

**CITY OF ST. CLOUD  
PLANNING COMMISSION MINUTES  
1300 9<sup>th</sup> STREET; BUILDING A, 3<sup>rd</sup> FLOOR, CITY COUNCIL CHAMBERS  
TUESDAY, JULY 16, 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) / Present  
John Dilullo (Seat #2) / Excused absence  
Maria Carney (Seat #3) / Excused absence  
Brandon Whaley (Seat #5) / Present  
Carmelo Oquendo (Alt. #1) / Present - voting member  
Tabitha Rubin (Alt. #2) / Present - voting member

**Staff Representatives:**

Jack Morgeson, City Attorney  
Trevor Bedford, Senior Planner  
Leigh Anne Wachter, Principal Planner

**Approval of Minutes – Planning Commission Meeting, June 18, 2019**

**Member Whaley made a motion to approve the minutes for the June 18, 2019 meeting. Member Oquendo provided a second to the motion. The motion passed 5-0 with all members voting "aye." (John Dilullo and Maria Carney was absent, Carmelo Oquendo and Tabitha Rubin was voting members)**

**II. NEW BUSINESS:**

No new business

**III. ACTION ITEMS:**

**A. Ordinance No. 2019-36**

Lot 32, Hickory Tree Road – Voluntary Annexation

DRC Case #19-30.03

Applicant: Curtis Graulich and Kenneth Burkholder

Request: The applicant is requesting annexation of approximately 1.67 acres of land known as Lot 32, Hickory Tree Road, including any and all adjacent rights-of-way, into the City of St. Cloud.

Trevor Bedford, Senior 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).

- The applicant's agent, Ms. April Fisher with Fisher Planning and Development, provided an overview of the applicant's vision for the property for all three action items that were presented, and informed the Board that she was available for any questions.

**Member Whaley made a motion to recommend approval of Ordinance No. 2019-36 based on the 16 findings. Member Holloway provided a second to the motion. The motion passed 5-0 with all members voting "aye." (John Dilullo and Maria Carney was absent, Carmelo Oquendo and Tabitha Rubin was voting members)**

**B. Ordinance No. 2019-37**

Lot 32, Hickory Tree Road – Future Land Use Map Amendment (Small-Scale)

DRC Case #19-60.05

Applicant: Curtis Graulich and Kenneth Burkholder

Request: The applicant is requesting consideration of a Future Land Use Map designation from Low Density Residential (County) to Commercial (City) for approximately 1.67 acres of land known as Lot 32, Hickory Tree Road.

Trevor Bedford, Senior 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).

**Member Whaley made a motion to recommend approval of Ordinance No. 2019-37 based on the 16 findings. Member Holloway provided a second to the motion. The motion passed 5-0 with all members voting "aye." (John Dilullo and Maria Carney was absent, Carmelo Oquendo and Tabitha Rubin was voting members)**

**C. Ordinance No. 2019-38**

Lot 32, Hickory Tree Road – Zoning Map Amendment

DRC Case #19-95.06

Applicant: Curtis Graulich and Kenneth Burkholder

Request: The applicant is requesting consideration of a zoning district from "E-1" Estate Development (County) to "NB" Neighborhood Business (City) for approximately 1.67 acres of land, known as Lot 32, Hickory Tree Road.

Trevor Bedford, Senior 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).

**Member Whaley made a motion to recommend approval of Ordinance No. 2019-38 based on the 16 findings. Member Holloway provided a second to the motion. The motion passed 5-0 with all members voting "aye." (John Dilullo and Maria Carney was absent, Carmelo Oquendo and Tabitha Rubin was voting members)**

**IV. INFORMATION SECTION:**

- Next Planning Commission Meeting: August 20, 2019 at 6:00pm

**I. ADJOURNMENT: 6:11 PM**

Respectfully submitted:

\_\_\_\_\_  
Dr. Jeff Rivera, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jessie Light, Planning Commission Secretary

\_\_\_\_\_  
Date