

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, February 9, 2016
6:00 pm
City Hall Council Chambers

ROLL CALL:

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

OPEN FORUM: No one was present to speak.

Consent Agenda:

APPROVAL OF STAFF REPORTS FOR FEBRUARY 9, 2016 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE JANUARY 12, 2016 PLANNING COMMISSION MEETING
APPROVAL OF MINUTES FROM THE JANUARY 27, 2016 SPECIAL PLANNING COMMISSION MEETING
ACTION TAKEN: Ballantine/Anderson/Approved (6-0)

VAC-2016-01 / LONNIE & MARY BESSER / 551 & 563 53RD AVE SE
ACTION TAKEN: Anderson/Radaich/Approved (6-0)

Public Hearings:

2015 COMPREHENSIVE PLAN RECOMMENDATION
ACTION TAKEN: Ballantine/Mund/Approved (6-0)

Glaesman provided a brief background on the Comprehensive Plan process and its role as a shared vision for the future. Glaesman then yielded his time to Tom Grones and Sheila DeVine, co-chairs of the Planning Advisory Committee (PAC), a 20+ member body comprised of various community representatives.

Grones spoke to the eighteen-month process that was designed to acquire as much engagement as possible for the Comprehensive Plan. Grones thanked Glaesman for his participation in guiding the process. The PAC has recommended approval of the plan as presented.

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

David Mohs, 403 7th Ave N - He has attended most of the Comprehensive Plan meetings and is supportive of the document overall. He noted four blocks in the Northside-Hester Park neighborhood that were changed on the Land Use Plan map from single-family to multi-family. The neighborhood has seen significant investment. He provided picture examples of single-family homes that have seen investment in recent years. He would like to see this area changed back to single-family.

Bill Griffith, Larkin Hoffman - He represents Anchor Bank, which owns 23 acres at 43rd St S and Roosevelt Rd. He asked the language regarding this

intersection be modified to reflect the following: 1) Update the CSAH 75 corridor study; 2) Identify viable access and intersection design alternatives, and; 3) Consider access needs of private property owners.

Geoffrey Tabakin, 611 7th Ave N – He asked for clarification regarding the change to the Land Use Plan map in the Northside–Hester Park neighborhood.

Sue Pundsack, 320 6th Ave N – She spoke in support of Mr. Mohs’ comments. She would like to preserve the single-family are near Cathedral High School.

Mike Cleland, 1908 Shannon Dr – He noted his appreciation for the time and effort put into the plan. He asked that consideration be given to keeping and investing in Heritage Park instead of selling for development.

Connie Schwinghammer, 220 8th Ave N – She would like to see the Land Use Plan map changed back to single-family in the Northside–Hester Park neighborhood.

There being no one else wishing to speak, the public hearing was closed. Glaesman noted the change to the Land Use Plan map was made to reflect past concepts, including the 2003 Comprehensive Plan. Ballantine made a motion to approve the document as presented. The motion was seconded by Mund.

Ballantine then made a motion to amend to change the Land Use Plan map back to single-family for four blocks in the Northside-Hester Park neighborhood. The motion to amend was seconded by Radaich. Anderson stated he would oppose the amendment as change will be inevitable for this area. Larson stated he respects those who are working hard to improve their neighborhood, and he will support the amendment. Larson called for a vote, and the motion to amend carried (4-2, Anderson and DeVine opposed).

Ballantine made a motion to amend the language regarding the 40th St S intersection to encourage updating the corridor study, identify viable access and intersection design, and consider the needs of private property owners. The motion to amend was seconded by Anderson and carried unanimously.

Commissioners discussed the Heritage Park section of the plan and agreed that no further changes were necessary. Larson called for a vote to approve the document as amended, and the motion carried unanimously.

Adjournment:

There being no further business, the meeting was adjourned at 6:55 p.m.