

Planning Commission
Tuesday, March 9, 2021
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 February 9, 2021. 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 Lenora Hunt
Members Absent: Bill Mund (on a temporary hiatus from the Commission due to City employment)
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman, Jim Flaaen, Abby Schneider, Emma Larson, Lisa Vollbrecht, Tracy Hodel, and Scott Zlotnik.

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR MARCH 9, 2021 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE FEBRUARY 9, 2021 PLANNING COMMISSION MEETING
REQUEST OF THE ST. CLOUD EDA TO VACATE THREE 10-FOOT DRAINAGE AND UTILITY EASMENTS WITHIN LOTS 9, 10 AND 11 OF BLOCK 1 OF ST. CLOUD 1-94 BUSINESS PARK AND LOT 2, BLOCK 1 OF THE ST. CLOUD I-94 BUSINESS PARK (ADDRESSES 6308, 6512, 6606, AND 6704 8TH AVENUE SOUTH)
ACTION TAKEN: DeVine/Becker/Approved (6-0)

Public Hearings

ADOPTION OF CITY OF ST. CLOUD 2022-2027 CAPITAL IMPROVEMENTS PROGRAM
ACTION TAKEN: DeVine/Ballantine/Approved (6-0)

Glaesman introduced the 2022-2027 Capital Improvements Program (CIP) after a year “hiatus”. Detailed document was provided to the Commission prior to the meeting today. Glaesman offered highlights from the Executive Summary as an overview. Czech opened it up for questions/discussion from the Commissioners. DeVine discussed enjoying the work sessions in the past and expressed interest in doing that again. Ballantine expressed concern with doing a work session in a virtual format, and with a quick turnaround to 2022 projects. DeVine made a motion to approve the CIP, Ballantine second. Motion approved unanimously.

New Business

REQUEST FROM CRAIG HILTNER ON BEHALF OF ARC LAND, LLC FOR FINAL PLAT APPROVAL OF GROVE & MEADOWS PLAT 4.

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

Glaesman explained that the plat will increase the supply of available lots to meet current high demand for single family homes. The plat is consistent with the preliminary plat and results in 24 lots becoming available. Ballantine moves to approve. DeVine moves to second. Motion passed unanimously.

REQUEST OF THE ST. CLOUD PLANNING AND ZONING DEPARTMENT REGARDING PROPOSED IMPROVEMENTS TO PUBLIC BUILDINGS AND LAND INCLUDING: A) LIFT STATIONS 5, 6, 7, 10, 11, 14 AND 15 AND B) PINEVIEW BMX PARK CONCESSIONS AND OPERATIONS BUILDING

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

Glaesman introduced these projects by stating that these are two great projects offering improvements both in arts and community resources.

Tracy Hodel, Public Services Director, explained the lift station projects. Getting a Clean Water Revolving Loan Fund from the federal government with a lower interest rate to save money on repairs. Hodel discussed that they have been able to widen their goals for this project by looking at more goals and objectives than they typically do.

Lisa Vollbrecht, Assistant Director of Public Services, went into more detail for each lift station project, detailing the workload of each lift station and the plan for each one.

The meeting was opened up for questions and comments from the Commissioners. Becker asked about back up power to each lift station. Vollbrecht explained that not every lift station has back up power, but some do if the use is higher. Czech asked about how decisions will be made for the art projects. Glaesman answered that the Arts Commission is facilitating the art element for these projects. Glaesman added that the artists for each location are being selected from the previous participants in the City's public art cohort process.

Scott Zlotnik, Parks and Recreation Director, introduced the Pineview BMX project. Talked of the unique ability to pair with a private organization to improve a community facility. Pineview is coming forward offering \$100,000 plus in-kind services. Zlotnik feels it is a great service to the entire community. Czech opened the meeting up for discussion from the Commissioners. DeVine commented that she is ecstatic a private group is willing to bring forward that much money for a facility that will benefit the entire community and not just their program. Becker asked about the ability to host more and larger scale events with this new facility.

Ballantine asked a follow up question regarding the lift station – he was wondering if it is fully funded by the loan or other funding. Hodel responded that it is fully funded by the loan and should not generate more fees.

DeVine motioned to approve both the lift station project and the Pineview BMX Park improvements. Becker seconded. Motion passed unanimously.

DISCUSSION OF POTENTIAL LAND DEVELOPMENT CODE AMENDMENTS RELATED TO INTERIM USE PERMITS AND NON-COMMERCIAL OPINION SIGNS.

ACTION TAKEN: None needed.

Glaesman explained that the changes are being presented for initial discussion and direction from the Commission whether to initiate the formal adoption process. Glaesman discussed the history of prior sign ordinance amendments that have not been adopted. However, municipalities nationwide are being encouraged to revisit their sign standards in light of recent court decisions regarding sign content. DeVine clarified that the amendment will address size/placement of signs and NOT content. Glaesman explained that authorizing Interim Use Permits is not time sensitive but will be a useful zoning tool. Czech and the rest of the Commission agreed that it is worth staff's time to work on these amendments.

Old Business

PRESENTATION OF DRAFT HERITAGE PRESERVATION COMMISSION COMMUNITY AND EDUCATION MARKETING PLAN

Glaesman gave an overview of the plan that started over 10 years ago to promote the HPC as a resource, advocate, and champion of historic structures rather than the perceived role as a regulator. Czech commented that he is excited to read through this as he was reached out to as a realtor. DeVine commented on how much work went into this document.

ACTION TAKEN: None

UPDATE REGARDING THE CITY OF ST. CLOUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 2021 ANNUAL ACTION PLAN.

Glaesman gave an update that the final CDBG entitlement amount grew by 7%. Based on past recommendation, staff suggests the Planning Commission's recommendation be revised to provide 73% funding for capital project applications. DeVine and Ballantine commented that they supported this. City Council is having their public meeting on this upcoming, and the public notices do reflect the increased amount. Becker commented to the City Council that looking at supporting some of the other programs might be beneficial.

ACTION TAKEN: None

UPDATE REGARDING ST. CLOUD APO MISSISSIPPI RIVER BRIDGE STUDY

Glaesman reported that a background report was recently distributed to initiate the early public input phase. DeVine commented on the thoroughness of the report. Becker asked to clarify the process. Glaesman clarified that this document summarizes the purpose and need for the corridor, while the final study will include specific corridor alignments. The study will conclude late in 2021. Ballantine questioned if doing this initial work will help the project be completed. Glaesman answered that a thorough review of the purpose and need is essential to seeking funding for environmental review and construction in years to come.

ACTION TAKEN: None

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:08 p.m.

A handwritten signature in black ink, appearing to read "Abby Schneider". The signature is written in a cursive style with a large initial 'A' and a long horizontal stroke at the end.

Abby Schneider, Recording Secretary