

**Planning Commission**  
**March 7, 2016**

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Pursuant to due call and notice thereof, a Planning Commission meeting was held on March 7, 2016 6:30 p.m. at Sartell City Hall.

**MEMBERS PRESENT:** Anna Gruber, Dawn Moen (arriving at 6:33 pm), Gary Orman, Ryan Fitzthum, Glenn Persen

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mike Nielson, City Engineer  
Anita Rasmussen, Community Development Director

Orman called the meeting to order at 6:30 p.m.

**AGENDA REVIEW AND ADOPTION**

**A MOTION WAS MADE BY PERSEN TO APPROVE THE AGENDA. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: GRUBER, MOEN, ORMAN, FITZTHUM, PERSEN**

**NAY: NONE**

**MOTION CARRIED**

**APPROVAL OF MINUTES OF PREVIOUS MEETING**

**A MOTION WAS MADE BY FITZTHUM TO APPROVE THE MINUTES OF THE JANUARY 11, 2016 MEETING. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: GRUBER, MOEN, ORMAN, GRUBER, PERSEN**

**NAY: NONE**

**MOTION CARRIED**

**A MOTION WAS MADE BY MOEN TO APPROVE THE MINUTES OF THE FEBRUARY 29, 2016 MEETING. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: GRUBER, MOEN, ORMAN, GRUBER, PERSEN**

**NAY: NONE**

**MOTION CARRIED**

**PUBLIC HEARING**

**2016 COMPREHENSIVE PLAN**

Rasmussen shared a powerpoint presentation that conveyed that the comprehensive plan is an attempt to consolidate all the collaborative planning work that has been completed over the past 13 years since the last comprehensive plan was adopted, and to enhance the document by addressing other critical programs and services that help define a place, its people and the quality

of life they enjoy. A few aspects of community life include the arts and youth services. Sartell has a legacy of effective planning, but until now, we have not had the important conversations about who we are and what binds us together as a community.

The process for this update started in 2014 with community outreach and engagement efforts. Drafting of the plan occurred in the summer of 2014. The plan was temporarily put on hold until some site-specific projects could be determined (or, at least, further in their process) and integrated into this document.

No questions were asked by the commission.

Orman opened up the public hearing.

Henry Smorynski, 802 3<sup>rd</sup> Street North, Sartell. Voiced objections to the Comprehensive Plan as not comprehensive or realistic regarding implementation, needing resident survey and need to tie goals to a financial plan. Feels there should be a preamble as what Sartell will look like in the next ten years and that the plan should include a GRRL Branch Library.

Zurya Anjum, 1609 Blackberry Circle, Sartell. Concern over the lack of GRRL library services in Sartell and that the City is ignoring the requests of library advocates. Funding for the library is not indicated in the plan. Believes that libraries are not dying and are needed.

Joe Perske, Sartell. Believes the secondary growth area around the new high school will need to be changed to a primary growth area because of the amount of growth that will occur as a result of that new facility. Should use the schools more in the promotion and branding of our community. We need a library (provides the Commission with a copy of a city website page describing the community center master plan from 2008). Disagrees with the location of the community center.

I-Jung Lee, 3736 Riveria Road, Sartell. Proud to be part of Sartell. Questions the spending of \$13.5 million dollars and would like to know specifically what is included in the \$13.5 million expenditures. Objects to \$2.5 million going to the ice arena. Questions the need for doubling up on the gym space at the community center when we are building a new high school. Library should be in the center of the community.

Zurya Anjum, 1609 Blackberry Circle, Sartell. Commented that the perception of the community is that we are getting a library and GRRL programming services in the community center. People are going to be upset when they find out it is not occurring.

Orman Closed the Public Hearing.

No questions from the Commission

**A MOTION WAS MADE BY PERSEN TO TABLE DISCUSSION ON THE COMPREHENSIVE PLAN TO MAY. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: MOEN, GRUBER, FITZTHUM, ORMAN, PERSEN**

**NAY: NONE**

**MOTION CARRIED**

**NEW BUSINESS**

**FINAL PLAT – COMMUNITY CENTER**

Ferche Development LLC is requesting the approval of a final plat which contains two lots. The final plat contains a 1.7-acre outlot which would need to be replatted prior to any development.

Access to the community center facility will be from the newly constructed addition of 19<sup>th</sup> Street South and the future extension of Scout Drive. Rasmussen explained that this plat is consistent with the preliminary plat and ordinances. Staff recommends approval of the final plat.

