory structure exceeding the home's lot coverage (1,430 sq. ft.). Planning staff recommended against the applicants' variance request because it was a personal preference. The request did not establish a practical difficulty or hardship given the option of removing a smaller existing detached accessory building to allow a larger building.

The ZBA has asked the Planning Commission to review the size standards for accessory buildings in the Agricultural District. The board is seeking flexibility to allow some deviation from the established standard without requiring a variance and noted that it is not unusual for some agricultural buildings to be several times larger than homes on the same property. Commissioners understood the need for the standard to be reviewed and asked staff to prepare some possible solutions for a future meeting.

**Other Business:**

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ACTION TAKEN: None

Anderson asked who is accountable for structures dripping water onto sidewalks. Glaesman stated he would defer to the City Attorney.

**Adjournment:**

There being no further business, the meeting was adjourned at 6:13 p.m.