

CITY OF ST. CLOUD ZONING BOARD OF APPEALS

Tuesday, November 15, 2016
7:00 pm
City Hall Council Chambers

ROLL CALL:

MEMBERS PRESENT: Allen Bright, Drew Hultgren, John Mathews, Linda Radin and Ron Zenzen

MEMBERS ABSENT: -

STAFF PRESENT: Dave Broxmeyer and Ashley Skaggs

OCTOBER 18, 2016 ZONING BOARD OF APPEALS MEETING MINUTES

ACTION TAKEN: Zenzen/Mathews/Approved (5-0)

CUP-2016-07 / SUMMER VENTURES, LLC & SHOPKO STORES OPERATING CO, LLC / 150 WAITE AVE S

ACTION TAKEN: Bright/Zenzen/Approved (5-0)

Broxmeyer explained a request for a conditional use permit to construct a 10,000 sq. ft. to 12,000 sq. ft. retail/office building in the Shopko Shopping Center. The proposed building will be south of the JF Kruse building along Waite Ave S. The addition of a new building to the shopping center requires the existing CUP to be amended. The applicant has recently reduced the request to an 8,000 sq. ft. building for the location. There is adequate parking for the proposed building. The intended use is retail, office, or a combination of both. Staff is recommending approval with an updated site plan reflecting the change in size to the proposed building and written approval from the other partners within the shopping center.

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

Kate Hanson, Granite City Real Estate – She made herself available for questions.

Mike Kelly, JF Kruse Jewelry – There is not a specific user identified at this time. The property was purchased as an investment and is intended for retail use.

Mathews asked if there is a specific need for retail in this area. Hanson stated that good retail locations in the area have been absorbed, and there is a need for additional retail users in this area.

There being no one else wishing to speak, the public hearing was closed. Bright made a motion to approve the request subject to staff recommendations. The motion was seconded by Zenzen. Mathews commented that the request meets the elements required to grant a Conditional Use Permit, and he will support the motion. Hultgren called for a vote, and the motion carried unanimously.

REPORT ON ST. JOHN'S EPISCOPAL CHURCH

ACTION TAKEN: None

Broxmeyer provided a brief update of the pending lawsuit with St. John's Episcopal Church.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:18 p.m.