

**Planning Commission**  
Tuesday, September 8, 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 in a hybrid format to allow the public to testify in person. Public hearing notices were published and mailed prior to the meeting and written public comment was accepted until 3:00 p.m. on September 8, 2020. All written public comments submitted were provided to the Planning Commission members prior to the start of the meeting.

**ROLL CALL**

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

**OPEN FORUM**

No testimony was submitted for the open forum.

**Consent Agenda**

**APPROVAL OF STAFF REPORTS FOR SEPTEMBER 8, 2020 AS PART OF THE OFFICIAL RECORD**  
**APPROVAL OF MINUTES FROM THE AUGUST 13, 2020 PLANNING COMMISSION MEETING**  
**VAC2020-09 / TERRANCE & BRENDA FOUQUETTE / 2957 & 5969 3<sup>RD</sup> ST SE**  
ACTION TAKEN: Mund/Becker/Approved (6-0)

**Public Hearings**

**LDC2019-08 / ADOPTION OF SOUTHSIDE MIXED USE DISTRICT**  
**REZ2020-07 / ST. CLOUD PLANNING COMMISSION / MULTIPLE PROPERTIES**  
ACTION TAKEN: Mund/Becker/Approve (6-0)  
**LDC2019-08 / ADOPTION OF SOUTHSIDE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT**  
**REZ2020-08 / ST. CLOUD PLANNING COMMISSION / MULTIPLE PROPERTIES**  
ACTION TAKEN: Mund/Becker/Deny (0-6)

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 in July and August. There is a process to appeal the regulations of either district to the Zoning Board of Appeals, but staff is hopeful that the ordinance can be as clear as possible to minimize the number of appeal requests.

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

Mary Mathews, 315 3<sup>rd</sup> Ave S – She spoke in support of both the overlay district and new C6 zoning district. She stated there is a lot of detail to the ordinances, but that is part and parcel of the development process.

John Bednark, 1707 Highfield Rd – He does not support the Southside Overlay District. The group proposing these changes only represent approximately 5% of the neighborhood. He asked why there is a need to include regulations above and beyond the regulations already in place.

Doug Boser, Inventure Properties – He asked about the benefit to the city, parking, and signage. He suggested that further consideration be given to the signage regulations for the C6 district.

Glaesman noted that the C6 district on the north end promotes redevelopment, while the southside conservation is more about preservation and balance in the neighborhood. The C6 district essentially mimics the C4 district standard for off-street parking that includes a 25% reduction to the off-street parking requirement.

Julianna Elchert, 513 7<sup>th</sup> Ave S – She is the current president of the Southside University Neighborhood Association (SSUNA). While the number of current owner-occupied properties may be smaller than those that are rental, it is believed that the benefit of the ordinances is for everyone in the neighborhood. She provided a list of those who participated in the development of the guidelines during the master plan process.

There being no one else wishing to speak, the public hearing was closed. Mund made a motion to recommend approval of the Southside Mixed Use District and rezoning of multiple properties to reflect the zoning district. The motion was seconded by Becker. Mund asked about the difference in fees to appeal for homestead properties versus non-homestead properties. Glaesman stated the structure is the same across all application fees as non-homesteaded properties have a commercial aspect to them. Mund stated he generally supports the district adoption and rezoning. Becker suggested that signage requirements should be more lenient in the district, especially along Division St.

DeVine stated she is supportive of the district adoption and rezoning as it addresses concerns about future development and provides developers with guidance. Ballantine expressed concern for overregulation. Devine noted that the ordinance could always be amended if an issue is found with a certain regulation. There being no further discussion, Czech called for a vote. The motion to recommend approval of the Southside Mixed Use District and rezoning of multiple properties to reflect the new zoning carried unanimously.

Mund made a motion to recommend approval of the Southside Neighborhood Conservation Overlay District and the rezoning of multiple properties to reflect the overlay district. The motion was seconded by Becker. Mund asked if the overlay district regulations may be a deterrent for property owners. Glaesman noted that the standard will not be retroactively applied. The district is meant to promote new construction in that is in character with the existing neighborhood. Ballantine reiterated his concerns that overregulation could be a deterrent, and he is not certain this ordinance is necessary. Becker agreed that he is not in favor of this ordinance.

There being no further discussion, Czech called for a vote. The motion to recommend approval of the Southside Neighborhood Conservation Overlay District and the rezoning of multiple properties to reflect the overlay district failed unanimously.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:12 p.m.