

CITY OF ST. CLOUD PLANNING COMMISSION

Tuesday, April 11, 2017
6:00 pm
City Hall Council Chambers

Roll Call:

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech, Bill Mund and Emil Radaich
MEMBERS ABSENT: Sheila DeVine
CITY COUNCIL REP.: -
STAFF PRESENT: Jim Flaaen, Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one present to speak.

Consent Agenda:

**APPROVAL OF STAFF REPORTS FOR APRIL 11, 2017 AS PART OF THE OFFICIAL RECORD
APPROVAL OF MINUTES FROM THE MARCH 14, 2017 PLANNING COMMISSION MEETING
ACTION TAKEN: Anderson/Mund/Approved (5-0)**

Public Hearings:

**REZ-2017-04 / CLEARWATER INVESTMENTS, LLC & RYAN MULLINER / 3023, 3031, 3075
ROOSEVELT RD; 1102, 1104 SUNCREST DR; 1117 KUHN DR
ACTION TAKEN: Anderson/Mund/Approved (5-0)**

Glaesman explained a request to rezone six parcels from C5, Highway Commercial District, to Planned Unit Development (PUD) to accommodate the construction of an 84 unit multi-family building on the western portion of the property and a mixed commercial/multi-family residential building on the eastern portion of the property. Staff is supportive of the request.

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

Ryan Mulliner, Clearwater Investments, LLC - A PUD is being requested for the design and layout of the buildings. One building will have commercial space on the first floor.

There being no one else wishing to speak, the public hearing was closed. Anderson asked if there are concerns with access to Roosevelt Rd. Glaesman stated that there are no proposed changes other than enhancing the existing access.

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

**DPA-2017-02 / BML BUILDERS, INC / 949 - 1029 45TH AVE NE
ACTION TAKEN: Anderson/Mund/Approved (3-2, Anderson and Czech opposed)
PLAT-2017-10 & PLAT-2017-11 / PRELIMINARY & FINAL PLAT OF WHISPERING MEADOWS
ACTION TAKEN: Mund/Radaich/Approved (3-2, Anderson and Czech opposed)
VAC-2017-08 / BML BUILDERS, INC / 1001 45TH AVE NE
ACTION TAKEN: Mund/Radaich/Approved (3-2, Anderson and Czech opposed)**

Glaesman explained a request to amend the Donovan Lake Planned Unit Development (PUD) to change 33 single family attached lots into 26 single family detached lots. Staff is supportive of the request.

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

John Miller, 1251 10th Ave, Sauk Rapids - He serves on the Board of Directors for the Water's Edge subdivision neighborhood representing approximately 173 lots. The majority of the Board opposes this project. There is already an existing area within the PUD with similar zoning that has struggled. Additional development of this same type would make that more difficult in the future. There is not a need for this type of housing. He believes there is a need for the housing as it is planned. If the request is approved, the neighborhood association would like the application conditioned upon their approval.

There being no one else wishing to speak, the public hearing was closed. Anderson made a motion to approve the amendment request subject to staff recommendations. The motion was seconded by Mund. Czech stated he does not see a need to approve single family detached lots when there are already vacant lots and there is a need for affordable housing. He will not support the motion. Radaich commented that the developer must think they can sell the homes, and it is at their risk. Ballantine called for a vote and the motion to approve the amendment carried (3-2, Anderson and Czech opposed).

Mund made a motion to approve the preliminary and final plats of Whispering Meadows subject to staff recommendations. The motion was seconded by Radaich and carried (3-2, Anderson and Czech opposed).

Mund made a motion to approve the vacation request subject to staff recommendations. The motion was seconded by Radaich and carried (3-2, Anderson and Czech opposed).

DPA-2017-03 / BYRON BJORKLUND & DAVE AND SUE DROPP / 6501 RIDGEWOOD RD
ACTION TAKEN: Anderson/Mund/Approved (5-0)

Glaesman explained a request to amend the Westwood Parkway Planned Unit Development (PUD) to change a future restaurant location into a self-storage facility. Staff is asking for more information before moving forward to City Council as this property serves as a transition between several different land uses.

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

Martha Schulz, 6433 Savanna Ct - She is concerned with a self-storage facility being located in this area. She has experience with management of secured self-storage facilities, including witnessing people living out of those facilities, stolen property being stored, and drugs being sold. Already with the new apartment buildings nearby, there has been an increase in suspicious activity. She is concerned with property values, security, and screening. She asked that the request be denied.

Bruce Stainbrook, StorageLink - He is one of the owners of the proposed facility. StorageLink owns nine other facilities, including one on Roosevelt Rd. Fencing will be a minimum of 6' with 100% opacity. Fencing at the entrance will be ornamental with gated access. All facilities have key-code access with individual pin numbers for each renter. Every lane has cameras and down-lit LED lighting. Gate access is from 6:00 a.m. to 10:00 p.m.

There being no one else wishing to speak, the public hearing was closed. Anderson asked whether the request should be tabled for a more detailed site plan. Glaesman stated he is comfortable moving forward with the understanding that details will be addressed prior to the City Council meeting. Radaich made a motion to approve the request subject to staff recommendations. The motion was seconded by Mund. Anderson asked if an appropriate condition would be to require the inclusion of security cameras. Glaesman agreed that the condition would be appropriate for a PUD. Radaich withdrew his motion to allow for added conditions.

Anderson made a motion to approve the request subject to staff recommendations and including a condition to require appropriate security cameras and surveillance. The motion was seconded by Mund. Ballantine stated that although he has concerns about security and screening, he will vote in favor of the motion with the understanding that details will be addressed before the City Council meeting. Ballantine called for a vote and the motion carried unanimously.

New Business:

VAC-2017-07 / FIRST PRESBYTERIAN CHURCH ST. CLOUD / 332, 340 5TH AVE S; 371 4TH AVE S
ACTION TAKEN: Mund/Radaich/Approved (5-0)

Glaesman explained a request for the vacation of four culvert easements located on the north side of the property. The applicants are in the process of rezoning and replatting their properties. During the plat review process, it was discovered that four unused culvert easements exist on the north side of the property. The former culverts once connected Lake George to the Mississippi River and are no longer needed. Staff is supportive of the request.

Mund made a motion to approve the vacation request subject to staff recommendations. The motion as seconded by Radaich and carried unanimously.

DISCUSSION OF POTENTIAL LAND DEVELOPMENT CODE AMENDMENT

ACTION TAKEN: Anderson/Radaich/Approved (5-0)

Glaesman explained that the City has encountered a number of problems with residential structures incorrectly placed on properties with improper elevations. This problem is exacerbated by the fact that many homes are being constructed by independent builders upon decade old subdivisions in which the master developer is no longer present. Glaesman asked for direction regarding initiating a formal Land Development Code amendment that would require a pre-construction certificate of survey.

Commissioners discussed the potential amendment and agreed to hold a public hearing in order to obtain more information from area experts regarding its potential impact. Anderson made a motion directing staff to initiate the formal amendment process calling for a public hearing. The motion was seconded by Radaich and carried unanimously.

ENERGY ACTION PLAN

ACTION TAKEN: Anderson/Mund/Approved (5-0)

Flaen explained that the City of St. Cloud signed a Memorandum of Understanding with Xcel Energy to participate in the Partners in Energy program. Since that time, City staff, along with residents, neighborhood organizations, business owners and institution facility leaders have been working as the Community Planning Team to develop the Energy Action Plan. Staff recommends approval of the document. Anderson made a motion to approve the Energy Acton Plan. The motion was seconded by Mund and carried unanimously.

Adjournment:

There being no further business, the meeting was adjourned at 6:48 p.m.