

CITY OF ST. CLOUD PLANNING COMMISSION

Thursday, August 11, 2016
6:00 pm
City Hall Council Chambers

Roll Call:

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech, Sheila DeVine, Evan Larson and Bill Mund
MEMBERS ABSENT: Emil Radaich
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 AUGUST 11, 2016 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE JULY 12, 2016 PLANNING COMMISSION MEETING
ACTION TAKEN: DeVine/Anderson/Approved (6-0)

Public Hearings:

REZ-2016-06 / NOVEL ENERGY SOLUTIONS & ASSUMPTION - CALVARY CEMETERIES / 2341 ROOSEVELT RD
ACTION TAKEN: Mund/Czech/Tabled (6-0)

Glaesman explained a request to rezone the Assumption Cemetery from R1, Single Family Residential, to Planned Unit Development (PUD). The proposed rezoning will allow the development of a one-megawatt community solar garden. The Land Development Code (LDC) allows 'power generating stations' in the I3, Planned Industrial District as a permitted use. Solar panels are allowed in residential and commercial zoning districts as an accessory use. The solar panels would occupy approximately seven to nine acres of the 100+ acre parcel. Staff recommends rezoning the property to a PUD to limit the allowed uses to a community solar garden and cemetery.

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

Karen Ament, 2686 Woodside Ln - She is concerned with a residential property being lost to an industrial use. There are plenty of industrially zoned properties in St. Cloud. She asked that the property remain residential.

Greg Biniek, 2711 Serenity Dr - He spoke in opposition to the rezoning request. He does not understand how the project is conceivable being surrounded by a residential community.

Susan Aune, 2712 Serenity Dr - She is concerned with property values, environmental impact, and quality of life.

Audrey Anderson, 1701 27th St S - She spoke in opposition to the rezoning request. She asked that the property remain residential.

Mark Sizer, 1701 28th St S – He is concerned with environmental impact and questioned the other uses that will be allowed under the PUD.

Gary Meyer, 2418 Serenity Dr – He is concerned with the PUD covering the entire 100+ acre parcel. He suggested split zoning. He is also concerned with the wetlands on the property.

Jim Bell, 58 Woodhill Rd – He spoke in opposition to the rezoning request, and he would find it disheartening to see the property change.

Brian Lee, 50 Woodhill Rd – He lives in the house closest to the proposed solar garden. He is concerned with the wetlands and the environmental impact on the property.

Ed Bavery, 51 Woodhill Rd – He is concerned with how the development will affect wildlife in the area. There are better suited areas for such a project.

Kim Poganski, 2523 Serenity Dr – She agrees with previous speakers and is opposed to bringing an industrial use into a residential area.

Duane Hebert, Novel Energy Solutions – He gave a brief presentation on community solar gardens. The following topics were discussed: site selection, installation, life expectancy, buffering, reflectivity, noise, and stormwater best practices.

Sizer asked about the tax base. Hebert noted that Community Solar Gardens are moved to a commercial tax district for the array only.

Biniek reiterated his opposition of the request.

Joanne Clepper, 2701 Serenity Dr – She understands the church wanting additional income, but she does not support the rezoning request.

Aune reiterated her opposition of the request.

There being no one else wishing to speak, the public hearing was closed. Larson asked if the property has been platted. Glaesman noted that there is not record of the entire parcel being platted. DeVine stated she feels the rezoning request is premature, and more information is needed. Anderson asked for clarification on the status of the property. Glaesman stated that the property is privately held and has the full rights of a R1 District.

Anderson made a motion to approve the request subject to staff recommendations. The motion was seconded by Mund. Anderson expressed concern for the lack of detail, and he will not support the motion. Goerger asked if there would be a benefit to the applicant and neighbors if the item is tabled. Glaesman noted his support of tabling the request for more information. Goerger stated he would like to have a recommendation from the Planning Commission based on all of the information.

