

PROCEEDINGS OF THE ST. CLOUD ZONING BOARD OF APPEALS

A meeting of the St. Cloud Zoning Board of Appeals was held on Tuesday, September 15, 2015, at 7 p.m. in the City Hall Council Chambers.

ROLL CALL: Members present were Bright, Hultgren, Newman, Radin and Zenzen. Staff present was Dave Broxmeyer and Ashley Skaggs. Hultgren noted there are two open seats on the Zoning Board of Appeals and encouraged anyone interested to apply through the Mayor's Office.

APPROVAL OF MINUTES FROM THE AUGUST 18, 2015 ZONING BOARD OF APPEALS MEETING

ACTION TAKEN: Radin/Zenzen/Approved (5-0)

CUP-2015-05 / KYLE SCHANGEN ON BEHALF OF JAMES SWANSON / 710 44TH AVE N

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

Hultgren reminded Board members of a tabled request from the August 18, 2015 meeting to amend an existing Conditional Use Permit (CUP). The applicants are proposing to operate a major vehicle repair business within an I3, Planned Industrial District. The proposal is to construct a 13,000 sq. ft. auto body repair business on the property. Broxmeyer stated the applicant withdrew application, and recommended the Board make a motion to accept withdrawal. Newman made a motion to accept the application withdrawal. The motion was seconded by Zenzen. Hultgren called for a vote and the motion passed unanimously.

CUP-2015-06 / KEVIN OLSON ON BEHALF OF CATHOLIC CHARITIES OF ST. CLOUD / 1726 7TH AVE S

ACTION TAKEN: Newman/Zenzen/Tabled (5-0)

Broxmeyer explained a request for a Conditional Use Permit (CUP) for a comprehensive signage plan at the St. Cloud Children's Home. Broxmeyer stated the property is zoned Planned Unit Development and the terms of the General Development Plan require any new buildings or additions to be approved thru the CUP process. The applicant is proposing a comprehensive signage plan including a total of eight signs of various sizes with the largest of the signs sized at 4' x 10' proposed to be located at 17th Street South entrance. The other signs are directional signs intended to assist visitor's wayfinding on the campus. Staff is recommending approval of the request as submitted.

Hultgren asked if the proposed signs are in compliance with the City of St. Cloud sign ordinance. Broxmeyer stated that this property is required to follow its adopted General Development Plan; however, as a parallel, if the property were in a conventionally zoned residential district the signs as proposed are slightly larger than what would be allowed. Hultgren confirmed that the Board is not required to follow the residential zoning ordinance standard because the property is zoned Planned Unit Development.

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

Kevin Olson, Catholic Charities - He represents Catholic Charities. The proposal addresses concerns regarding emergency response vehicles as well as aids to eliminate non-visitor traffic and delivery vehicles. Additionally, it protects safety of students residing on campus by properly directing traffic as to where it should be going.

There being no one present to speak, the public hearing was closed. Zenzen made a motion to approve the amendment to the CUP. The motion was seconded by Bright. Hultgren called for a vote and the motion passed unanimously.

OTHER BUSINESS: Broxmeyer updated the Board in regard to the past agenda item proposing to locate a ‘tiny home’ at an existing place-of-worship building. The applicant inquired into the appeal process; however, no appeal was filed within the 10-day period from the date of the Board decision. Hultgren asked whether the City Attorney’s Office explored the applicant’s proposal. Broxmeyer stated information was shared with the City Attorney and an opinion had not yet been issued.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:13 p.m.