

Planning Commission
Tuesday, June 8, 2021
6:00 p.m.
St. Cloud City Hall Council Chambers

Public hearing notices were published and mailed prior to the meeting and written public comment was accepted until 3:00 p.m. on June 8, 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, and Sheila DeVine
Members Absent: Luis Estevez, Lenora Hunt
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman, Abby Schneider

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR JUNE 8, 2021 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE MAY 11, 2021 PLANNING COMMISSION MEETING

REQUEST FROM BURT AND CHERI DUBOW TO VACATE A 15-FOOT WIDE DRAINAGE AND UTILITY EASEMENT THAT WAS LOCATED ON THE COMMON LOT LINE BETWEEN LOTS 5 AND 6, BLOCK 2, WESTWOOD PARKWAY PLAT 10. (ADDRESSES: 6557 WESTWOOD PARKWAY)

REQUEST OF B.K. FOLEY LAND DEVELOPMENT INC FOR THE RIGHT TO CONNECT A ONE-WAY OFF-STREET PARKING LOT LOCATED AT 626 AND 622 11TH ST SOUTH TO SOUTH SIDE PARK LOCATED AT 1205 6TH AVENUE SOUTH.

REQUEST OF ARMADILLO INVESTMENTS FOR THE VACATION OF THREE INTERIOR SIDE YARD DRAINAGE AND UTILITY EASEMENTS LOCATED ON FOLLOWING COMMON PROPERTY LINES: LOTS 1 AND 2, BLOCK 1, QUARRY WOODS SEVENTH ADDITION; LOTS 2 AND 3, BLOCK 3, QUARRY WOODS EIGHTH ADDITION; AND LOTS 5 AND 6, BLOCK 3, QUARRY WOODS EIGHTH ADDITION. (LOCATION: 3410 & 3416 STONE WAY SOUTH, 3465 & 3471 GRANITE WAY SOUTH AND 3483 & 3489 GRANITE WAY SOUTH) (VAC-2021-05)

REQUEST FROM THE ST CLOUD ENGINEERING DEPARTMENT FOR THE APPROVAL OF RIGHT-OF-WAY PLAT 11, WHICH RUNS FROM 22ND STREET SOUTH TO ROOSEVELT ROAD (COUNTY ROAD 75). (PLAT-2021-12)

ACTION TAKEN: Ballantine/Becker/Approved (4-0)

Public Hearings:

REQUEST OF MINNESOTA HEALTH REAL ESTATE HOLDINGS, LLC TO AMEND THE CHILDREN’S HOME RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE INSTALLATION OF A 12 FOOT HIGH BLACK PVC COATED CHAIN LINK FENCE ON THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES; THE INSTALLATION OF A 12 FOOT TALL DECORATIVE FENCE ALONG THE WESTERN PROPERTY LINE; AND AN EIGHT FOOT BY EIGHT FOOT WELCOME CENTER BUILDING AT THE 17TH STREET SOUTH ENTRANCE. THE EXISTING DEVELOPMENT PLAN REQUIRES SUBSTANTIAL CHANGES TO THE SITE TO BE APPROVED BY AMENDING THE PUD. (LOCATION 1726, 1728, & 1730 7TH AVENUE SOUTH AND 375 16TH STREET SOUTH) (DPA-2021-01)

ACTION TAKEN: Ballantine/Becker/Approved (3-1)

Glaesman explained that the ownership has changed but the use has stayed the same. There are really 4 different questions that they are asking – the welcome center, gate at the southern entrance of the property, and the two different sections of fencing. The PUD requires the PC approval for any major changes to the PUD.

Tim Mages – 621 22nd St South – Lives right next to Children’s Home and a resident of that property for over 30 years. Concerned about the appearance of the 12’ fence in a neighborhood of St. Cloud. Spoke of wildlife able to move freely through the area.

Mike Cameron – 611 22nd St South – Reiterated the concern of wildlife to move in the area. Concerned about his 6’ fence being towered over by a 12’ chain link fence.

Chirs Alvarez – 2007(?) 7th Ave S – In favor of the 12’ high privacy fence to the south of the property. Spoke of the wildlife in the area and not wanting to restrict their movements.

2008 7th Ave S – Lived there since 1977. Concerned about the trees having to be torn down and the exact placement of the fence. Not in favor of the 12’ high fencing but would be OK with shorter ones.

