

Planning Commission
Tuesday, August 10, 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 August 10, 2021. All written public comments submitted were provided to the Planning Commission members prior to the start of the meeting.

ROLL CALL

Members Present: Luis Estevez, Marty Czech, Lenora Hunt and Sheila DeVine
Members Absent: Jared Becker, Dennis Ballantine, Carol Lewis
Council Rep. Present: None
Staff Present: Matt Glaesman, Abby Schneider

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR AUGUST 10, 2021 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE JULY 13, 2021 PLANNING COMMISSION MEETING
VAC2021-06/ ARMADILLO INVESTMENTS III LLC / 3354 & 3344 AND 3534 & 3524 36TH ST SOUTH
ACTION TAKEN: DeVine/Estevez/Approved (4-0)

Public Hearing:

REZ2021-03 / Batis Development Company/ 118 6TH AVE S
ACTION TAKEN: Estevez/DeVine/Approved (4-0)

Glaesman explained the subject properties are currently zoned C3 as the site of the former downtown Perkins Restaurant. The rezoning is focused on allowing for a drive thru. Staff is recommending approval noting the adaptations to the lot that the applicant is willing to make to address any potential traffic issues. Estevez and Czech clarified some of the traffic flow on the drawings.

Doug Boser with Inventure Properties – Asked about the alley traffic and plan for the alley. Requested that the alley be improved with the project.

Public hearing is closed.

Motion by Estevez to approve. Second by DeVine. Motion passed unanimously.

REZ2021-04 / 539 PROPERTIES LLC & SBJ RESCH FAMILY PARTNERSHIP LTD / 539 E ST GERMAIN

ACTION TAKEN: DeVine/Hunt/Approved (4-0)

Glaesman explained this property has been an item of discussion for many years. Staff believes that the C4 is a much better district for this property as far as the master plan and the residential areas around the neighborhood.

Kevin Johnson representing 539 Properties – Spoke on the desire for this space to help redevelop the East side. Thanked the City for the support of the project and the focus on the East Side.

Public Hearing Closed.

DeVine made a motion to approve, with a second by Hunt. Motion passed unanimously.

REZ2021-05 / RICE COMPANIES / 275 & 315 74TH ST S

VAC2021-08 / RICE COMPANIES / 275 & 315 74TH ST S

ACTION TAKEN: /Approved (4-0)

Glaesman explained that the subject properties are located SE of the intersection with Opportunity Drive and I94 and explained the history of Opportunity Drive as traffic increases were seen. While this area is already zoned for Industrial, the height of the warehouse building would exceed the I3 district. The first phase of the project stays within the bounds of the I3 district, it's only in the 2nd phase that it needs the rezoning. Staff is recommending approval. DeVine asked about the specifics of Phase 3, and Glaesman answered that the developer could most likely answer that. Public hearing is opened.

?? with GSDC – Spoke of GSDC's mission to bring vitality and business to the region. They are here on record to state their support of the project.

Tom Bruce with Rice Companies – Answered DeVine's question about phase 3, stating that it would be more storage at later dates.

Homeowner across the road – Concerns about lighting during overnight hours and asked if there were plans to reduce that, as well as noise concerns. Glaesman responded that the developer could speak to that better.

Tom Bruce – Spoke to the homeowners' concern that the lights would be substantially farther back from the road than the requirement, as well as retaining the line of trees on the road that is currently there. Bruce believes the noise will be less than the previous business that was on the site.

Margaret Gohman - 23300 Co Rd 75 – Asked about the encroachment on the residential properties.

Doug – Design Electric – Stated support for the project, but concern that roads and traffic flow needs are addressed.

Glaesman responded to Gohman’s concern about the noise, stating that the industrial use decisions were made decades ago, and that it’s only before the PC today due to the height of the building in the second phase. Glaesman also responded to the Franklin Road question, stating that the City has acknowledged that the roads are a priority.

Scott with ATS – 725 Opportunity Dr – Stating support for the project but does want to make sure the setup is there to ensure safe travel.

Glaesman reiterated that the safety concerns are not being disregarded. They simply are not items that they are tackling right now, they will be addressed as they get to the second phase when the traffic may be more of an issue.

Public hearing is closed.

DeVine made the motion to approve both applications as submitted. Second by Estevez. Discussion followed with DeVine addressing the concerns of the neighbors, hoping that this is going to reduce the concerns, along with the extra steps the developer is taking. Motion passed unanimously.

New Business

PLAT2021-13/PLAT2021-14 / COUNTY 74 DEVELOPMENT LLC / 3143 COUNTY RD 74

VAC2021-07 / COUNTY 74 DEVELOPMENT LLC / 3143 COUNTY RD 74

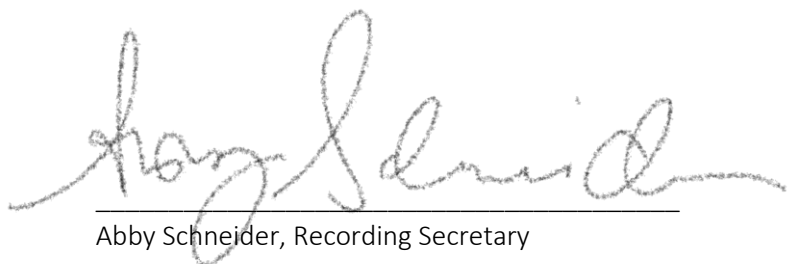
ACTION TAKEN: DeVine/Becker/Approved (4-0)

Glaesman explained the history and impact of the 33rd St S development. Staff is recommending approval. DeVine asked about access to Outlot A and Glaesman confirmed that would have to be addressed.

DeVine made the motion to approve both applications, second by Estevez. Motion approved unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:39 p.m.



Abby Schneider, Recording Secretary