

**CITY OF ST. CLOUD
PLANNING COMMISSION MINUTES
1300 9th STREET; BUILDING A, 3rd FLOOR, CITY COUNCIL CHAMBERS
TUESDAY, JUNE 18, 2019, 6:00 PM**

I. OPENING BUSINESS:

Pledge of Allegiance

Roll Call

Chair Dr. Jeff Rivera (Seat #4) / Present
Vice Chair Rosa Holloway (Seat #1) / Excused Absence
John Dilullo (Seat #2) / Present
Maria Carney (Seat #3) / Present
Brandon Whaley (Seat #5) / Present
Carmelo Oquendo (Alt. #1) / Present - voting member
Tabitha Rubin (Alt. #2) / Present

Staff Representatives:

Jack Morgeson, City Attorney
Nakeisha Lyon, Associate Planner
Melissa Dunklin, Planning & Zoning Manager

Approval of Minutes – Planning Commission Meeting, May 21, 2019

Member Whaley made a motion to approve the minutes for the May 21, 2019 meeting, as amended, to reflect that Tabitha Rubin attended the May 21, 2019 meeting. Member Carney provided a second to the motion. The motion passed 5-0 with all members voting “aye.” (Rosa Holloway was absent, Carmelo Oquendo was a voting member)

II. NEW BUSINESS:

None

III. ACTION ITEMS:

A. Ordinance No. 2019-31

Mister Car Wash – Voluntary Annexation

DRC Case #19-30.02

Applicant: Rachel Myers / Boos Development Group, Inc

Request: The applicant is requesting annexation of approximately 1.85 acres of land known as Mister Car Wash, including any and all adjacent rights-of-way, into the City of St. Cloud.

Nakeisha Lyon, Associate Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval

based on the sixteen required findings of the Land Development Code (LDC). Ms. Lyon also noted that the public notice that was sent to the surrounding property owners within 300 feet, and the sign posted on June 3rd, had incorrect ordinance numbers. However, the items were amended on June 11th with the correct ordinance information.

Member Whaley made a motion to recommend approval of Ordinance No. 2019-31 based on the 16 findings. Member Carney provided a second to the motion. The motion passed 5-0 with all members voting "aye." (Rosa Holloway was absent, Carmelo Oquendo was a voting member)

B. Ordinance No. 2019-32

Mister Car Wash – Future Land Use Map Amendment (Small-Scale)

DRC Case #19-60.04

Applicant: Rachel Myers / Boos Development Group, Inc

Request: The applicant is requesting consideration of a Future Land Use Map designation from Low Density Residential (County) to Commercial (City) for approximately 1.85 acres of land known as Mister Car Wash.

Nakeisha Lyon, Associate Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the sixteen required findings of the Land Development Code (LDC). Ms. Lyon also noted that the public notice that was sent to the surrounding property owners within 300 feet, and the sign posted on June 3rd, had incorrect ordinance numbers. However, the items were amended on June 11th with the correct ordinance information.

Member Whaley made a motion to recommend approval of Ordinance No. 2019-32 based on the 16 findings. Member Oquendo provided a second to the motion. The motion passed 5-0 with all members voting "aye." (Rosa Holloway was absent, Carmelo Oquendo was a voting member)

C. Ordinance No. 2019-33

Mister Car Wash – Zoning Map Amendment

DRC Case #19-95.05

Applicant: Rachel Myers / Boos Development Group, Inc

Request: The applicant is requesting consideration of a zoning district from "RM-2" Residential Multi-Family Two (County) to "HB" Highway Business for approximately 1.85 acres of land, known as Mister Car Wash.

Nakeisha Lyon, Associate Planner presented and reviewed the details of the case, noted there are no adverse impacts to City facilities, and that staff and DRC recommend approval based on the sixteen required findings of the Land Development Code (LDC). Ms. Lyon also noted that the public notice that was sent to the surrounding property owners within 300 feet, and the sign posted on June 3rd, had incorrect ordinance numbers. However, the items were amended on June 11th with the correct ordinance information.

Member Whaley made a motion to recommend approval of Ordinance No. 2019-33 based on the 16 findings. Member Carney provided a second to the motion. The motion passed 5-0 with all members voting "aye." (Rosa Holloway was absent, Carmelo Oquendo was a voting member)

IV. INFORMATION SECTION:

- The board members were reminded to submit the Form -1 Financial Statements before July 1st.
- Next Planning Commission Meeting: July 16, 2019 at 6:00pm

V. ADJOURNMENT: 6:13 PM

Respectfully submitted:

Dr. Jeff Rivera, Chair

Date

Jessie Light, Planning Commission Secretary