

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on January 15, 2013 at 7:00 p.m. in the St. Cloud City Hall Council Chambers. Members present were Barkalow, Bright, Fandel, Larson, Newman, and Zenzen. Ugochukwu was absent.

Approval of Minutes: Barkalow moved to approve the minutes of December 18, 2012. Zenzen seconded the motion which carried unanimously.

Conditional Use Permit / Interstate Auto Group, Inc.: Dave Broxmeyer, Senior Planner, explained the request for a Conditional Use Permit. The applicant, located at 2225 Roosevelt Rd, is requesting to use the rear portion of the existing building as garage space and the front portion of the building as an automotive sales office. The St. Cloud Land Development Code (LDC) requires any new or expanding automotive dealerships to obtain a Conditional Use Permit prior to construction. At the October 16, 2012 meeting, the Zoning Board of Appeals approved a paving variance request for a truck driving school in the rear portion of the property at the same location. One of the conditions of the variance approved by the ZBA limited the variance to the truck driving school. The applicant will be required to pave the property as per the LDC requirements. Staff is recommending approval with ten conditions.

Barkalow asked if the LDC specifies how much of the area needs to be paved for parking or display of vehicles. Broxmeyer stated the LDC only specifies a minimum amount required for customer and employee parking. Barkalow asked if vehicles will be displayed on the gravel behind the blacktop area. Broxmeyer stated it is a possibility, but would be considered a potential violation. Barkalow commented that it would make sense to add the prohibition of parking on the gravel to the conditions. She asked if there are requirements for the sales portion of the building as far as plumbing, ADA accessibility, etc. Broxmeyer stated that if the applicant were upgrading the building, the Building Safety Department would require any portion of the building to be brought into compliance with current codes. Barkalow commented on a concern listed in the staff report regarding

the ratio of office space to the garage space. She asked if staff has received clarification regarding that concern. Broxmeyer stated his understanding is the front one-third portion will be used for sales, and the rear two-thirds would be used for garage space.

Chairperson Fandel opened the public hearing and invited testimony. The following persons testified:

Dave Grimm
Interstate Auto Group, Inc. Interstate Auto Group has had a location in St. Cloud for the past several years. The lease at the current location is expiring and additional space is needed therefore, they are looking for a new space. The existing building on the property is in good shape, and remodeling is not anticipated. There is not garage space at the current location. The company does not service vehicles or provide warranty work at the location. Warranties are provided to customers however, work is outsourced to local automotive shops. The garage space will be used for minor repairs. The parking lot surface will be paved as weather permits. Interstate Auto will work with the City to comply with any requirements regarding the paving.

Evan Larson
Board Member He asked if the intent is to display the vehicles on the paved surface only.

Dave Grimm He stated he cannot say that a vehicle may not be placed in the back of the property, but if it is not allowed, enough area will be paved to make sure there will not be an issue.

There being no one else wishing to speak, the public hearing was closed. Barkalow made a motion for approval subject to staff recommendations. The motion was seconded by Larson and the carried unanimously.

Other Business: Dave Broxmeyer, Senior Planner, stated that staff is still waiting to hear from the applicant on the Lodging House appeal. Staff's understanding is the applicant is waiting for information regarding the appraisal and insurance settlement for the fire damaged property.

Adjournment: There being no further business, the meeting was adjourned at 7:09 p.m.

Chuks Ugochukwu, Secretary