

**CITY OF ST. CLOUD
PLANNING COMMISSION MINUTES
1300 9th STREET; BUILDING A, 3RD FLOOR, CITY COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 17, 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) / Present
Brandon Whaley (Seat #5) / Present
Carmelo Oquendo (Alt. #1) / Present - voting member
Tabitha Rubin (Alt. #2) / Excused absence

Staff Representatives:

Jack Morgeson, City Attorney
Christopher Mills, Principal Planner
Abismael Abreu, Associate Planner
Melissa Dunklin, Planning and Zoning Manager

Approval of Minutes – Planning Commission Meeting, July 16, 2019

Member Holloway made a motion to approve the minutes for the July 16, 2019 meeting. Member Oquendo provided a second to the motion. The motion passed 5-0 with all members voting "aye." (John Dilullo and Tabitha Rubin was absent, Carmelo Oquendo was voting member)

II. NEW BUSINESS:

III. ACTION ITEMS:

A. Ordinance No. 2019-40

Muslim Center of St. Cloud – Future Land Use Map Amendment (Small-Scale)

DRC Case #19-60.06

Applicant: Muslim Center of St. Cloud, LLC

Request: The applicant is requesting consideration of a small scale Future Land Use (FLU) Map Amendment from Low Density Residential FLU Map designation to Private/Institutional FLU Map designation on approximately 1.32 acres of land known as Muslim Center of St. Cloud.

Abismael Abreu, 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).

- Mr. Wajid Mohammed, representing the applicant, provided an overview of the applicant's present and future visions for the property and stated that this will be a gathering place to worship and pray, and also noted that Fridays will be the busiest day for the center.
- Public Comment: Given by three citizens.

Member Holloway made a motion to postpone the meeting to a date certain of October 15, 2019, until the applicant could be in attendance to present for cases 19-60.06 and 19-95.07. Member Carney provided a second to the motion. The motion passed 5-0 with all members voting "aye." (John Dilullo and Tabitha Rubin was absent, Carmelo Oquendo was voting member) Motion Withdrawn as applicant was not present during motion, but appeared afterwards.

Member Whaley made a motion to recommend approval of Ordinance No. 2019-40 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 Tabitha Rubin was absent, Carmelo Oquendo was a voting member)

B. Ordinance No. 2019-41

Muslim Center of St. Cloud – Rezoning

DRC Case #19-95.07

Applicant: Muslim Center of St. Cloud, LLC

Request: The applicant is requesting consideration of a zoning district from "R-1 Single Family Residential" to "P, Professional" for approximately 1.32 acres of land, known as the Muslim Center of St. Cloud.

Abismael Abreu, 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).

- Mr. Wajid Mohammed, representing the applicant, provided an overview of the applicant's present and future visions for the property and stated that this will be a gathering place to pray, and also noted that Fridays will be the busiest day for the center.
- Public Comment: Was given by three citizens.

Member Whaley made a motion to recommend approval of Ordinance No. 2019-41 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 Tabitha Rubin was absent, Carmelo Oquendo was a voting member)

C. Resolution No. 2019-192R

Dover Village – Parking Determination

DRC Case #19-65.02

Applicant: Snow Construction, Inc.

Request: The applicant is requesting a parking determination to amend the parking requirement for the "Single-Family Dwellings" use for 32 lots. According to the off-street parking requirements set forth in Table III-8 of the Land Development Code (LDC), the required parking ratio is four (4) parking spaces per dwelling unit (two spaces in the garage or carport and two (2) spaces in the driveway) plus one (1) space per two dwelling units in designated on-street parking areas for visitor or short-term parking within the subdivision. In keeping with these parking requirements, the applicant would be required to provide 144 total parking spaces.

The applicant is requesting to modify the required parking requirement to allow for three (3) off-street parking spaces per unit and a total of nine (9) additional spaces located on-street. The total number of parking spaces provided is one hundred five (105).

Christopher Mills, Principal Planner presented and reviewed the details of the case. Staff and DRC recommend approval.

- The applicant's agent, Shawn Hindle with Hanson, Walter & Associates explained to the Board the reasoning for the needed amendment for parking.
- The Board discussed with Mr. Hindle the options for additional parking for emergency vehicles, residential parking, and parking of guests, if needed.

Member Whaley made a motion to recommend approval of Resolution No. 2019-192R based on the application. Member Carney provided a second to the motion. The vote was 4-1 for approval with Member Holloway voting "nay". (John Dilullo and Tabitha Rubin w absent, Carmelo Oquendo was a voting member)

IV. INFORMATION SECTION:

- Next Planning Commission Meeting: October 15, 2019 at 6:00pm

V. ADJOURNMENT:

- 6:55 PM

Respectfully submitted:

Dr. Jeff Rivera, Chair

Date

Jessie Light, Planning Commission Secretary

Date