

CITY OF ST. CLOUD PLANNING COMMISSION

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

Roll Call:

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

OPEN FORUM: No one was present to speak.

Consent Agenda:

**APPROVAL OF STAFF REPORTS FOR JULY 12, 2016 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE JUNE 14, 2016 PLANNING COMMISSION MEETING
ACTION TAKEN: DeVine/Mund/Approved (7-0)**

Public Hearings:

**DPA-2016-04 / ARMADILLO INVESTMENTS 3 / 3600 COUNTY RD 136
ACTION TAKEN: DeVine/Radaich/Approved (7-0)
PRELIMINARY & FINAL PLATS OF QUARRY WOODS SEVENTH ADDITION
ACTION TAKEN: DeVine/Radaich/Approved (7-0)**

Glaesman explained a request to amend the General Development Plan of the Quarry Woods Planned Unit Development (PUD) to reduce the number of single-family lots and change the street configuration of the southern portion of the development. The applicant is proposing to reduce the total number of lots from 96 to 67. The request includes a revised preliminary plat and a final plat request. Staff is recommending approval.

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

Joe Kustritz, 3840 County Rd 136 - He is concerned with the extension of utilities and the possibility of assessments to his property.

Glaesman noted that the extension of utilities to County Rd 136 is not scheduled in the Capital Improvements Program in the next five years.

There being no one else wishing to speak, the public hearing was closed. DeVine made a motion to approve the development plan amendment subject to staff recommendations. The motion was seconded by Radaich and carried unanimously.

DeVine made a motion to approve the preliminary and final plats of Quarry Woods Seventh Addition. The motion was seconded by Radaich and carried unanimously.

New Business:

**VAC-2016-08 / KISSNER PROPERTIES, LLC / 25122 & 25112 22ND AVE
ACTION TAKEN: Mund/Anderson/Approved (7-0)**

Glaesman explained a request to vacate the 10' wide drainage and utility easements between Lots 4 thru 6, Block 3, Augusta Business Park. The applicant is proposing to combine multiple lots into a single zoning lot, Staff is recommending approval.

Mund made a motion to approve the vacation request subject to staff recommendations. The motion was seconded by Anderson and carried unanimously.

TEMPORARY FAMILY HEALTH CARE DWELLINGS

ACTION TAKEN: DeVine/Mund/Approved (7-0)

Glaesman explained that the Minnesota Legislature recently enacted a new zoning exemption and permitting process that cities and counties must follow to allow “temporary family health care dwellings”. Unless the city takes official action by passing an ordinance to opt out of the permit program by September 1, 2016, the city must be prepared to accept applications for permits under the new law, have an ordinance in place that establishes the permit fee, and be ready to review and act on a submitted application within the specified timeline. If the city chooses to opt out of the local permit process, the city maintains the right to ensure compliance with and enforce the applicable criteria of State Law. Staff recommends opting out of the permit program.

Commissioners discussed the possibility of both requiring a permit and not requiring a permit. DeVine made a motion to opt out of the local permit program. The motion was seconded by Mund and carried unanimously.

Adjournment:

There being no further business, the meeting was adjourned at 6:22 p.m.