

**Zoning Board of Appeals**  
Tuesday, August 16, 2022  
6:00 p.m.  
St. Cloud City Hall Council Chambers

**ROLL CALL**

Members Present: Ryan Schleicher(acting as Chair), Emil Radaich, Curran Poganski, Farhan Jibril, Dick Andzenge

Members Absent: Susanne Barkalow and John Mathews

Staff Present: Dave Broxmeyer, Kirsten Luecken, and Abby Schneider

**APPROVAL OF JULY 19, 2022 MINUTES**

ACTION TAKEN: Andzenge/Poganski/Approved (5-0)

**CUP2022-05/ LUL HERSI AND POTENS DEVELOPMENT GROUP/ 30 25<sup>TH</sup> AVE S**

ACTION TAKEN: Schleicher/Andzenge/Approved (5-0)

Broxmeyer explained the applicants' request substantially changed from last month which is why they are able to bring it forward again. The number of children has been reduced to 78 at most, an attached area, and additional fencing for security. Based on the changes, staff is recommending approval.

Schleicher and Poganski asked of other daycares operating in C5 and other similar traffic locations. Broxmeyer recalled the ones that he could. Andzenge asked about Planning staff being satisfied with the way the applicant addressed the traffic concerns, Broxmeyer said that they are.

Schleicher asked about enforcement of the conditions and Broxmeyer

Public hearing opened.

Mohamed, 12700 Nicollet Ave, business partner for daycare – Restated that they took everything into consideration from the staff and that the numbers they come up with are more related to the state and related to maximum capacity.

Schleicher asked about state regulations and how they would plan to prove they would adhere to the conditions. Mohamed said that Lul Hersi could answer those better.

Lul Hersi, applicant – answered that they do have to keep logs and submit floor plans with drop off and pick up access.

**Bob Lahr, Dairy Queen, 24 25<sup>th</sup> Ave S** – Commended applicants for the work they have done to alleviate the neighbors’ concerns. Still concerned about traffic.

Schleicher asked if more comments had come in and Broxmeyer stated that the business owner from last month’s meeting (Susan Krippner) still had the same concerns.

Public hearing is closed.

Motion by Radaich to approve based on staff recommendations, second by Andzenge.

Schleicher reviewed his concerns for the daycare in this area. Radaich discussed what items the State would worry about that are not under ZBA purview. Discussion continued. Andzenge and Schleicher would like their concerns on record – Schleicher concerned about the walk to the park for older kids and Andzenge concerned about a daycare in this location, but both feel the applicants are doing a good thing to work on these.

Schleicher called the question, motion carries unanimously.

**VAR2022-06/VIRGIL HESSE CONSTRUCTION & SONG PROPERTY HOLDINGS LLC/ 525 13<sup>TH</sup> ST SOUTH**

ACTION TAKEN: Radaich/Andzenge/Approved (5-0)

Broxmeyer explained the applicants’ proposal for their parking lot revisions after the collapse of a retaining wall. Staff is recommending approval.

Public hearing opened.

**Charlie Hesse, Virgil Hesse Construction, 1708 16<sup>th</sup> Ave SE** – Clarified that the variance needed is actually less than what was originally asked for – 2 1/2’ less total.

Schleicher reviewed the findings of fact.

Public hearing closed.

Motion by Radaich to approve request with staff conditions second by Andzenge.

Schleicher called the question. Motion approved unanimously.

**OTHER BUSINESS**

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:53 p.m.



Abby Schneider, Recording Secretary