

Zoning Board of Appeals
Tuesday, November 17, 2020
6:00 p.m.
St. Cloud City Hall Council Chambers

Due to the global COVID-19 pandemic, this meeting of the Zoning Board of Appeals 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 November 17, 2020. All written public comments submitted were provided to the Zoning Board of Appeals members prior to the start of the meeting.

ROLL CALL

Members Present: Dick Andzenge, Susanne Barkalow, John Mathews, Emil Radaich and Ryan Schleicher
Members Absent: Allen Bright
Staff Present: Dave Broxmeyer, Matt Glaesman and Ashley Skaggs

SEPTEMBER 15, 2020 MINUTES

ACTION TAKEN: Mathews/Schleicher/Approved (5-0)

CUP2020-05 / DENISE FALE / 510 HIGHWAY 10 S

ACTION TAKEN: Mathews/Schleicher/Approved (5-0)

Glaesman explained a request for a Conditional Use Permit to operate a homeless day center. The homeless day center will provide access to computers, restrooms, mobile phone charging, food, mental and physical health consultation, housing resources, career training, and other supportive services. The applicant is requesting extended hours of operation during extreme weather conditions to function as a warming center. There has been a significant amount of written testimony submitted prior the public hearing – 29 letters of support and one letter citing concerns with increased foot traffic and noise as well as requesting the installation of a fence along the eastern property line.

Mathews asked if the skyway between the hotel and proposed homeless day center will remain. Glaesman noted that the connection is not functional at this time. Radaich asked about the request for fencing and the second floor of the property. Glaesman stated that a fencing requirement could be added to the conditions of approval, and the second floor will be used for events and gatherings as well as part of the homeless day center. Andzenge asked about the proximity to the Salvation Army and whether approval of this request would have an expiration date. Glaesman noted the Salvation Army is a couple hundred feet to the north, and there is not a separation requirement for temporary shelter services. Approval of this request would be ongoing. Schleicher asked for more information on the communications plan. Barkalow opened the public hearing and invited testimony. The following persons testified:

Denise Fale, 510 Highway 10 S – She does not have an issue with fencing as long as it doesn't compromise the hotel's fire safety. There is no issue with the communication plan

either. She would like to invite the public into the center and then be able to approach her with any issues.

There being no one else wishing to speak, the public hearing was closed. Mathews made a motion to approve the request subject to staff recommendations and including a condition requiring the installation of a fence on the eastern boundary line and an annual community meeting included in the communication plan. The motion was seconded by Schleicher. Barkalow called for a vote, and the motion carried unanimously.

2021 MEETING SCHEDULE

ACTION TAKEN: Schleicher/Andzeng/Approved (5-0)

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:42 p.m.