

**CITY OF ST. CLOUD PLANNING COMMISSION**

Tuesday, June 13, 2017  
6:00 pm  
City Hall Council Chambers

**Roll Call:**

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Marty Czech and Bill Mund  
MEMBERS ABSENT: Emil Radaich  
CITY COUNCIL REP.: Carol Lewis  
STAFF PRESENT: Matt Glaesman and Ashley Skaggs

OPEN FORUM: No one present to speak.

**Consent Agenda:**

APPROVAL OF STAFF REPORTS FOR JUNE 13, 2017 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE MAY 9, 2017 PLANNING COMMISSION MEETING  
VAC-2017-11 / JAMES ORLANDO / 1937 & 1941 38<sup>TH</sup> ST S  
ACTION TAKEN: Ballantine/Czech/Approved (4-0)

**Public Hearings:**

REZ-2017-06 / JASON HEMPHILL / 701 14<sup>TH</sup> AVE S & 1406 7<sup>TH</sup> ST S  
ACTION TAKEN: Ballantine/Mund/Approved (4-0)

Glaesman explained a request to rezone the property from R2, Single Family and Two Family Residential District, to Planned Unit Development (PUD) to allow for C2, Neighborhood Commercial District uses for a former non-conforming commercial building. The applicant's property contains a single family home with an attached commercial building on the west side of the structure. The commercial building was originally built as a small neighborhood grocery store, which was later repurposed as an upholstery shop and, most recently, a picture framing business. The commercial uses that have occupied the building have been considered to be legal nonconforming uses. Rezoning the property to PUD would allow the commercial building to be classified as conforming. The applicant is seeking to rezone the property to PUD to allow uses found in the C2 District, with specific intentions of opening a bakery or a tool/knife sharpening business.

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

Jason Hemphill, 805 13<sup>th</sup> Ave S - The house was built in 1929, and the store was built in 1938 as a grocery store. He would like the property to be officially acknowledged as commercial. He submitted a petition signed by 93 neighbors within the 500' notification area in support of the rezoning and a letter of intent from the individuals who want to operate a bakery from the property. In the past, the basement of the home was used commercially. It is his intention that only the commercial building to be used commercially.

John Carter, 217 14<sup>th</sup> Ave S - He supports the rezoning request, and welcomed Mr. Hemphill to the neighborhood.

Robert McGee, 739 14<sup>th</sup> Ave S - He has been actively involved in the neighborhood for some time. This rezoning would not be a detriment in any way and would become a solid asset to the neighborhood.

There being no one else wishing to speak, the public hearing was closed. Ballantine made a motion to approve the rezoning request subject to staff recommendations. The motion was seconded by Mund. Ballantine stated he will support the request, but noted the potential for parking and traffic concerns. Glaesman stated that some of the proposed uses may require a variance to the parking requirement in the future. Anderson agreed that parking may be a concern, but noted that it can be evaluated if the use changes. He applauded the applicant for reaching out the neighbors in advance of making the request. Anderson called for a vote and the motion carried unanimously.

**New Business:**

**PLAT-2017-17 & PLAT-2017-18 / PRELIMINARY & FINAL PLAT OF PLUM CREEK ESTATES PLAT 2**  
ACTION TAKEN: Mund/Czech/Approved (4-0)

Glaesman explained a request to replat three existing lots by expanding one of the lots and consolidating the other two lots into a single lot. The proposed final plat shows Woodlawn Acres Dr becoming a publicly dedicated right-of-way, as well as further dedication of drainage easements. Mund made a motion to approve the preliminary and final plats subject to staff recommendations. The motion was seconded by Czech and carried unanimously.

**PLAT-2017-19 & PLAT-2017-20 / PRELIMINARY & FINAL PLAT OF ISD 742 SOUTHWEST ADDITION**  
ACTION TAKEN: Ballantine/Czech/Approved (4-0)

Glaesman explained a request to approve the preliminary and final plats for the new Tech High School location, which is comprised of two metes and bounds parcels and an existing platted lot. The applicants recently completed an Environmental Assessment Worksheet (EAW) and have obtained a Conditional Use Permit from the City's Zoning Board of Appeals. Ballantine made a motion to approve the preliminary and final plats subject to staff recommendations. The motion was seconded by Czech and carried unanimously.

**ROOFTOP SOLAR ARRAY / WHITNEY SENIOR & RECREATION FACILITY & CENTRAL SERVICES FACILITY**  
ACTION TAKEN: Ballantine/Mund/Approved (4-0)

Glaesman introduced a request to install rooftop solar panels on the Whitney Senior & Recreation Facility and the Central Services Facility. Tracy Hodel, Assistant Public Utilities Director, explained that the City of St. Cloud has become a regional leader in renewable energy by designing, developing, installing and participating in related projects and initiatives. The two proposed installations will generate 437,000 kW hours of electricity annually. The facilities will use 100% of the energy generated.

Anderson asked about the City's upfront cost for the projects. Hodel stated there is zero upfront costs to the City. Anderson asked if the new YMCA building has been considered for solar panels. Hodel stated that the building has been looked at briefly and may be a project coming forward in the future. Ballantine made a motion to approve the request. The motion was seconded by Mund and carried unanimously.

**Other Business:**

**OTHER BUSINESS**

ACTION TAKEN: None

Anderson asked about the downtown work on street lights. Glaesman stated the work is part of the intelli-street reconstruction project.

Anderson suggested regionalization of compost services as a topic of discussion. Mund agreed. Lewis stated that the topic was recently discussed at City Council. Although a conclusion was not made, the topic will be a discussed further at an upcoming study session.

**Adjournment:**

There being no further business, the meeting was adjourned at 6:32 p.m.