James – Newport Academy & Tim Gillet – HMA Architects – Spoke of their investment in the community, and desire to invest in a historic campus. Their integrative approach to healing for their youth reinforces the need for their privacy and safety. Discussed the current string of vandalism and fires that have plagued the campus. Discussed the existing fences that are already in place, and the need to protect the campus in certain places with higher fencing.

Becker asked about the design of the 12’ fence specifically – asking about the reasoning for solid panels. Tim with HMA architects spoke to the fact that those are not decided for sure. And the black vinyl would be a good option if they choose to go with a more transparent fence. Spoke of being strategic in relationship to the existing trees and neighbors with how the fence is placed and what design is placed where.

Ballantine asked if perhaps there were things they could do to secure the location without the fence. James discussed the measures they have taken with security cameras and security guards.

DeVine suggested that perhaps the 12’ fence will not be needed once the site is occupied and not as appealing to vandals and mischief. James discussed that he has to say to families that he can keep their children safe, and right now with the current activity on site, he doesn’t feel like he can do that. DeVine asked again why the 8’ fence would not be enough. James described that the current 8’ fence does not seem to be enough. DeVine

clarified that the welcome center seems like a really nice addition. Suggested that maybe some more work with the neighbors on specifics of the fencing as their construction continues and residents are not on site. DeVine asked when they set to open, and the applicant responded late summer/early fall. Lewis clarified the welcome center purpose. Lewis asked if solid panel would be better if you want to protect and keep people out. Discussed different options for discouraging people from attempting to enter the campus.

Tim Mages – Appreciates the job that they’re trying to do but doesn’t want it to look like a kids’ prison. Really concerned about the wildlife in the area.

Becker clarified with Glaesman that the property is currently totally enclosed. While it was, there are a lot of gaps currently.

James came back up to clarify where exactly where the fence is planned to go. Becker emphasized that the work needing to be done may be subject to DNR review.

Mike Cameron – reiterated the height of the fence along the neighbor lines is his main concern.

Public hearing was closed.

DeVine clarified when the DNR would become involved. Glaesman said there is no requirement to involve the DNR, but that they would

Ballantine made a motion to approve the application per the staff recommendations second by Becker.

Ballantine discussed the applicant spending some time with the neighbors to work on the details of tree lines/fence heights in certain areas/etc. Becker agreed with this note that doing the work with the neighbors before the Council sees this before them. Glaesman clarified that if the PC approves, it will go to City Council for another public hearing in about 30 days. DeVine clarified her opposition is to the 12’ high portion.

New Business

REQUEST OF THE CITY OF ST CLOUD REGARDING ACQUISITION AND/OR DISPOSAL OF CITY PROPERTY:

- A. CITY OF ST CLOUD AND CITY OF SARTELL EXCHANGE OF LAND WITHIN WHITNEY REGIONAL PARK AND SAUK RIVER REGIONAL PARK.**
- B. CITY OF ST CLOUD ACQUISITION OF A PORTION OF 502 ST. GERMAIN STREET EAST.**
- C. CITY OF ST CLOUD ACQUISITION OF CLARK FIELD.**

ACTION TAKEN: DeVine/Ballantine/Approved (3-1)

Glaesman explained the city swaps – each city currently owns land in the opposite city. Glaesman explained the portion of the old Press Bar site. No terms are laid out, simply starting to pursue this transaction.

Glaesman explained the goals for Clark Field acquisition and use.

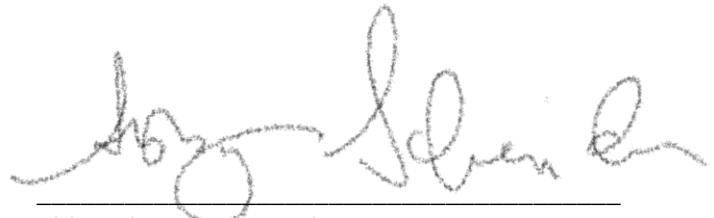
Czech asked about a portion of land currently owned by Sartell that the city should also look into. Glaesman understood that property to be

Becker asked about the cost for the Sartell/St Cloud swap. Glaesman explained Also asked about the intent for Clark Field. Glaesman explained that the hope is many different uses. Becker asked how much a “portion” of the Press site might be. Glaesman clarified that no details are really set, just getting the OK to move forward. Congresswoman Lewis asked about how the sites would be

DeVine motioned to approve all 3 property acquisitions. Ballantine second.

ADJOURNMENT

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

A handwritten signature in cursive script, appearing to read 'Abby Schneider', written in black ink on a white background.

Abby Schneider, Recording Secretary