

Planning Commission
Tuesday, December 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 December 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, Lenora Hunt 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 DECEMBER 8, 2020 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE SEPTEMBER 8, 2020 PLANNING COMMISSION MEETING
ACTION TAKEN: Becker/Ballantine/Approved (7-0)

New Business

PLAT2020-23 / CMC RETAIL ADDITION
ACTION TAKEN: Ballantine/DeVine/Approved (7-0)

Glaesman explained a request for approval of the preliminary and final plats of CMC Retail Addition. The proposed plat subdivides the 11.7-acre tract into one lot and four outlots for commercial development. Lot one is intended to accommodate on-going utilization by Subaru. An administrative Conditional Use Permit is currently being considered for expansion of the automobile dealership. Outlots B and C are platted for future stand-alone commercial development sites. Outlots A and D provide future public or private street access through the development site.

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

VAC2020-10 / 1706, 1710 & 1712 28TH ST S / JASON & TAMMY HOOPER AND MARIA, VARIA & LIUDMILA MIKOLCHUK
PLAT2020-24 / WILLOW POND FIVE

ACTION TAKEN: DeVine/Mund/Approved (7-0)

Glaesman explained a request to vacate a 10' wide drainage and utility easements centered on the common lot lines between Lots 1, 2 and 3, Block 1, Willow Pond Three. The applicants are in the process of subdividing Lot 2 and attaching those lot segments to Lots 1 and 3. The existing easements are unneeded and could interfere with potential building additions. A new 10' wide drainage and utility easement will be dedicated centered on the new proposed common lot line on the plat of Willow Pond Five. Two public comments were received in support of the request.

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

**VAC2020-11 / DOUBLE B HOLDINGS, LLC / 2547 COUNTY RD 74
PLAT2020-25 / HIGHWAY VIEW PLAT 3**

ACTION TAKEN: Mund/Becker/Approved (7-0)

Glaesman explained a request to vacate approximately 190' of a 10' wide drainage and utility easement located parallel to the Southern property line of Lot 1, Block 1, Boulder Addition. The applicant is in the process of realigning multiple property boundaries. The existing easement extends from the County Rd 74 right-of-way to the Highway 15 right-of-way. The 190' segment of the easement that is proposed to be vacated is located on the west side. Approximately 120' of the easement will remain on the abutting property.

Becker asked about the cost to the City for relocating property lines. Glaesman explained that the application fee covers the costs for publication of notices, etc. but survey fees and relocation of any utilities within the easement are the property owner's expense. Mund made a motion to approve the request subject to staff recommendations. The motion was seconded by Becker and carried unanimously.

VAC2020-12 / RHL, INC / 25177 & 25113 21ST AVE

ACTION TAKEN: Becker/DeVine/Approved (7-0)

Glaesman explained a request to vacate a 10' wide drainage and utility easement located on the common lot line between Lots 9 and 10, Block 3, Augusta Business Park. The applicants are in the process of purchasing the land and building from a family member. During the title review process, it was discovered that the existing building was constructed over the common property line and associated 10' drainage and utility easement.

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

COOPER AVE REDEVELOPMENT TIF DISTRICT

ACTION TAKEN: DeVine/Becker/Approved (7-0)

Glaesman explained a request for the Planning Commission to review a redevelopment plan modification and a new tax increment financing district to facilitate redevelopment of the southwest quadrant of the Cooper Ave and TH 23 intersection. Minnesota law requires the Planning Commission to find that adoption of and/or modifications to redevelopment plans are consistent with the general plan for the development or development of the City as a whole. The City's Comprehensive Plan and/or sound planning principles establish the basis for this determination.

Ballantine asked about the criteria for a TIF district. Glaesman stated the properties were inspected and found to be structurally substandard as defined by TIF statutes. The structures were allowed to be removed; however, the statute requires the advancement of development in a reasonable timeframe.

DeVine made a motion to adopt a resolution regarding the findings for the modification to the development program for Economic Development Program No. 3 and the Tax Increment Financing Plan for the Cooper Avenue Redevelopment Tax Increment Financing District. The motion was seconded by Becker and carried unanimously.

Old Business

DIRECTOR'S REPORT

ACTION TAKEN: None

Glaesman provided an update to the Community Development Block Grant program, Mississippi River Bridge Crossing study, Truck Highway 15 Corridor Study, and Highway 10/Highway 23 Interchange Reconstruction.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:46 p.m.