Fitzthum asked if the Community Center is a done deal (in terms of locating on this property). Gruber commented that approving the plat does not necessarily align with how it should be developed (Community Center). Orman and Persen questioned having the memo imply that the Community Center was going to be constructed, along with the name of the Plat.

Rasmussen suggested that she re-word her memo to reflect that there's an intention to construct the Community Center on Lot 1, Block 1.

Staff recommended approval.

**A MOTION WAS MADE BY PERSEN TO RECOMMEND APPROVAL OF THE FINAL PLAT. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: MOEN, GRUBER, FITZTHUM,**

**NAY: ORMAN, PERSEN**

**MOTION CARRIED**

#### **COMPREHENSIVE PLAN CONFORMANCE**

Rasmussen explained the statutory provision for Planning Commission review of land transactions in relationship to their conformity with the Comprehensive Plan. The Lot 1, Block 1, Community Center property is approximately 18 acres, and is the site of the Community Center anticipated to start construction this summer. The property is located south of Scout Drive (future) and east of 19<sup>th</sup> Street South. Like in most areas, public buildings such as the Community Center or schools are permitted uses within nearly all land uses and zoning districts. A public facility such as a community center conforms to the Comprehensive Plan.

The Heritage Property is approximately 75 acres and is adjacent to Heritage Drive and the future extension of 4<sup>th</sup> Avenue South. After retaining the needed right of way and easements through the property, the remainder is poised to be developed according to the comprehensive plan (2003/1016) by a developer.

Staff recommends approval of both resolutions.

Fitzthum questioned whether we intended to sell the Heritage Property at the time we acquired it through forfeiture. Rasmussen reminded the Commission that the reason the property was purchased was to obtain the necessary right of way for the 4<sup>th</sup> Avenue South and Roberts Road extensions, and the remaining land was anticipated to be developed per the Comprehensive Plan. Fitzthum also asked if the terms of the sale and disposal will be made public. Rasmussen confirmed that the terms would be made public after Council concludes the negotiations.

**A MOTION WAS MADE BY PERSEN TO APPROVE RESOLUTION 01-2016 FINDING THE DISPOSAL OF REAL PROPERTY IS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN – HERITAGE PROPERTY. THE MOTION WAS SECONDED BY GRUBER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: NONE**

**NAY: ORMAN, MOEN, GRUBER, FITZTHUM, PERSEN**

**MOTION FAILED**

**A MOTION WAS MADE BY GRUBER TO APPROVE RESOLUTION 02-2016 FINDING THE ACQUISITION OF REAL PROPERTY IS IN COMPLIANCE WITH THE COMPREHENSIVE PLAN – LOT 1, BLOCK 1, COMMUNITY CENTER. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: NONE**

**NAY: ORMAN, MOEN, GRUBER, FITZTHUM, PERSEN**

**MOTION FAILED.**

Rasmussen requested the rationale for the dismissal of the staff recommendation and as to why they believed the transactions were not in compliance with the comprehensive plan.

Persen thinks the community center should be further north due to the new proposed high school location.

Moen wanted the community center amenities as depicted in the 2008 City website (Perske handout) which suggested there was going to be a library and indoor pool. Concerned about potential conflicts of interest.

Gruber believes that voices need to be heard and while the transaction does not go against anything in the comprehensive plan, feels that it is not totally supported either.

Orman believes the proposed location of the Community Center would not be in the best long-term interest of the community.

Fitzthum thinks that there should be continued community dialogue about the location of the Community Center.

#### **2015 DEPARTMENT REPORT**

Rasmussen provided the 2015 Community Development and Building Report.

**A MOTION WAS MADE BY FITZTHUM TO APPROVE THE REPORT. THE MOTION WAS SECONDED BY PERSEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: ORMAN, MOEN, GRUBER, FITZTHUM, PERSEN**

**NAY: NONE**

**MOTION CARRIED.**

#### **OLD BUSINESS**

**None**

#### **OTHER BUSINESS**

**Project Updates**

Rasmussen and Nielson provided updates on the following issues:

- LeSauk Drive Project
- Commercial building along Pinecone Road
- Arbor Trails and Avalon Village 9

Gruber commented that the “Buy a new home in Sartell” idea was great. Fitzthum and Gruber suggested including information regarding the school district in those documents.

**ADJOURN**

**A MOTION WAS MADE BY FITZTHUM TO ADJOURN THE MEETING AT 7:56 P.M. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: GRUBER, MOEN, ORMAN, FITZTHUM, PERSEN**

**NAY: NONE**

**MOTION CARRIED**

Minutes by:

Anita Rasmussen, Community Development Director