

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, January 12, 2016
6:00 pm
City Hall Council Chambers

ROLL CALL:

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Evan Larson, and Emil Radaich
MEMBERS ABSENT: Dick Andzenge, Sheila Devine, and Bill Mund
CITY COUNCIL REP.: Jeff Goerger
STAFF PRESENT: Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one was present to speak.

Consent Agenda:

**APPROVAL OF STAFF REPORTS FOR JANUARY 12, 2016 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE DECEMBER 8, 2015 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/Ballantine/Approved (4-0)**

Public Hearings:

**DPA-2016-01 / WEDGEWOOD COOPERATIVE HOUSING ASSOCIATION / 3315 & 3351 ROOSEVELT RD
ACTION TAKEN: Anderson/Radaich/Approved (4-0)**

Glaesman explained a request to amend the General Development Plan of the WinCloud Planned Unit Development (PUD). The applicant is requesting to change the existing wall signage requirements of the existing and future office buildings. The PUD currently allows a maximum of 100 sq. ft. in wall signage, which can be divided between two wall signs, with one wall sign per building façade. The applicant is proposing to allow a maximum of 150 sq. ft. of signage per façade, allow two signs per façade, and allow signs on up to three sides of the building. The original PUD was written very narrowly as the property serves as a transition in zoning from industrial uses to single family housing. Staff is supportive of the request.

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

Mike Allen, 3415 Plum Creek Dr - There had been issues in the past with lighting from the building. He is concerned with extra signage and does not want to see the property used as a billboard. He is not supportive of the request.

Preston Euerle, 3315 Roosevelt Rd - He represents the applicant. The backlit signs are not proposed to face the residential portion of the development. He does not believe the request will add to any light filtering into the neighborhood. The request is asking for more flexibility for the multi-tenant building.

Allen stated he does not want to see the request be granted open-ended. Glaesman noted that the recommendation is to limit the total sign area to 150 sq. ft. The language of the PUD also could be changed to prohibit signage on the south façade.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the amendment to allow three signs total – one on each façade excluding the south façade – with a maximum of 50 sq. ft. per sign. The motion was seconded by Radaich and carried unanimously.

New Business:

LAND ACQUISITION REQUEST / ST. CLOUD PARKS & RECREATION DEPARTMENT

ACTION TAKEN: Anderson/Ballantine/Approved (4-0)

Glaesman explained a request to approve the acquisition of a 16-acre parcel abutting the River Bluffs Regional Park. The St. Cloud Parks & Recreation Department applied for and received a \$400,000 Regional Park Legacy Grant from the MN Department of Natural Resources. The City has negotiated a final purchase price of \$504,000 for the property. The remaining \$104,000 is proposed to be funded by the local option sales tax for regional parks and trails. Staff is supportive of the request.

Ballantine asked if any additional properties are proposed to be acquired. Scott Zlotnik, Parks & Recreation Director, stated that there is one additional piece of property to be acquired in accordance with the current park master plan. Anderson made a motion to approve the property acquisition. The motion was seconded by Ballantine and carried unanimously.

Other Business:

2015 COMPREHENSIVE PLAN UPDATE APPROVAL PROCESS

ACTION TAKEN: None

Glaesman noted that the Project Advisory Committee will hold a public comment session on Wednesday, January 20 at 6:00 pm. The session will be broadcast live on Channel 181. The Planning Commission will begin the formal adoption process with a public hearing on February 9. City Council will then consider the document in late February or early March of 2016.

Adjournment:

There being no further business, the meeting was adjourned at 6:31 p.m.