

Planning Commission
Thursday, August 13, 2020
6:00 p.m.
St. Cloud City Hall Council Chambers

Due to the global COVID-19 pandemic, this meeting of the Planning Commission was held virtually. Public hearing notices were published and mailed prior to the meeting and public comment was accepted until 3:00 p.m. on August 13, 2020. All public comments submitted were provided to the Planning Commission members prior to the start of the meeting.

ROLL CALL

Members Present: Dennis Ballantine, Marty Czech, Sheila DeVine, Luis Estevez and Bill Mund
Members Absent: Jared Becker
Council Rep. Present: -
Staff Present: Dave Broxmeyer, Matt Glaesman and Ashley Skaggs

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

**APPROVAL OF STAFF REPORTS FOR AUGUST 13, 2020 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE JULY 14, 2020 PLANNING COMMISSION MEETING
VAC2020-08 / MIKE & ANN ALVORD / 2651 PARK AVE
MODIFICATION TO THE DEVELOPMENT PROGRAM FOR ECONOMIC DEVELOPMENT DISTRICT NO. 3 AND THE
ESTABLISHMENT OF A TAX INCREMENT FINANCING DISTRICT
ACTION TAKEN: Mund/Ballantine/Approved (5-0)**

Public Hearings

**TEP2020-02 / COLDSRING / 3696, 3722, 3726 W ST GERMAIN ST; 2526, 2536 41ST AVE S; 2803 COUNTY RD 136
ACTION TAKEN: Ballantine/Mund/Approved (5-0)**

Glaesman explained that since last meeting, a letter was sent from Coldspring to the neighborhood as well as a letter from the City with notification about the public hearing. One public comment was received noting concerns with noise, dust, and property valuation. Staff has offered several conditions of approval to address the concerns.

Ballantine made a motion to approve the request subject to staff recommendations. The motion was seconded by Mund. Mund asked who will be responsible for ensuring compliance with conditions. Glaesman stated that the applicant must still comply with their 2013 Conditional Use Permit. The burden is on the company to comply with all conditions. Czech called for a vote, and the motion carried unanimously.

**DPA2020-03 / SCHWINGHAMMER FARM LIMITED PARTNERSHP / 3135 COUNTY RD 136
PLAT2020-16 / PRELIMINARY PLAT OF SCHWINGHAMMER FARM SECOND ADDITION
PLAT2020-17 / FINAL PLAT OF SCHWINGHAMMER FARM SECOND ADDITION
VAC2020-06 / SCHWINGHAMMER FARM LIMITED PARTNERSHIP / 3135 COUNTY RD 136
ACTION TAKEN: Estevez/DeVine/Approved (5-0)**

Glaesman explained a request to amend the Schwinghammer Farm PUD to change a portion of the site along 33rd St S from commercial to multi-family residential use. The applicant intends to construct two 36-unit multi-family buildings. A significant amount of detail was provided including design, floor plans, and landscaping. Staff is recommending approval with the condition of a fee in-lieu of parkland dedication.

Estevez made a motion to approve the request. The motion was seconded by DeVine. Mund asked about a retail/grocery store concept originally approved. Glaesman stated the retail/grocery store was approved for the property to the east of Athlos Academy. Ballantine asked if infrastructure was adequate for the development. Glaesman noted there is no concern with utilities or traffic. Czech called for a vote, and the motion carried unanimously.

DPA2020-04 / JAZZZ HOLDINGS, LLC / 863, 873, 883, 5804, 5806, 5808, 5809, 5810, 5812 ELBOW LN
PLAT2020-18 / PRELIMINARY PLAT OF THEISEN PARK 2ND ADDITION
PLAT2020-19 / FINAL PLAT OF THEISEN PARK 2ND ADDITION
VAC2020-07 / JAZZZ HOLDINGS, LLC / 863, 873, 883, 5804, 5806, 5808, 5809, 5810, 5812 ELBOW LN
ACTION TAKEN: Estevez/Ballantine/Approved (5-0)

Glaesman explained a request to amend the Jazzz Holdings PUD to allow a 5,750 to 6,000-sq. ft. single-story commercial building with three drive-thru lanes and a 5,000-sq. ft. single-story commercial building, as well as include low-intensity food establishments as a permitted use in the PUD. In 2019, the property was rezoned to a preliminary PUD after indicating that commercial use was appropriate in the form of professional offices with only accessory retail functions. Since then, the concept has been further developed with grading, stormwater, and utility plans. There were four comments received during the public hearing comment period citing concerns with traffic, stormwater, the riverfront, floodplains, and the impact to the neighboring school. Staff has suggested limiting the restaurant establishment to 2,400 sq. ft. without a drive-thru.

Mund asked about the restaurant function. Glaesman stated the restaurant would be limited to the northern proposed building given its visibility and accessibility to County Rd 4. The request also includes the plat to create the lots for development, as well as a vacation request of a portion of Elbow Ln. Mund asked about a request from the school district to have the St. Cloud APO review the request. Glaesman noted that City Planning and Engineering have significantly discussed the traffic concerns. Staff feels strongly that if the restaurant use is limited as suggested, the traffic concerns will be addressed.

DeVine asked about floodplain and shoreland requirements. Glaesman stated that once the base flood elevation is determined, the requirements will be able to be met. DeVine asked about landscaping, screening, and signage. Glaesman noted that the applicants have agreed to a fence, possibly in addition to landscaping, as a minimum to screen the neighboring homes. Signage will be limited to the standards in the C2 district. Estevez made a motion to approve the request subject to staff recommendations. The motion was seconded by Ballantine and carried unanimously.

LDC2019-08 / ADOPTION OF SOUTHSIDE MIXED USE DISTRICT & ADOPTION OF SOUTHSIDE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
REZ2020-07 / ST. CLOUD PLANNING COMMISSION / MULTIPLE PROPERTIES
REZ2020-08 / ST. CLOUD PLANNING COMMISSION / MULTIPLE PROPERTIES
ACTION TAKEN: Mund/DeVine/Tabled (5-0)

Glaesman reminded Commissioners of a request to amend the Land Development Code to establish a new C6, Southside Commercial District, rezone multiple properties to reflect the C6 zoning, establish the Southside Neighborhood Conservation Overlay District, and rezone multiple properties to reflect the overlay district. The

item was tabled at the July 2020 meeting, and the public hearing remains open. One comment has been received following distribution of the proposed ordinances suggesting language revisions and asking the proposed ordinances to advance to City Council.

Commissioners expressed concern with limited testimony and agreed to table the request until a time when residents can testify in person. Mund made a motion to table the request. The motion was seconded by DeVine and carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:43 p.m.