

Planning Commission
Tuesday, April 12, 2022
6:00 p.m.
City Council Chambers, City Hall

Public hearing notices were published and mailed prior to the meeting and written public comment was accepted until 3:00 p.m. on April 12, 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, and Bill Mund
Members Absent: Luis Estevez and Lenora Hunt
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman and Abby Schneider

OPEN FORUM

Notice concern.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR APRIL 12, 2022 AS PART OF THE OFFICIAL RECORD

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

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

Public Hearing:

DPA2022-03/K & B PROPERTIES OF ST CLOUD, LLP/4040 33RD ST S

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

Glaesman explained the distinction between agenda item 5 and agenda item 6 tonight. This site is the current Klein Landscaping location. Historically, a preliminary PUD was approved for this location a few years ago, and this plan is consistent with that. Glaesman reviewed the plans for the different buildings, parking, and ponds. Lewis asked about what the basins were for. Ballantine asked about the City owned property near this site to remain as green space. Ballantine clarified that the approval right now is more of a general plan and may vary slightly in implementation. Becker asked about walking trails connecting the facilities in that area.

Public hearing opened.

Larry Klein & Jeff & Carrie (SCH) – Reviewed that K & B Properties holds the real estate for Klein Landscaping. Klein reviewed the history, reiterating what Glaesman had spoken to about the previous preliminary plan in 2019 and the delay in the project due to COVID and waiting for 33rd road work to get done. Klein reviewed their overall master plan and layout. Carrie reviewed the environmental reports and how they are planning on adhering to the requirements from the environmental review. They would require developers to adhere to these standards. Jeff commented that Klein Landscaping is not looking at moving from the area – they want to stay in this community.

Lewis asked about the fitness center parking where it says, “future parking”. Glaesman answered that the YMCA is interested, but that the City would support it with parking on the City owned parcel to the West.

Linda Koltes – Concern about traffic on the county roads with the increase in multi-family living and 4 schools nearby. Not against improvements, just want to really look at traffic concerns and safety concerns.

Public Hearing closed.

Mund asked about future road plans. Glaesman agreed that there are major things that need to be looked at for the development on the South side, and what the City is doing to put resources in that area. The CIP does have improvements on many of the roads out in the area – road extensions and improvements. Ballantine agreed that the road issues do need to be dealt with proactively.

Mund motioned to approve based on staff recommendation, second by Becker. Motion passed unanimously.

PLAT2022-06/K & B PROPERTIES OF ST CLOUD, LLP/4040 33RD ST S

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

Glaesman reviewed the preliminary plat with the access points and...

Becker asked about the 33rd street access and if that would get too congested. Glaesman reviewed that that point has the best practice access, and that if needed

Ballantine made a motion to approve based on staff recommendation, second by Becker. Motion passed unanimously.

REZ2022-03/LARRY KLEIN/25332 COUNTY RD 136 & 4255 255TH ST

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

Glaesman explained how this is coming forward due to the developments approved in the previous agenda item. Explained that the rezoning to a PUD is due to the lot size of the requirement for AG and deviating from the building size for a nursery. Ballantine asked about what could go in there. PUD would only allow for the restricted uses of landscaping or nursery. Becker asked about the other lots. Glaesman explained the vision would be Lot 2 would be subdivided as RR for single family homes, but there are lots of items that would happen before that.

Public hearing opened.

Larry Klein – Reviewed the plans for the site and plans to downsize their current landscaping, nursery and gardening center’s operation’s footprint. Reiterated that PUD is needed for the building size that they wanted. Becker asked Klein why not platting the single-family homes now, and Glaesman and Klein responded that it is really to not pay the Plat fees and taxes until the time that it is ready to be divided and platted.

Dan Hughes – Co Rd 136 – Own the 40 acres south of the property. Opposing the change to rural residential. Their ATF and DEA permits will not be able to be maintained if RR is allowed. Dogs for searches. Mund and Becker asked about the standoff requirement for their business. DeVine clarified that it’s only the 1 lot that would really affect them and that all that is in front of the PC today is to allow the landscaping building.

Larry Klein – Happy to talk to Hughes

Public hearing closed.

Mund expressed the thought of tabling the motion to allow Klein and Hughes to talk. Czech responded that the only action right now would not allow any single-family homes to be built. DeVine reiterated that the outlot gives them time to discuss.

DeVine made a motion to approve based on staff recommendations, Becker second.

Ballantine clarified that we were approving the single-family lots, and Glaesman clarified that it was just that there COULD BE single family lots.

Motion carried unanimously.

NEW BUSINESS:

PLAT2022-05/SEVENTY-TWO HUNDRED, LLC/2500, 2510, 2530, 2540, 2550 DIVISION ST & 5 25TH AVE S

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

Glaesman reviewed that this parcel in the center of the community was never platted. Simply asking to plat what already exists today and subdivide the parcel, but not changing the look of anything that exists.

Becker made a motion to approve with staff recommendations, Mund second. Motion approved unanimously.

DEVELOPMENT FUND ALLOCATION

ACTION TAKEN: Ballantine/Mund/Approved (5-0)

Glaesman reviewed that the City received a NEA grant to engage the community to use that space.

Ballantine motioned, Mund second. Motion approved unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:22 p.m.



Abby Schneider, Recording Secretary