

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on Tuesday, December 16, 2014, at 7 p.m. in the City Hall Council Chambers.

ROLL CALL: Members present were Barkalow, Bright, Hultgren, Newman (at 7:02pm), Radin and Zenzen. Staff present were Dave Broxmeyer and Ashley Skaggs.

APPROVAL OF MINUTES FROM THE NOVEMBER 18, 2014 ZONING BOARD OF APPEALS MEETING

ACTION TAKEN: Zenzen/Bright/Approved (5-0, Newman absent)

CUP-2014-09 / WINKELMAN BULIDING CORP ON BEHALF OF NLD CLOUD, LLC AND ST. CLOUD SUBARU / 135, 141 & 145 PARK AVE S

ACTION TAKEN: Bright/Newman/Approved (6-0)

Broxmeyer explained a request for a Conditional Use Permit to change the use of an existing toy store into an auto dealership. The existing toy store is part of a shopping center complex that includes Shopko, Stearns Bank and J.F. Kruse Jewelers. The Land Development Code requires shopping centers that are 100,000 sq. ft. or greater in gross floor area and are located in the C5, Highway Commercial District to obtain a conditional use permit. Changing the use of the property from a retail store to an auto dealership is a substantial change in use requiring the existing CUP be amended. There was an error in the staff report: the applicants' building is actually 30,870 sq. ft. requiring a minimum of 51 off-street parking spaces.

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

Tom Bruce, 340 S Hwy 10 - He introduced Karla Carlson of NLD Cloud, LLC and Scott Bement of St. Cloud Subaru. He provided a concept drawing of the proposed building's exterior, including a possible future carwash.

Bright asked if the applicant would be required to receive additional approval if they decide to build the carwash in the future. Broxmeyer stated that if the CUP is approved, the future carwash would be included in the approval.

Hultgren asked about off-street parking. Broxmeyer stated that the site plan meets the minimum off-street parking requirements.

There being no one else wishing to speak, the public hearing was closed. Bright made a motion to approve the request subject to staff recommendations. The motion was seconded by Newman and carried unanimously (6-0).

ATTENDANCE POLICY

ACTION TAKEN: None

Broxmeyer provided a summary of attendance going back to December 2013 until the new attendance policy was put in place in November 2014. Broxmeyer noted that attendance history prior to November 2014 is informational only and does not count against any board member.

OTHER BUSINESS

ACTION TAKEN: None

Barkalow welcomed new member Linda Radin. One seat is currently vacant.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:19 p.m.