Anderson withdrew his motion to approve the request. Mund made a motion to table the request to rezone. The motion was seconded by Czech. Commissioners requested additional information regarding wetlands, buffering, property values, reflectivity, location, and view shed. Commissioners encouraged the applicant to hold a neighborhood meeting to address specific concerns. Ballantine called for a vote, and the motion carried unanimously.

DPA-2016-04 / RIDDLER’S ESCAPE LLC / 510 25TH AVE N

ACTION TAKEN: Mund/Anderson/Approved (6-0)

Glaesman explained a request to amend the General Development Plan of the Northgate Planned Unit Development (PUD) to allow an ‘escape room’ to be located within the development. Staff is supportive of the request.

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

Amie Kirby, 2820 Stearns Way – The business caters to local businesses and organizations for team building. Participants are locked in a room for a limited amount of time and given riddles, puzzles and clues to help them ‘escape’.

Steven Baker, Northgate Center – He is one of the owners of the Northgate Center. The business will enhance the center because their activities will be operating mostly on the weekend.

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

New Business:

TEP-2016-01 / COLDSRING / 3696 W ST. GERMAIN ST

ACTION TAKEN: DeVine/Anderson/Approved (6-0)

Glaesman explained a request for a Temporary Excavation Permit for the processing of existing waste granite material stored on the property where a dimensional stone quarry exists. The applicants are requesting the TEP for a 30-day period beginning November 1, 2016 and ending November 30, 2016. Steve Konop, Coldspring, was present to answer questions. Coldspring recently concluded their annual neighborhood meeting, and there were no concerns raised. Glaesman noted that if the TEP is approved, neighboring properties will be notified and asked to report concerns to the City,

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

FINAL PLAT OF TIFFANY PARK TWO PLAT NINE

ACTION TAKEN: Mund/Czech/Approved (6-0)

Glaesman explained a request to approve the final plat of Tiffany Park Two Plat Nine. The applicants are proposing to subdivide the existing outlot into 10 new single family lots and create a larger lot for an existing single family home. Staff is supportive of the request.

Mund made a motion to approve the final plat. The motion was seconded by Czech and carried unanimously.

RESOLUTION REGARDING ECONOMIC DEVELOPMENT DISTRICT NO. 3 & TAX INCREMENT FINANCING DISTRICT NO. 12 (ARCTIC CAT EXPANSION)

ACTION TAKEN: Anderson/DeVine/Approved (6-0)

Glaesman explained that the St. Cloud Economic Development Authority (EDA) has requested the Planning Commission’s review of a redevelopment plan modification and a new tax increment financing district to facilitate the expansion of Arctic Cat’s operations within the I-94 Business Park.

Anderson made a motion to approve a resolution finding that the adoption of a modification to the development program for Economic Development District No. 3 and the Tax Increment

Financing Plan for the establishment of Tax Increment Financing District No. 12 (Arctic Cat Expansion) conforms to the general plans for the development and redevelopment of the City. The motion was seconded by DeVine and carried unanimously.

DISCUSSION OF POTENTIAL LAND DEVELOPMENT CODE AMENDMENT

ACTION TAKEN: Anderson/DeVine/Approved (6-0)

Glaesman explained a request from the Zoning Board of Appeals (ZBA) for the Planning Commission to consider a potential amendment to the Land Development Code (LDC) regarding the maximum fence height around permanent swimming pools.

Anderson made a motion to authorize staff to initiate the change to the LDC. The motion was seconded by DeVine and carried unanimously.

DISCUSSION OF 2015 COMPREHENSIVE PLAN IMPLEMENTATION CHAPTER

ACTION TAKEN: None

Glaesman presented the Implementation Chapter of the 2015 Comprehensive Plan. Commissioners agreed to discuss implementation of the Plan during a special meeting later in the year.

Adjournment:

There being no further business, the meeting was adjourned at 7:37 p.m.