

Planning Commission
Tuesday, September 14, 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 September 14, 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, Dennis Ballantine, Jared Becker and Sheila DeVine
Members Absent: None
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 SEPTEMBER 14, 2021 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE AUGUST 10, 2021 PLANNING COMMISSION MEETING

RESOLUTION ADOPTING A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR ECONOMIC DEVELOPMENT DISTRICT NO 3 AND THE PROPOSED ESTABLISHMENT OF A TAX INCREMENT FINANCING DISTRICT (ASSOCIATED WHOLESALE GROCERS) REQUESTION ACTION: APPROVE

PLAT2021-16 / BILL LOMMEL / 25252 & 25274 58TH AVE REQUESTED ACTION: APPROVE

VAC2021-19 / BILL LOMMEL / 25252 & 25274 58TH AVE REQUESTED ACTION: APPROVE

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

Public Hearing:

CPA2021-01 / ST CLOUD PLANNING AND ZONING DEPARTMENT/ 2421 COUNTY RD 74

REZ2021-06 / PUCHALLA EXCHANGE 3 / 2421 COUNTY RD 74

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

Glaesman explained the intention of the requests is a multi-phase project that would add potentially over 300 housing units, with the first two phases adding over 150 housing units. DeVine asked about some of the recent comments from MnDOT comments on the project. Ballantine asked about traffic concerns and what plans for the road would be. Glaesman agreed that at some point the road will need to be looked at and changed but the volume is not there yet.

Lana Faber - 2427 41st AVE S - Lives in the Boulder Ridge townhome association across the road. Discussed the changes that have come to the area in the past few years and the number of apartment homes already in the area. Concerned about the traffic changes and extreme congestion she has noticed. Concerned about the students driving to Tech through the traffic. The growth and change are inevitable, but the safety concern to her is immediate.

Bob Abel – Developer’s Representative - Abel is confident that the City will address the traffic concerns and that the project is needed for the growth the City is experiencing.

Public hearing is closed.

Becker asked about the timing of high volume of traffic. Faber responded that AM and early afternoon. Becker followed up by asking Glaesman what the plans are and what the City has been looking at. Glaesman again responded that the trip volume is what would trigger those road improvements and what the City can currently do to address speeding issues. Ballantine agreed that speed is definitely an issue on this road.

Ballantine made a motion to approve, second by DeVine. Motion approved unanimously.

CPA2021-02 / CITY OF ST CLOUD PLANNING AND ZONING DEPARTMENT / 3274 NOTTINGHAM RD S
DPA2021-02 / LUMBER ONE DEVELOPMENT COMPANY LLC / 3274 NOTTINGHAD RD S
ACTION TAKEN: DeVine/Becker/Approved (4-2)

Glaesman explained this change is due to the road improvements and development around the corridor. Staff is recommending approval. Ballantine asked about what else could go in if this is approved, and Glaesman explained that the way it is worded would limit the uses. DeVine asked about neighborhood concerns and how that would be addressed in the future as plans are finalized.

Chad Carlson – Lumber One – Carlson explained that they will still have their strict standards of what is happening in that development and not willing to compromise the look. Carlson also described the unique layout of this parcel and that no

Public Hearing Closed.

DeVine made a motion to approve with staff recommendation, second by Becker.

Ballantine discussed concern for the people who did go into this development hoping for single family homes and are now going to have commercial around them. Motion approved – Ballantine & Czech dissenting.

DPA2021-03 / CENTRAL MINNESOTA YOUTH FOR CHRIST / 203 COOPER AVE N

ACTION TAKEN: Becker/DeVine/Approved (5-1)

Glaesman explained that this application needs to come before the Commission because of a change in the initial approved sight plan. Acknowledgement that the parking will be less than the standard. Becker asked about the traffic flow increasing too much for safety of the clients being served. Hunt echoed the concern of the youth at both Youth for Christ and Pathways for Youth.

Guy Magno and Taylor – Coffee shop developers who currently use the space as a joint working space right now. They are tenants and Youth for Christ is the building owner. Discussed the work they have done to try to address the parking and traffic issues with adding a drive-thru. Magno spoke to how the drive-thru would be laid out to minimize U-turns and driving in the parking lot. DeVine asked the applicants about the exact implementation and if they will be working with staff as plans are finalized. Glaesman spoke to DeVine’s concerns stating that they would have the tools to force the owner to create more parking spots. Becker commented that the parking is not his biggest concern, and he is actually encouraged by the improvements but concerned about signage for safety of youth in the area. Magno described the signage that they are planning on installing to not only control the flow but also clearly designate the drive-thru.

DeVine asked about the details to the staff recommendations, and Glaesman explained that the goal would be to approve here and then finalize the missing pieces before it goes to City Council in a few weeks.

Public Hearing closed.

Becker motion to approve with staff recommendations, second by DeVine. Motion passed, Hunt dissenting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:48 p.m.



Abby Schneider, Recording Secretary