

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on November 15, 2011, at 7 p.m. in the St. Cloud City Hall Council Chambers. Members present were Barkalow, Bright, Fandel, Larson, Ugochukwu and Zenzen. Newman was absent.

Approval of Minutes: Bright moved to approve the minutes of the October 18, 2011, Zoning Board of Appeals meetings. The motion was seconded by Ugochukwu and carried unanimously.

Conditional Use Permit Request/Global Adult Day Care, Inc. (Mohamed Ahmed) on Behalf of Dietman Properties, LLC: Chairperson Fandel announced that the request from Global Adult Day Care, Inc. (Mohamed Ahmed) on behalf of Dietman Properties, LLC for the approval of a conditional use permit to operate an adult day care has been withdrawn at applicant's request.

Conditional Use Permit Request/Bruce Vanderpool on Behalf of Jeff and Kathy Hinkemeyer: Dave Broxmeyer, Senior Planner, stated that applicant's property at 101 Lincoln Ave. SE is located in the I1, light Industrial District. In recent years the property was used for a photo development shop and then a smoke shop. Applicant proposes to use the structure for office space only. The LDC allows office use as a conditional use permit in the I1 zoning district. Broxmeyer stated that the property has an unusual shape (triangular) with frontage on Lincoln Ave. and 1st St. SE. Parking could be located in the former drive-thru lane and outside of the planter to accommodate a second parking space. There is some striped diagonal parking. After visiting the site, Broxmeyer said he does not believe those striped spaces would meet parking space dimension requirements of the LDC. Bright recused himself from voting on this matter. Chairperson Fandel opened the public hearing on a request from Bruce Vanderpool on behalf of Jeff and Kathy Hinkemeyer for approval of a conditional use permit to operate an insurance office.

The St. Cloud Land Development Code requires office uses within an I1, Light Industrial District to obtain a Conditional Use Permit prior to operation (Location: 101 Lincoln Avenue SE) (CUP-2011-09). The following persons testified:

Bruce Vanderpool
Paynesville, MN He currently has an office in Gilman with Farm Bureau Financial Services that they would like to move to this site. The office oversees Benton Co. and Mille Lacs Co.

Chairperson Fandel He asked how many people would be working in the building.

Bruce Vanderpool There would be one permanent employee (office manager), and he and his son come in and out as needed. It is easier for them to visit their clients rather than having them come into their office.

There being no one else wishing to speak, the public hearing was closed. Barkalow moved to recommend approval of the conditional use permit subject to the following conditions: 1) Revise the site plan to show a revised off-street parking design that meets the LDC's minimum requirements; 2) Upon completion of the project, the applicant must sign and return the Statement of Completion to the St. Cloud Planning & Zoning Department; and, 3) The site plan approved by the Zoning Board of Appeals shall be the only site plan approved for this property. Zenzen seconded the motion, and it carried by a vote of 5-0-1 (Bright abstaining).

Adjournment: Barkalow moved to adjourn. The meeting was adjourned at 7:06 p.m.

Chuks Ugochukwu, Secretary