

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

**OPEN FORUM**

No testimony was submitted for the open forum.

**Consent Agenda**

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

**APPROVAL OF MINUTES FROM THE SEPTEMBER 13, 2022 PLANNING COMMISSION MEETING**

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

**Public Hearing:**

**DPA2022-08/NASIR KHAN/3306, 3308, 3310, 3312, 3316, 3320 3<sup>RD</sup> ST N**

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

Glaesman reviewed the application and the history of the PUD. Discussed the concerns of staff and how the application addressed those.

Public hearing opened.

**Alice Rademacher, 349 38<sup>th</sup> Ave N** – Longtime neighborhood resident. Concerned about traffic congestion in the area already.

Lyle Rademacher, 349 38<sup>th</sup> Ave N - Concerned about aesthetics but most concerned about traffic and congestion.

Public hearing is closed.

Mund asked about previous traffic analysis in this area. Glaesman affirmed that this area is a focus, but not under a specific traffic analysis or currently failing. DeVine asked about history of the area and for some clarification.

Mund made a motion to approve the application, second by DeVine. Motion passed unanimously.

**LDC2022-03/CITY OF ST CLOUD PLANNING & ZONING DEPARTMENT/ARTICLE 2.3B**

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

Glaesman reviewed the Heritage Preservation Commission conversations and the reason for the requested changes.

Public hearing opened.

Public hearing closed.

Mund moved approval, DeVine second. Motion passed unanimously.

**Old Business:**

**DPA2022-07/DOUG BOSER & COBORN INVESTMENT INC/3305 COOPER AVE S**

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

Glaesman reviewed the discussions over the past month and the revisions to the application along with additional information.

Motion by DeVine to approve, second by Mund. Discussion ensued. Motion carries unanimously.

**LDC2022-02/CITY OF ST CLOUD/CANNABINOID RETAIL**

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

Glaesman reviewed the past conversations and revisions brought based on Commission recommendations from last month. Discussion ensued. Mund moved for approval of staff recommendations of 1320' separation from schools and other cannabinoid sales establishments and 350' from places of worship and parks, second by DeVine. Motion carried unanimously.

**Added agenda item –**

**Intention of City to sell parcel in Clearwater to Linden Township.**

Glaesman reviewed why the City owned this property and that the Planning Commission needs to approve any land sales.

Mund moved approval, second by DeVine. Motion carries unanimously.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:42 p.m.



Abby Schneider, Recording Secretary