

**Planning Commission**  
Tuesday, July 13, 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 July 13, 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, Lenora Hunt and Sheila DeVine  
Members Absent: Luis Estevez  
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 JULY 13, 2021 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE JUNE 8, 2021 PLANNING COMMISSION MEETING  
ACTION TAKEN: DeVine/Becker/Approved (5-0)**

**Public Hearing:**

**REQUEST FROM IRON VALLEY EQUIPMENT AND MANUFACTURING, LLC ON BEHALF OF CC PARTNERS LLC (CHARLES EHLEN) TO REZONE THE PROPERTIES LOCATED AT 601 FRANKLIN AVE NE FROM C5, HIGHWAY COMMERCIAL DISTRICT TO I1, LIGHT INDUSTRIAL DISTRICT (LOCATION 601 FRANKLIN AVE NE) (REZ2021-02)  
ACTION TAKEN: Ballantine/Becker/Approved (5-0)**

Glaesman explained the request and that it is consistent with the surrounding properties. As such, staff is recommending approval. Public hearing is opened.

Patrick with Iron Valley Equipment – Stated he is here and available to answer any questions.

Public Hearing is closed.

Councilmember Lewis asked what the benefit of changing from C5 to I1 is. Glaesman explained that due to past actions, you can no longer do heavy vehicle repair in C5. DeVine brought up the adjacent two properties would

also come in to the I1. Glaesman explained staff had also considered that, but ultimately felt it should be up to the property owners. Ballantine asked if the proposed use was drastically different than uses around the property. The applicant responded that it is not, and that there would not be parts/vehicles laying around. Councilmember Lewis asked if there was a recent owner change that is prompting this, and Glaesman explained yes, there was.

Motion by Ballantine to approve application, second by Becker. Motion passed unanimously.

**New Business**

**REQUEST FROM TED KLEIN FOR A TEMPORARY EXCAVATION PERMIT TO REMOVE AN EXISTING PILE OF GRANITE RUBBLE FROM A LOCATION SOUTH OF 33<sup>RD</sup> STREET SOUTH ABUTTING THE HIGHWAY 15 RIGHT-OF WAY (TEP2021-01) (3350 HIGHWAY 15 SOUTH)**

ACTION TAKEN: DeVine/Becker/Approved (5-0)

Glaesman explained that the temporary excavation process does not require a public hearing. The applicant is requesting to remove a 10,000 square foot pile of rubble from other operations on the site. No grinding of remnants would happen on the property, and a remediation plan is required within one year of the work ceasing. Staff is recommending approval.

While no public hearing, applicant (Ted Klein) was on site to answer any questions. DeVine verified that applicant was good with the staff recommendations.

Motion by DeVine to approve the application as submitted with staff recommendations, second by Becker. Motion passed unanimously.

**REVIEW AND APPROVAL OF 2022 DEVELOPMENT FUND BUDGET PROPOSAL**


ACTION TAKEN: Ballantine/DeVine/Approved (5-0)

Glaesman reviewed that there are no major changes in the current budget, other than bringing back in some of the operating supplies due to being back in person and closer to normal operations. Also, an increase in training budget for staff as live trainings come back.

Ballantine moved to increase training budget to \$5,000 and approve budget, DeVine second. Motion passed unanimously.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:18 p.m.



Abby Schneider, Recording Secretary