

Planning Commission

Tuesday, March 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 March 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, Sheila DeVine, Dennis Ballantine, Bill Mund, and Lenora Hunt
Members Absent: Luis Estevez
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman, Abby Schneider, Carla Berry

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

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

APPROVAL OF MINUTES FROM THE FEBRUARY 8, 2022 PLANNING COMMISSION MEETING

PLAT2022-03/BERSCHEID BUILDERS/5920 RIVERS EDGE DRIVE

VAC2022-02/BERSCHEID BUILDERS/5920 RIVERS EDGE DRIVE

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

Public Hearing:

DPA2022-01/6250 RIDGEWOOD RD OWNER, LLC/6230 & 6210 RIDGEWOOD RD

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

Glaesman explained that this property is part of a PUD with bulk restrictions to provide a buffer for the neighborhoods to the north and described how the current plans show the intent to maintain that buffer.

Public hearing opened.

Neighbor – Concern about kids walking to school if there is increased truck traffic.

Neighbor – Concern about increased truck traffic during high traffic times.

Neighbor – Concern about noise issue.

Steve Nielsen with applicant's brokerage firm, Ashley with ownership – Steve relayed that some of the concerns and questions would not be answerable until they know what tenants will take the spaces. Steve acknowledged that one of the spaces has been leased on a short-term lease.

Public Hearing closed.

Becker commented that the road may need to be looked at without the trucks from this operation.

Motion by Becker to approve, second by Ballantine. Czech commented on his concerns were addressed very well in the site plan. Motion approved unanimously.

DPA2022-02/STRACK CONSTRUCTION/3260 & 3280 42nd AVE S
VAC2022-03/STRACK CONSTRUCTION/3260 & 3280 42ND AVE S

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

Glaesman explained that PUDs have really tried to provide that buffer between residential and commercial/industrial uses. He clarified that the questions at hand were to adjust the bulk standard and vacate the common lot line. Becker clarified that the use is still allowed, it's only the bulk/size of the building.

Public hearing opened.

Penny Pancerev – Resident of Stonegate. Concerned about the amount of commercial in their development. Proposed some sort of service road for the commercial traffic to protect their residential area.

Owner to east of property – Concerned about trees on his property. Glaesman helped clarify that the developer can not remove trees that are not on their property.

Public hearing closed.

Glaesman conversation about landscaping and Becker... Glaesman reminded that the only reason this is coming forward is due to it only being a single occupant, the PUD does currently allow.

Ballantine acknowledged the frustration of starting this as a residential property and people planning for a residential area and it becomes commercial. Czech agreed that it is a frustration, but when people sell properties the plans can change.

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

REZ2022-01/CITY OF ST CLOUD/115 13TH AVE S AND AUTHORIZE DISPOSAL OF THE PROPERTY

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

Glaesman verified that this was tabled from last month when the Commission requested staff to bring forward a PUD agreement, with the concern being over the uses. Glaesman reviewed the limited use and bulk standards laid forth in their draft PUD. Devine clarified.

Public hearing opened.

Public hearing closed.

Motion by DeVine to approve without the drive thru requirement.

Czech reviewed that the concern over convenience store from the last hearing.

Second to the motion by Becker.

Mund commented about importance.

DeVine amended the motion to approve as drafted, second by Becker. Motion to approve the PUD as drafted carried unanimously.

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

Glaesman reviewed the process, and that HUD has given communities the OK to proceed without the exact amount, so action can be taken tonight even though we don't know the exact grant amount.

ACTION TAKEN: Ballantine/Mund/(3-2) (Czech and Becker dissenting)(Commissioner Hunt recused herself)

Becker asked if there was an anticipated timeline for when Cities can move forward with the actual funding. Glaesman responded that his guess is they don't know yet, and that is why they allowed Cities to start the process.

Public hearing opened.

Success Academy – Reviewed their application. Teacher and parent endorsing the academy.

Central MN Habitat for Humanity, Art Buhs – Reviewed their application.

CAIRO, Bashir – Reviewed their application. Abdi endorsing CAIRO

Homeless Helping Homeless, Harry Fleegel – Reviewed their application.

XIDIG TV, Mohamed – Reviewed their application.

St. Cloud Park & Rec, Chris Zabinski – Reviewed their application.

Public hearing closed.

Becker asked about the 15% spending cap for social services. Czech reviewed the yearly process and how great the need is for these grants and how lucky we are to be the beneficiary. Expressed his concern over only 10 families getting helped by the HRA getting money. Ballantine agreed, but felt the HRA was an operation the City Council favored and also expressed supporting the work the staff had done to get to the suggested allotments.

Ballantine made a motion to approve as based on staff recommendations.

Becker discussed moving the grant scheduled for the HRA to be moved to the Children’s museum.

Lewis commented that she hates that some people walk away with nothing and wondering about giving everyone who applied at least some grant. Glaesman discussed the reporting process and how much work it is that may not be worth the money, and that most communities are going to narrowing the recipients instead of growing.

Mund agreed with everyone’s frustrations, but knows that this still has to go to City Council and they have historically favored the HRA, and also agreed with Ballantine to trust the work that the City staff has put in.

Mund seconded the motion on the table from Ballantine to approve.

Lewis and Devine again supported the work of the City staff members to get to this point.

Motion carried 3-2.

OLD BUSINESS:

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

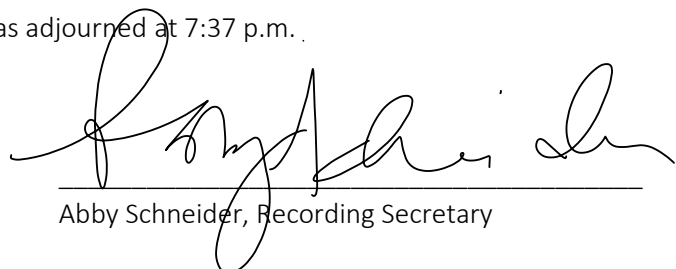
ACTION TAKEN: DeVine/Becker/Approved (6-0)

Glaesman reviewed that this was in front of the commission last fall, but now the developer has secured tenants and confirming the uses of the building.

Motion by DeVine to approve, second by Becker. Lewis expressed her excitement at this on the East side. Motion approved unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:37 p.m. .



Abby Schneider, Recording Secretary