

**CITY OF ST. CLOUD PLANNING COMMISSION**

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

**Roll Call:**

MEMBERS PRESENT: Jake Anderson, Dennis Ballantine, Emil Radaich, Marty Czech and Bill Mund  
MEMBERS ABSENT: None  
CITY COUNCIL REP.: Carol Lewis  
STAFF PRESENT: Matt Glaesman

**OPEN FORUM:** No one present to speak.

**Consent Agenda:**

**APPROVAL OF STAFF REPORTS FOR JULY 11, 2017 AS PART OF THE OFFICIAL RECORD  
APPROVAL OF MINUTES FROM THE JUNE 13, 2017 PLANNING COMMISSION MEETING  
ACTION TAKEN: Ballantine/Mund/Approved (5-0)**

**Public Hearings:**

**DPA-2017-04 / PANTOWN BREWING COMPANY / 408 37<sup>th</sup> AVENUE NORTH  
ACTION TAKEN: Ballantine/Radaich/Approved (4-0-1, Czech abstained)**

Czech recused himself from discussion of the item. Glaesman explained the property was rezoned PUD in 2011 to allow combination of industrial and commercial uses. The primary building on the site is currently occupied by a variety of commercial uses including a coffee bean roasting operation. The proposal would replace the roasting operation with a microbrew and taproom. No additional buildings or site improvements are proposed.

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

Mark Spoden, 430 38<sup>th</sup> Ave N - Commercial traffic within the alley north of his residence has caused the excessive wear and tear. The proposed microbrewery and taproom will increase truck traffic in the area exacerbating the problem. Trucks must be diverted away from the residential alley. Mr. Spoden noted that truck traffic from the commercial uses on 38<sup>th</sup> Avenue North have also been a concern.

Noel Johnson, 408 37<sup>th</sup> Ave N - The proposed microbrewery should have limited truck traffic given the scale of operation. Deliveries will primarily be from cube vans or other smaller vehicles. Trucks are able to loop within the site back onto 37<sup>th</sup> Avenue North thereby avoiding any need for use of 38<sup>th</sup> Avenue North.

There being no one else wishing to speak, the public hearing was closed. Ballantine made a motion to approve the PUD amendment request subject to staff recommendations. The motion was seconded by Radaich. Anderson indicated the scale of the brewing operation was compatible with the character of the neighborhood and shouldn't generate excessive traffic. Glaesman confirmed that the operation would produce 350 barrels annual, while the ordinance allows up to 3,000 barrels

without a conditional use permit. Ballantine suggested that truck traffic is likely the result of other commercial uses in the area and encouraged Mr. Spoden to report any concerns to city staff. Anderson called for a vote and the motion carried unanimously.

**DPA-2017-05 / RICE COMPANIES, INC. / 1530 NORTHWAY DRIVE**

**ACTION TAKEN:** Mund/Radaich/Approved (5-0)

Glaesman explained that the site is included within PUD #2 and that amendments have been processed over time to accommodate land use changes on the corridor. With the construction of YMCA north of Northway Drive, the existing YMCA is available for redevelopment. The application seeks permission to construct a neighborhood commercial center allowing C2 district uses. The PUD would also establish an approved site plan dictating the location, size, access, and landscaping of the commercial building. Ballantine questioned if the hours of operation restrictions are specific to this site or applicable to all facilities.

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

Tom Bruce, 1019 Imperial Drive – In response to Ballantine’s question, he indicated the proposed store is roughly half the size of the Cooper Avenue Coborns store and slightly smaller than the Centennial store.

There being no one else wishing to speak, the public hearing was closed. Mund made a motion to approve the PUD amendment request subject to staff recommendations. The motion was seconded by Radaich. Glaesman indicated the restrictions apply to fuel sales for all convenience stores. Anderson called for a vote and the motion carried unanimously.

