

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, September 13, 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.: Jeff Goerger

STAFF PRESENT: Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one was present to speak.

Consent Agenda:

APPROVAL OF STAFF REPORTS FOR SEPTEMBER 13, 2016 AS PART OF THE OFFICIAL RECORD

APPROVAL OF MINUTES FROM THE AUGUST 11, 2016 PLANNING COMMISSION MEETING

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

Public Hearings:

DPA-2016-06 / NATHAN SAUER AND LARRY & JAN KEENAN / 1204 7TH ST S

ACTION TAKEN: Mund/Radaich/Approved (6-0-1)

DeVine recused herself from discussion and voting of the item.

Glaesman explained a request to amend the General Development Plan of the Fairview Addition PUD to allow an 'escape room' as a permitted use within the development. The current PUD limits the number of permitted uses to professional and business offices; medical offices and clinics; non-profit community centers; and publicly owned buildings. There are also a number of conditional uses possible in the PUD. A portion of the building is currently being used as an architecture office. The applicants are requesting to operate an 'escape room' business in the remaining portion of the building. Staff is supportive of the request.

Ballantine noted a letter received from Jean Lavigne in opposition to the request. Ballantine opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Radaich asked about the nature of the business. Nathan Sauer, owner of St. Cloud Escape Rooms, stated that an escape room is a physical adventure game in which players are locked in a room and are given puzzles and clues to help them escape within a certain amount of time. The majority of business is corporate businesses looking for team building activities. Capital One has put almost 20 teams of eight through the challenge. Radaich asked if alcohol is served. Sauer noted that alcohol is not served or promoted. Anderson asked when they became aware that they were in violation of zoning regulation. Sauer stated that he only recently became aware it was not allowed. Larry Keenan, owner of the building, stated he spoke with adjacent neighbors who are not concerned with the operation.

Mund made a motion to approve the amendment subject to staff recommendations. The motion was seconded by Radaich and carried unanimously.

REZ-2016-07 / WILLIAMS DINGMANN LLC AND WILLIAMS FUNERAL HOMES INC / 1900 8TH ST N
ACTION TAKEN: Radaich/DeVine/Approved (7-0)

Glaesman explained a request to rezone the property from C1, Business Office District to PUD to facilitate a 30' x 60' addition to the east side of the existing building. The Centennial Shopping Center PUD is proposed to be expanded to include the subject property. Staff is supportive of the request citing the unique nature of the neighboring properties.

Ballantine opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Radaich made a motion to approve the rezoning request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

REZ-2016-08 / WINKELMAN BUILDING CORP AND MICROBIOLOGICS / 202 & 232 OSSEO AVE N
ACTION TAKEN: DeVine/Anderson/Approved (7-0)

Glaesman explained a request to rezone two properties from R2, Single Family and Two Family Residential to Planned Unit Development (PUD) to expand their off-street parking on the east side of Osseo Ave. The applicants are also requesting to change the approved site plan in PUD 89 for the Microbiologics property. This request is a continuation of a request made in June 2016 for the same purpose.

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

Sharon Farrah, 229 18th Ave N – She does not want parking lots in her backyard.

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

DPA-2016-07 / SCENIC SIGN CO AND STRIDE ACADEMY / 3241 OAKHAM LN & 3283 STONE GATE DR
ACTION TAKEN: Anderson/DeVine/Approved (7-0)

Glaesman explained a request to amend the General Development Plan of the Stonegate Planned Unit Development (PUD) to place an identification sign in the northeast corner of the 33rd St S and Oakham Ln intersection for the purpose of Stride Academy identification and promotion. The applicants are proposing to install a sign that combines a static identification portion and an electronic message center. Staff is supportive of the request.

Ballantine opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Radaich expressed concern for making an exception to off-premises sign regulations. Glaesman stated the PUD will be well-defined as to the nature of messaging allowed on the sign. Anderson made a motion to approve the amendment request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

LDC-2016-01 / VARIOUS ARTICLES

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

Glaesman explained a request for the following Land Development Code amendments:

1. Article 5, Section 5.5 – Change the maximum time to record a final plat from 120 days to one year. The recording of a plat is sometimes delayed for more than 120 days,
2. Article 9, Section 9.2, Table 9-1 – Identify the appropriate commercial districts where escape rooms shall be permitted. Staff is recommending that 'escape rooms' be added as a permitted use in C3, C4 and C5 Districts.

3. Article 15, Section 15.5 – Allow for fences up to 10’ in height to surround swimming pools located on multi-family properties.
4. Article 21, Section 21.4 – Add definition for ‘escape rooms’. Amend the definition of Land Disturbing Activity.

Ballantine opened the public hearing and invited testimony. There being no one wishing to speak, the public hearing was closed. Commissioners discussed the proposed amendments and possible changes to the recommendations. Mund made a motion to approve the recommended amendments. The motion was seconded by DeVine and carried unanimously.

New Business:

PRELIMINARY & FINAL PLAT OF KENSINGTON PATIO HOMES PLAT 5

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

Glaesman explained a request for preliminary and final plat approval of Kensington Patio Homes Plat 5. The applicants are proposing to subdivide the final phase of the Kensington Patio Homes development. Staff is supportive of the request.

DeVine made a motion to approve the preliminary and final plat requests. The motion was seconded by Anderson and carried unanimously.

Adjournment:

There being no further business, the meeting was adjourned at 6:41 p.m.