

Planning Commission
Tuesday, October 12, 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 October 12, 2021. All written public comments submitted were provided to the Planning Commission members prior to the start of the meeting.

ROLL CALL

Members Present: Marty Czech, Dennis Ballantine, Jared Becker 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 OCTOBER 12, 2021 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE SEPTEMBER 14, 2021 PLANNING COMMISSION MEETING

REQUEST OF HOLIDAY STATIONSTORES, LLC (DAVID EDQUIST) TO VACATE A 10 FT WIDE DRAINAGE AND UTILITY EASEMENT CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 2, BLOCK 2, GRANITE CITY CROSSINGS (LOCATION: 4175 & 4255 ROOSEVELT RD) (VAC2021-11)

PRELIMINARY AND FINAL PLAT APPROVAL OF HIGHBANKS PLAZA (PLAT2021-18)/CITY OF ST CLOUD/400 2ND ST S

FINAL PLAT APPROVAL WESTWOOD PARKWAY PLAT 15 / CENTRAL MINNESOTA HABITAT FOR HUMANITY

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

REQUEST OF HOLIDAY STATIONSTORES, LLC (DAVID EDQUIST) TO VACATE A 10 FT WIDE DRAINAGE AND UTILITY EASEMENT CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 2, BLOCK 2, GRANITE CITY CROSSINGS (LOCATION: 4175 & 4255 ROOSEVELT RD) (VAC2021-11)

Ballantine pulled agenda item #5 out of the consent agenda for more discussion. Ballantine asked about the road

Glaesman explained that this project supports the road construction that has already been done.

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

Public Hearing:

REZ2021-07 & AMEND PUD/ JLG ARCHITECTS & FRAUENSHUH/ 400 2nd ST S

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

Glaesman explained that both actions are intended to support the redevelopment of the current City Hall site. Glaesman talked through the potential plans for the site. Landscaping would be a requirement of the PUD, not just a concept. DeVine asked about why the amendment to a PUD is required. Glaesman explained that instead of creating a new PUD, the goal is to add them to a current PUD. Ballantine asked about setbacks with new construction, and Glaesman explained that in this area, build-to lines are more widely accepted.

Public hearing is opened.

Dave Anderson, Frauenshuh – Acknowledged the work of the City to develop the plan and that their design team is here on site if there are any questions.

Dan Borgert, BK Foley Land Development – Questioned bid process and expressed preference for a higher density in that space. Glaesman responded that the RFQ process happened in April and of the 3 bids they received, Frauenshuh was awarded the bid.

Mary Mathews, 315 3rd Ave S – Discussed the past conversations about this project, and how this one feels like a good fit. Neighborhood is very genuinely excited about the look of this design and plan. They are appreciative of the efforts of the City and Frauenshuh through this process.

Public hearing closed.

Ballantine made a motion to approve, second by DeVine. Discussion ensued. Ballantine commented in support of the look. DeVine asked the developer about the plan for the restaurant space. Anderson came back up and explained that the plan was to allow for some flexibility for what that space might be. Motion passed unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:22 p.m.



Abby Schneider, Recording Secretary