

Planning Commission
Tuesday, January 14, 2020
6:00 p.m.
St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine, Luis Estevez and Bill Mund
Members Absent: Jared Becker
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman and Ashley Skaggs

OPEN FORUM

No one present to speak.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR JANUARY 14, 2020 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE DECEMBER 10, 2019 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/DeVine/Approved (6-0)

Public Hearings

DPA2020-01 / GLOBAL CENTER, LLC / 3306, 3308, 3310, 3312, 3316 & 3320 3RD ST N
ACTION TAKEN: Anderson/Czech/Approved (6-0)

Glaesman explained a request to amend the O’Hara’s General Development Plan. The property was originally rezoned in 1987 from R1, Single-Family Residential to Planned Unit Development (PUD) to allow the standards of the C2, Neighborhood Residential, zoning district. The allowed uses include retail, professional office and place-of-worship. The question before the Commission is not whether to change the uses that are allowed on the property but to address the intensity of those uses through approval of the floor plans that have been included over time. The current request proposes to covert the lower level of the building into place-of-worship, office and retail space with a maximum occupancy of 323 people, which is the same occupancy that was allowed when the space operated as a bar/restaurant.

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

Igor Lenzner, Rinke Noonan – He represents the applicant. In the last month, an amendment was approved for the property to allow a grocery store to operate on the main floor. A revised site plan was approved which includes a fencing requirement and removes a previously approved building from the site plan. The request is proposing to remove the more intense uses than are permitted in the C2 district. The change should decrease truck traffic, late night traffic and noise levels. There have been some concerns about how to control overcrowding, which will be enforced the same way any other building in the city is enforced.

Elizabeth Baklaich, 1615 25th St SE – She expressed concern that the ideology of the place-of-worship may clash with the existing place-of-worship across the street. She is concerned with traffic and parking and asked for a report on the impact to the neighborhood.

Steve Sorenson, 102 34th Ave N – He is concerned with traffic, parking, noise pollution, garbage, and the quality of life for the neighborhood.

John Schreifels, 201 34th Ave N – He is concerned with noise pollution and garbage.

Peter Wilson, 1108 Celebration Dr, Sartell – He is concerned with traffic and parking. He asked what the consequences will be if parking is found to be inadequate.

Pat Moran, 917 13th Ave SE – She is concerned with garbage, jaywalking, and the possibility of a building expansion. She also expressed concern about the possibility of places-of-worship with different ideologies being across the street from each other.

Cheryl Leonard, 213 34th Ave N – She is concerned with traffic, parking, and garbage.

Lenzner noted that any future building additions would need to come through the PUD amendment process. With the last approved amendment, City Council prohibited parking on this site to be used for the property across the street, so the jaywalking issue should be resolved. This amendment should also resolve the issue of late night noise with the removal of the bar/restaurant use. Regarding traffic and parking, the facility has existed for over 30 years, but the use is simply changing from assembling to drink to assembling to worship.

Wilson suggested requiring the entity to post a bond to be paid out in the event of nuisance or parking violations.

There being no one else wishing to speak, the public hearing was closed. Ballantine asked if a neighborhood meeting has been held. Lenzner stated that the property owner operates a restaurant on-site and is available for anyone who has questions or concerns. The reason an attorney is representing the applicant is because the architect would not appear in public. He stated that In the past, the architect on the project and his family were threatened while working on a project for a mosque. Ballantine asked about enforcement mechanisms for nuisances, etc. Glaesman noted that there are many ways to handle nuisance conditions, such as ticketing and abatement, where costs are then passed on to the property owner. He suggested addressing the issue proactively by requiring a property maintenance plan.

Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by Czech. DeVine asked about including a ban on loudspeakers and a property maintenance plan. Anderson amended his motion to require a property maintenance plan and restricting the use of outside loudspeakers. Czech agreed to the amended motion. Ballantine stated he will support the motion. While there may be implications to traffic, the issue is with infrastructure. Mund agreed and noted there are many ways for neighbors to report issues, such as the City's website, calling the Health Department directly, or reporting noise complaints to the police department. There being no further discussion, Mund called for a vote. The motion carried unanimously.

PLAT2020-01 / FINAL PLAT OF GRANITE CITY CROSSINGS

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

Glaesman explained a request to approve the final plat of Granite City Crossings. The plat will create a total of three lots on two different blocks. There are a number of conditions of approval staff has recommended regarding stormwater drainage, easements, and roadway realignment. Stearns County Highway Department comments remind us of the recent debate regarding the removal of a traffic signal at Hadrian Rd and County Rd 75.

DeVine made a motion to approve the request subject to staff recommendations. The motion was seconded by Ballantine. Anderson asked who would be responsible for costs if the City decides to keep the traffic signal at Hadrian Rd and County Rd 75. Glaesman stated if the City is not in agreement with the County over the traffic

signal, an arrangement would need to be made as a consequence; however, the decision of whether the signal moves is unknown at this time. There being no other discussion, the motion carried unanimously.

ST. CLOUD WATER TREATMENT FACILITY AND HESTER PARK IMPROVEMENTS

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

Lisa Vollbrecht, Assistant Public Utilities Director, and Scott Zlotnik, Park and Recreation Director, explained a request for improvements to the St. Cloud Water Treatment Facility and Hester Park. Improvements to the facility will include a 7,500-sq. ft. addition to the north and a 1,100-sq. ft. addition to the east. This process will also include roof replacement of the facility, drainage improvements, and integration of RiverWalk design features.

Ballantine made a motion to approve the improvements to the Water Treatment Facility and Hester Park. The motion was seconded by Anderson and carried unanimously.

OTHER BUSINESS

ACTION TAKEN: None

Glaesman reminded Commissioners of an upcoming study session regarding the Capital Improvements Program and Community Development Block Grants.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:11 p.m.