

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, October 11, 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 OCTOBER 11, 2016 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE SEPTEMBER 13, 2016 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/DeVine/Approved (7-0)

Public Hearings:

REZ-2016-06 / NOVEL ENERGY SOLUTIONS & ASSUMPTION - CALVARY CEMETERIES / 2341 ROOSEVELT RD
ACTION TAKEN: Mund/DeVine/Approved (4-3, DeVine, Larson and Radaich opposed)

Anderson made a motion to remove the item from the table. The motion was seconded by Mund and carried unanimously. Glaesman reminded Commissioners of the request to rezone the property to allow for a solar garden on a portion of the lot. A public hearing was held and closed in August. Glaesman reviewed additional information received regarding wetlands, screening, property values, and wildlife. Commissioners have the discretion to reopen the public hearing if they so choose. Ballantine noted a letter received from a neighboring property in opposition to the request.

Mund made a motion to approve the request subject to staff recommendations. The motion was seconded by DeVine. DeVine suggested the property be platted to create a new lot for only the solar garden. Radaich stated that he firmly believes in the rights of the homeowners to express their opposition, and he will not support the motion. Mund stated he does not believe the rezoning will have a detrimental impact to the neighbors. Anderson noted that rezoning the entire property to a Planned Unit Development means that significant alterations require approval from the Planning Commission and City Council. He is willing to support the motion as he does not believe the solar garden will have a negative impact. Larson stated he will not support the motion as he feels the project will impact the neighborhood. DeVine reiterated that she will not support the motion without a more detailed plan. Following discussion, Ballantine called for a vote and the motion carried (4-3, DeVine, Larson and Radaich opposed).

REZ-2016-09 / CITY OF ST. CLOUD / 4618, 4634, 4954, 4960 & 4966 33RD ST S; 3313 & 3324 COUNTY RD 74
ACTION TAKEN: Radaich/Czech/Approved (7-0)

Glaesman explained a request to rezone seven properties from AG, Agricultural, and I2, General Industrial, to C5, Highway Commercial. The properties were acquired by the City for the construction of the intersection improvements located on the south side of Trunk Hwy 15 and 33rd St S and County Rd 74 and 33rd St S. The City will be selling the properties for future commercial development. Anderson questioned the process for which the properties will be sold. Glaesman stated that sales will vary upon the means by which the City acquired the 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 Czech and carried unanimously.

DPA-2016-08 / LUMBER ONE DEVELOPMENT CO, LLC / STONEGATE PUD

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

Glaesman explained a request to increase the maximum lot coverage from 30% to 35% for twenty-five lots in the Stonegate Planned Unit Development. Staff is supportive of the request.

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

Chad Carlson, Lumber One Development Co – The intent is to provide a variety of housing styles. Many of the lots in the development are smaller, and increasing the lot coverage will allow an opportunity to provide another product.

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

New Business:

VAC-2016-08 / JEFFREY & REBECCA DERR / 1801 & 1817 6TH AVE N

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

Glaesman explained a request to vacate a 10' wide drainage and utility easement centered on the common property line between Lots 2 and 3, Block 1, Pearl Place. Staff is supportive of the request. Czech made a motion to approve the request subject to staff recommendations. The motion was seconded by DeVine and carried unanimously.

Adjournment:

There being no further business, the meeting was adjourned at 6:57 p.m.