**DPA-2017-04 / RICE COMPANIES, INC. / 3135 COUNTY ROAD 136**

**ACTION TAKEN:** Ballantine/Czech/Approved (5-0)

Glaesman explained that an environmental assessment worksheet was prepared by the property owner years prior in anticipation of development. The EAW included a proposed land use pattern including commercial uses at the corner of County 136 and 33<sup>rd</sup> Street South. The applicant is seeking to construct a grocery store, daycare, and retail uses in the same vicinity. Glaesman noted that the last two comprehensive plans have also called for neighborhood commercial in that location.

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

Jeff Boike, 4040 33<sup>rd</sup> Street South – Questioned the future design of 33<sup>rd</sup> Street South and the appropriateness of right-in/right-out access at the proposed location. Suggested the site be required to connect internally to the Athlos private drive immediately west. Requested that similar accesses be provided to the nursery property to the south, if approved as proposed.

Larry Klein, 4040 33<sup>rd</sup> Street South – Reiterated prior comments regarding access demands and called for a 33<sup>rd</sup> Street South design including more greenspace on the community gateway. Asked to be included in those discussions as soon as possible. Questioned if the amount of multiple-family residential and commercial space would remain in the same proportion as suggested by the EAW. Raised concerns with drainage in the area that at times causes water to back up at the intersection of County 136 and 33<sup>rd</sup> Street South and the nursery property.

There being no one else wishing to speak, the public hearing was closed. Ballantine made a motion to approve the PUD amendment request subject to staff recommendations. The motion was seconded by Czech. Glaesman indicated that the preferred design suggested by the 33<sup>rd</sup> Street South corridor study was still a good guiding document. That plan called for a wider right of way and parkway design at this point due to the limited amount of existing development. County 136 and 33<sup>rd</sup> Street South will likely be a roundabout given the recent discussion that a roundabout will be used at Cooper Avenue. A lighted intersection will exist at 42<sup>nd</sup> Avenue for the new high school's north access drive. A full median opening will be used at the nursery's existing drive which is across from the public street west of Athlos. The remainder of the corridor will be median divided allowing some right-in/right-out movement. The proportion of multiple-family and commercial use will stay roughly the same although their location is flipped. Given uncertainty of the actual site design, storm water details will be deferred until the time of building permit, SWPP, and Land Disturbance Permit. Mund questioned the timing of road construction in the vicinity and potential for conflict with development construction traffic. Glaesman indicated that utility and road construction will continue in the area through 2020 and likely beyond. Staff is working in concert with ISD 742 on timing and routing of truck traffic to maintain automobile and emergency vehicle access. Anderson called for a vote and the motion carried unanimously.

**New Business:**

**DISCUSSION OF IDENTIFICATION SIGNS FOR SEMI-PUBLIC USES AND TEMPORARY SIGNAGE**

**ACTION TAKEN:** None

Glaesman explained that staff is seeking direction regarding two potential LDC amendments related to signage. First, a number of site specific requests for larger or more electronic signs for places of worship, schools, and other institutional uses have been either approved or denied given the facts of the site. Staff is suggesting an amendment to allow larger signs based upon the parcel size, similar to the allowance for commercial district signage.

Second, staff is suggesting that temporary signs be allowed by parcel rather than zoning lot. Ballantine and Radaich raised concerns regarding the past proliferation of temporary signs and the potential for this amendment to increase their use. Glaesman explained that the zoning lots are typically larger sites that likely are already using electronic messaging. There are not a significant number of zoning lots eligible for the proposed allowance. The Planning Commission agreed by consensus to formally consider the amendments at a subsequent meeting.

**Other Business:**

**OTHER BUSINESS**

**ACTION TAKEN:** None

Anderson questioned whether the ordinance currently addresses use of alternate fuel fueling stations within parking lots giving electric vehicles becoming more available within the market. Glaesman indicated that the ordinance neither specifically allows nor prohibits them. Staff would consider a dedicated electric fueling station as counting toward the required off-street parking.

**Adjournment:**

There being no further business, the meeting was adjourned at 6:49 p.m.