

Planning Commission

Tuesday, February 8, 2022

6:00 p.m.

Stearns County Board Room – Downtown Administration Building

Public hearing notices were published and mailed prior to the meeting and written public comment was accepted until 3:00 p.m. on February 8, 2022. 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, Jared Becker, Luis Estevez, Sheila DeVine and Lenora Hunt
Members Absent: Dennis Ballantine, Bill Mund
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman, Abby Schneider, Jim Flaaen, Carla Berry

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR FEBRUARY 8, 2022 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE NOVEMBER 9, 2021 PLANNING COMMISSION MEETING

VAC2021-12/LIFESTYLE LUMBER/2130, 2134, 2138, AND 2142 42ND ST S

VAC2022-01/ARMADILLO INVESTMENTS, LLC/3425, 3431, AND 3437 GRANITE WAY SOUTH

PLAT2022-01/ARMADILLO INVESTMENTS, LLC/3425, 3431, AND 3437 GRANITE WAY SOUTH

PLAT2022-02/SCHNETTLER PROPERTIES LLC/3501 & 3502 WILDFLOWER ROAD SOUTH

REQUEST OF ST. CLOUD PLANNING & ZONING DEPARTMENT TO AUTHORIZE DISPOSAL OF EXCESS PUBLIC RIGHT-OF-WAY ABUTTING 110 & 129 ROOSEVELT RD AND 113 & 115 25TH AVE S

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

Public Hearing:

CITY OF ST CLOUD COMMUNITY DEVELOPMENT (CDBG) PROGRAM YEAR 2022 ANNUAL ACTION PLAN

ACTION TAKEN: Becker/Devine/Tabled (5-0)

Glaesman explained how St. Cloud is an entitlement community and we do receive a grant from HUD. The number of the grant is not yet known, and the community needs do still outnumber the funds that the City receives. Glaesman discussed the community goals in the five-year plan, and how the choices for who receives the grant dollars focus on those goals. This is just the beginning of the process and all that is happening tonight is listening to the testimony because we do not know the exact entitlement amount tonight. The public hearing will stay open and in March the Planning Commission will reconvene the public hearing once the grant amount is known to give their recommendation to the City Council.

Public hearing is opened. The following applicants were present to outline their application.

Nancy Cashman, Applicant – Center City Housing, River Heights Apartments.

Bruce Hentges, Applicant – LEAF

Abdikadir Bashir, Applicant – Center for African Immigrants and Refugees Organization (CAIRO)

Cassandra Miles, Applicant – Great River Children’s Museum

Chad Johnson, Applicant – Central MN Habitat for Humanity

Harold Feegel, Applicant – Homeless Helping Homeless

Paul Soenneker, Applicant – St. Cloud Housing & Redevelopment Authority

Pastor Carol Jean Smith, Applicant – Place of Hope Ministries

Johanna Osman, Applicant – Sakan Community Resource, Inc

Nita Jones, Applicant – Too Much Talent

Mohamed Mohamud – XIDIG TV

Motion by Becker to table the public hearing until March when the grant amount is known, second by DeVine. Motion approved.

Public hearing tabled.

PUBLIC INPUT SESSION #1 FOR 2023-2028 CAPITAL IMPROVEMENTS PROGRAM

ACTION TAKEN: None

Flaen explained the process this year with a little later start due to the move.

Public hearing is opened.
Public hearing closed.

Glaesman and the Commission settled on a working session for the hour and a half prior to the next meeting.

**REZ2022-01/ST. CLOUD PLANNING & ZONING DEPARTMENT/115 13TH AVE S
AUTHORIZE DISPOSAL OF THE FORMER ISD 742 MEDIA SERVICES PROPERTY LOCATED AT 13TH AVE S**

ACTION TAKEN: Hunt/Becker/Tabled for revisions (5-0)

Glaesman explained that the City acquired a number of properties when acquiring the former Tech High School as the new City Hall location. Glaesman reviewed the community input process from a couple of years ago. The goal of this rezoning is to promote sale of the property to allow the sale of the property and any potential buyers/developers to know exactly what they can do on the site and meet the vision of the Catalyst site.

Public hearing is opened.

Mark Ruhle, Neighbor – Concern over a gas station across the street from his home.

Public hearing closed.

DeVine asked for a little more clarification as to why rezoning to C2 vs using PUD. Glaesman agreed that that really is another viable option and reiterated that zoning really is the first question. Czech offered that PUD might seem like the better option for that location. Becker asked about the uses allowed in a CUP, and how the PUD might limit exactly what was hoped for in that location. Glaesman reviewed what the options for the Commission are if they are not sold on the C2 district.

Hunt made a motion to table the issue and have the Planning & Zoning department bring back a draft of a PUD plan. Second by Becker. Approved 5-0.

REZ2022-02/MICROBIOLOGICS/140 OSSEO AVE N

ACTION TAKEN: Becker/DeVine/Approved (4-1)

Glaesman clarified exactly what this proposal is before the Commission tonight is, as there have been many conversations around this neighborhood.

Public hearing is opened.

Community Member – Asked for long term plan from Microbiologics. Glaesman reviewed the vision and reiterated that no one can force community members to sell their homes.

Maddie, Neighbor – Questioning property taxes and the effect this rezoning may or may not have on it.

Neighbor – Clarifying where this new building is going to be.

Neighbor – Through interpreter - Concerned about being forced out. Glaesman clarified that the City can not make

Neighbor – Concerned about the long-term plan for the area and Microbiologics.

Public hearing closed.

Becker motion to approve with staff recommendations, second by DeVine.

Becker started the discussion by talking about the difficulty of the decision. Motion passed 4-1. Hunt dissenting.

NEW BUSINESS:

TEP2022-01/WM D. SCEPANIAC INC & COLD SPRING GRANITE/3696, 3722, 3726 WEST ST GERMAIN ST, 2526 AND 2536 41ST AVE SOUTH, AND 2803 COUNTY ROAD 136

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

Glaesman explained the history of this site. Becker asked about future use for this site if this excavation gets completed.

Becker motion to approve with staff recommendation, Hunt second. Approved 5-0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.



Abby Schneider, Recording Secretary