

**Planning Commission**  
Tuesday, November 9, 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 November 9, 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, Luis Estevez, Sheila DeVine and Lenora Hunt  
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 NOVEMBER 9, 2021 AS PART OF THE OFFICIAL RECORD**

**APPROVAL OF MINUTES FROM THE OCTOBER 12, 2021 PLANNING COMMISSION MEETING**

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

**Public Hearing:**

**REZ2021-08/ HAPPA PROPERTIES LLP (HERMAN ROERICK)/ 4118 COUNTY RD 74**

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

Glaesman explained that the property is at a crossroads of a number of major roadways, so the rezoning is appropriate. Applicant's current plan is to install a billboard, but the intention is not the question at hand. More that this need to rezone is inevitable.

Public hearing is opened.

**Herman Roerick, Applicant** – Pointed out that some of the property near is already C5.

Public hearing closed.

Ballantine motioned to pass, second by DeVine. Motion passed unanimously.

**NEW BUSINESS:**

**PLAT 2021-21/RICE COMPANIES/LANDWEHR 194 ADDITION/851 60<sup>TH</sup> ST S**

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

DeVine clarified some of the engineering department comments on assessments.

**PREVIEW OF 2021 & 2022 PLANNING COMMISSION MEETING SCHEDULE**

Glaesman reviewed the December/January plans with the construction/move to the new City Hall.

**PREVIEW OF 2023-2028 CAPITAL IMPROVEMENTS PLAN PROCESS**

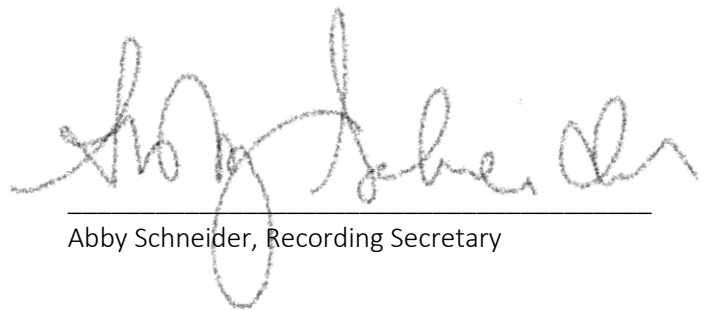
Glaesman reviewed the CIP process and timeline that will be pushed back a month due to the City Hall construction.

**DIRECTOR'S REPORT ON FUTURE PLANNING INITIATIVES; MISSISSIPPI RIVER BRIDGE CORSSING STUDY, ST CLOUD SOUTHWEST BELTLINE STUDY, OPPORTUNITY DRIVE STUDY, HIGHWAY 10 – ST CLOUD TO CLEARWATER STUDY**

Glaesman reviewed the different transportation/roadway studies and the reasons behind them. Ballantine clarified what has been done for each of these items and where they are in the process.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:17 p.m.



Abby Schneider, Recording Secretary