

CITY OF ST. CLOUD ZONING BOARD OF APPEALS

Tuesday, February 21, 2017
7:00 pm
City Hall Council Chambers

ROLL CALL:

- MEMBERS PRESENT: Allen Bright, Abdi Daisaine, Drew Hultgren, John Mathews, Linda Radin and Ron Zenzen
- MEMBERS ABSENT: -
- STAFF PRESENT: Dave Broxmeyer and Ashley Skaggs

JANUARY 17, 2017 ZONING BOARD OF APPEALS MEETING MINUTES

ACTION TAKEN: Zenzen/Bright/Approved (6-0)

VAR-2017-01 / CITY OF ST. CLOUD & ST. CLOUD AREA YMCA / 2001 STOCKINGER DR

ACTION TAKEN: Zenzen/Mathews/Tabled (6-0)

Broxmeyer explained that an email was received from the applicant asking to table the item for one month to allow for plan revisions. Zenzen made a motion to table the request for one month. The motion was seconded by Mathews and carried unanimously.

SEP-2017-02 / CENTRAL MN MENTAL HEALTH CENTER / 1321 13TH ST N

CUP-2017-01 / CENTRAL MN MENTAL HEALTH CENTER / 1321 13TH ST N

ACTION TAKEN: Bright/Zenzen/Approved (6-0)

Broxmeyer explained a request for a Special Exceptions Permit (SEP) and Conditional Use Permit (CUP) to accommodate the remodeling of two interior spaces of the crisis and detox building, which will increase the total number of beds from 20 to 21. The SEP applies to the administration and counseling buildings; however, in the past, an amendment to the SEP has been made regardless of which building was effected. The CUP request will allow for the increase in the number of beds at the facility. Broxmeyer stated that there are two different sets of criteria for granting a SEP and CUP. Staff recommends approval of both requests.

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

Dr. Richard Lee, Central MN Mental Health Center - The remodel will take a discontinued smoking room and turn it into a double bedroom. He appreciates the fact that the facility is located within a residential neighborhood, and CMMHC takes their neighborhood presence very seriously.

Hultgren asked about the impact on the neighborhood of the smoking room closing. Lee stated that smokers are confined to immediately outside the facility door. The facility also offers nicotine gum and patches.

There being no one else wishing to speak, the public hearing was closed. Bright made a motion to approve both the SEP and CUP request. The motion was seconded by Zenzen. Board members agreed to adopt the staff reports and analyses as their findings of fact for approval. Hultgren called for a vote and the motion to approve carried unanimously.

UPDATE ON ZBA MEMBERSHIP

ACTION TAKEN: None

Hultgren welcomed new member Abdi Daisane to the board. One seat remains vacant.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:21 p.m.