

Planning Commission
July 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 July 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, Lenora Hunt, and Bill Mund
Members Absent: Luis Estevez
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman, Kirsten Luecken, and Abby Schneider

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

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

APPROVAL OF MINUTES FROM THE JUNE 14, 2022 PLANNING COMMISSION MEETING

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

Public Hearing:

DPA2022-04/LUMBER ONE DEVELOPMENT COMPANY/3000 COUNTY RD 74
PLAT2022-12/LUMBER ONE DEVELOPMENT COMPANY/3000 COUNTY RD 74
VAC2022-05/LUMBER ONE DEVELOPMENT COMPANY/3100 BLOCK STONE GATE DRIVE

ACTION TAKEN: Mund/Ballantine/(6-0)

Glaesman reviewed the original Stone Gate plan from 2006 to explain the current applications at hand tonight, reviewing the changes made in 2015 to office/commercial to show how this is a return to the original concept of housing.

Glaesman then reviewed the proposed plat and how the residential areas will look. Also addressed the vacation of the walkway as there is still access to the pond and walkway on the north and south of the block.

Public hearing is opened.

Ken Paplinski – Construction manager – Here to represent the partnership and be available for questions. He also asked about the parkland dedication if they decide to build it for themselves and not dedicate the parkland to the City. Also discussed the plan for high end townhomes and dual homes to be built.

Public hearing is closed.

Ballantine asked about the large lots on the plat and how the developer would keep being responsible for those. Becker asked about utility installation and that would fall on the developer. Glaesman confirmed the developer is responsible for utility installation. Becker then asked about what burden would fall on the City if anything fell in tax forfeiture. Glaesman confirmed that the large lots that can not be subdivided without City approval should remove that burden.

Mund moved approval based on staff recommendations. Second by Ballantine. Mund adjusted the motion to allow staff to discuss recommendation of parkland further with the developer.

DeVine asked more about the parkland dedication.

Motion passed unanimously.

NEW BUSINESS:

**PLAT2022-09/CITY OF ST CLOUD/156 FRANKLIN AVE NE
VAC2022-04/CITY OF ST CLOUD/156 FRANKLIN AVE NE
AUTHORIZE DISPOSAL OF PROPOSED LOT 2, BLOCK 1, FRANKLIN ADDITION
ACTION TAKEN: Becker/DeVine/(6-0)**

Glaesman reviewed the parcel that the City would like to sell to the adjoining property.

Becker made a motion to approve, second by DeVine. Motion passed unanimously.

**PLAT2022-10/LARRY KLEIN/4366 255TH ST & 25332 COUNTY ROAD 136
TEP2022-02/ LARRY KLEIN/4366 255TH ST & 25332 COUNTY ROAD 136
ACTION TAKEN: DeVine/Ballantine/(6-0)**

Glaesman reviewed the plat and plans and that the concerns from a neighbor was taken care of with the new plan. Reviewed that the TEP permit is taking from this site to the other Klein property on 33rd St S.

DeVine made a motion to approve, second by Ballantine. Motion passed unanimously.

PLAT2022-11/BEAR RIDGE DEVELOPMENT, LLC/1900 BLOCK OF 40TH ST S

ACTION TAKEN: Mund/Becker/(6-0)

Glaesman reviewed the plat and plan that this plat really is consistent with the original plat of Bear Ridge.

DeVine asked about the utilities being extended into this and Glaesman confirmed that these will be extended and oversized to service future development. Becker asked about walkways, Glaesman described that this is a development surrounded by an ESA, so why the sidewalk is only on one side.

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

PLANNING DIRECTOR'S REPORT

Glaesman opened up the floor for questions from the Planning Commission. No questions at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:33 p.m.



Abby Schneider, Recording Secretary