

Planning Commission
August 11, 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 August 11, 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, Sheila DeVine, Dennis Ballantine, and Bill Mund
Members Absent: Luis Estevez, Jared Becker, and Lenora Hunt
Council Rep. Present: Carol Lewis
Staff Present: Matt Glaesman, Kirsten Luecken, Isabella Margl, Noah Czech, and Abby Schneider

OPEN FORUM

No testimony was submitted for the open forum.

Consent Agenda

APPROVAL OF STAFF REPORTS FOR AUGUST 11, 2022 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE JULY 12, 2022 PLANNING COMMISSION MEETING

ACTION TAKEN: Ballantine/Mund/Approved (4-0)

Public Hearing:

DPA2022-05/STEVE KUEPERS/3135 COUNTY RD 136
PLAT2022-13/STEVE KUEPERS/3135 COUNTY RD 136
CPA2022-01/CITY OF ST CLOUD/3135 COUNTY RD 136

ACTION TAKEN: Mund/Ballantine/(4-0)

Glaesman reviewed the history of the project and that this has always been a mixed land use area, just a slight shift in how it's allocated. Glaesman reviewed the PUD application and the plat. Mund clarified that all the housing is proposed to be rental. Ballantine asked for clarification on the roads plan on the plat.

Public hearing is opened.

Steve Kuepers, Developer – Reviewed their plans for the development.

Kari Franklin, SEH – Highlighted parts of their application showing adherence to City standards.

Ted Schmid, 4201 32nd St S – Spoke in favor of the project, just asked about the buffer for the wetland and retaining the tree line for sightline.

Public hearing is closed.

Mund moved approval based on staff recommendations, Ballantine with a second.

Ballantine commented about watching road improvements for increased traffic to the south side with the development happening there. Glaesman confirmed they are watching for those traffic triggers and allowing for it in the capital improvements plan.

Motion carries unanimously.

LDC2022-01/CITY OF ST CLOUD/ARTICLE 19, ARTICLE 21, APPENDIX F & G

ACTION TAKEN: DeVine/Mund/(4-0)

Glaesman opened up a brief review but turned it over to Noah Czech, City of St. Cloud Stormwater Compliance Specialist. Czech discussed the new requirements for storm water from the State and the changes to the LDC that are needed.

Ballantine asked about any possible fees that citizens would see, and Czech replied that the developers may see increased cost in their construction, but no larger stormwater fees.

Mund asked if the State did a cost/benefit analysis. Czech replied no, but that the City had done one of their own. Mund asked what would happen if the City said no to meeting these new requirements, Czech replied that the City would most likely end up with an audit of the Stormwater Program. Lewis asked about cost to the City for upgrading our equipment. Czech replied that a lot of that was already in place but may need to increase the volume of what they currently use.

DeVine clarified who will have to adhere to these standards upon redevelopment and Czech explained a little of the “fully reconstructed” definition and that not everything will trigger the retrofitting of a stormwater system. Lewis asked about the project earlier in the meeting tonight and Czech said they are already planning for the new standards.

Czech asked about the comments of the CMBA and Czech talked that overall, the CMBA was supportive of the City’s changes after discussion.

DeVine motioned to approve the changes, second by Mund. Motion approved unanimously.

NEW BUSINESS:

2023 PLANNING DEPARTMENT BUDGET PROPOSAL

ACTION TAKEN: DeVine/Ballantine/(4-0)

Glaesman reviewed the budget proposal. Mund asked about trainings and if the budgeted amount was sufficient. Glaesman responded that online trainings have become much more efficient. Ballantine asked about staffing cost and if that would need to increase. Lewis supported Ballantine's suggestion that the office may need more staff and investment. DeVine asked about any increased technology needs.

DeVine made a motion to approve the budget, second by Ballantine with a comment about looking at increasing staffing levels. Mund added a comment of adding a per diem for PC members in the coming years. Motion passed unanimously.

PLANNING DIRECTOR'S REPORT

ACTION TAKEN (Item B): Ballantine/DeVine/(4-0)

Glaesman reviewed some items on recent City Council agendas with Councilmember Lewis' help.

- A. Glaesman started by reviewing the City's position on unused business signs, focusing on signs in good condition when the business is no longer operating in that space. Mund discussed that a new business might prefer that sign to be there for them to put their new sign there. Lewis reviewed some of the thoughts behind the discussion. Discussion about how far you would go with something like this, what standards would be, preserving the sign structure for future businesses. Glaesman reiterated they're not looking for any changes to the current language of the code.
- B. Moving on to Cannabinoid products sales, Glaesman discussed what all communities are looking at what to do with this at a City level. Councilmember Lewis is bringing this to be on the September 12 City Council agenda. Discussion of if cannabinoid products fall under the umbrella of all other general retail as a zoning. Discussed some other communities and what they are looking at and having separation rules or saturation limits. The position of the City from a zoning perspective would be that cannabinoid products fall under the heading of all other general retail. DeVine asked about the process and if PC would have any roll in the decision, Glaesman reviewed that if no proposal comes from City Council to change the LDC, it would not come to the PC. More discussion with commissioners on overall thoughts on hopes from the City Council. Ballantine made a motion to make a formal recommendation to the City Council that all cannabinoid products should be identified and clearly labeled, not sold in a place that predominantly caters to the underage crowd, and establishments that sell these products should be subject to regular compliance checks. Motion seconded by DeVine, motion carried unanimously.
- C. Glaesman discussed Fall 2022 Downtown Planning and how they are gathering consultants and investors to turn around the Downtown area.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:24 p.m.



Abby Schneider, Recording Secretary