

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 7, 2010, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Vice Chairperson Gary Van Scoy
 Commissioner Ralph Brauer
 Commissioner Teresa Cleveland
 Commissioner Andrew Dunaway
 Commissioner Ralph Hunt
 Commissioner Bryan Rogers

Members Absent: Chairperson Levine

Also Present: Planning Manager Amber Miller
 Associate Planner Tim Gladhill
 City Engineer Tim Himmer

CALL TO ORDER

Vice Chairperson Van Scoy called the regular meeting to order at 7:00 p.m.

CITIZEN INPUT

APPROVAL OF AGENDA

Motion by Commissioner Dunaway, seconded by Commissioner Cleveland, to approve the agenda as presented.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners, Dunaway, Cleveland, Brauer, and Rogers. Voting No: None. Absent: Chairperson Levine.

APPROVE PLANNING COMMISSION MINUTES

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Brauer, to amend the September 16, 2010 to state in Case #1 that the Commission would like to suggest review of the sign ordinance specifically the billboards.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Brauer, Cleveland, and Rogers. Voting No: None. Abstain: Commissioner Dunaway. Absent: Chairperson Levine.

Motion by Commissioner Cleveland, seconded by Commissioner Brauer to approve the following amended minutes:

- 1) Planning Commission special meeting minutes dated September 16, 2010.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Cleveland Brauer, and Rogers. Voting No: None. Abstain: Commissioner Dunaway. Absent: Chairperson Levine.

NOTE CITY COUNCIL MINUTES

The following Council minutes were noted:

- 1) City Council regular meeting minutes dated August 10, 2010
- 2) City Council regular meeting minutes dated August 24, 2010
- 3) City Council regular meeting minutes dated September 14, 2010

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Request for a Home Occupation Permit to Operate a Lawn Care and Landscape Service at 14200 Tungsten St. NW; Case of Justin Dahl

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 7:04 p.m.

Presentation

Associate Planner Gladhill presented the staff report.

Citizen Input

Justin Dahl, 14200 Tungsten Street, the applicant stated the employees that do come to the house are there only three or four times a week. The employee vehicles are parked in the driveway or on the street in front of the house.

Associate Planner Gladhill stated the ordinance states no parking on the street during the hours of 2:00 a.m. to 6:00 a.m., however it is encouraged to park in the driveway when it is related to a home occupation.

Mr. Dahl stated the business owns three vehicles, he has two trailers at the house, a bobcat not at his house, blazer not at his house, a Ford F350 and F150 at his house. He stated he does very minimal onsite maintenance on his vehicles. The 6x12 trailer, black trailer, red F150 and black Ford F350 are stored outside, he continued that he tries to park them uniformly, he does the best he can to keep it neat.

Vice Chairperson Van Scoy asked if this were not a home business would the parking be an issue.

Associate Planner Gladhill stated under an acre six vehicles are allowed by City Code, and there wasn't concern with the number of vehicles just the commercial nature of the use.

Mr. Dahl stated he thinks an 8 foot fence would look worse than his trailer does.

Commissioner Cleveland asked what was the purpose of the privacy fence.

Associate Planner Gladhill stated that the fence is for screening purposes, the residential off street parking ordinance states that commercial use vehicles and equipment must be 75% screened.

Discussion ensued regarding screening of the trailer and difference between screening of trailers and vehicles.

Betty Johannsen, 14210 Uranium Street, stated the building blocks her view of the pond. She drove by the space and there is a big pickup truck sitting on blocks without any wheels. She stated her concern that this is something that she would be seeing quite often.

Associate Planner Gladhill stated regardless of the home occupation, it would be a violation of the off street parking ordinance and would be followed through with code enforcement procedures. Mr. Dahl would have to abide by the off street parking ordinance.

Mr. Dahl explained the situation with the truck and stated it is now off the premise and in the repair shop.

Vice Chairperson Van Scoy stated the concern was that the truck was on blocks, it was a temporary situation that has been addressed, and verified that it wasn't the applicant's intent to have vehicles sitting around that are not operable.

Douglas Johannsen, 14210 Uranium Street, stated he wanted to clarify that they drove by the house today because of the hearing and that was the reason the question was brought up about the blocks, they don't drive by on a daily basis or they might have known the trucks on the blocks was a temporary situation and then he asked if there was any welding done on the premises. Mr. Dahl shook his head no.

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Dunaway, to close the public hearing.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Dunaway, Brauer, Cleveland, and Rogers. Voting No: None. Absent: Chairperson Levine.

The public hearing closed at 7:22 p.m.

Commission Business

Commissioner Brauer asked why this is considered a home occupation, if it was because of the meeting of employees at the site.

Associate Planner Gladhill stated it is the number of employees that are arriving on the site and the storage of commercial vehicles and equipment.

Discussion ensued regarding the fence that will be used for screening.

Motion by Commissioner Brauer, seconded by Vice Chairperson Van Scoy, to recommend that City Council adopt the resolution adopting Findings of Fact favorable to the applicant's request.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Brauer, Cleveland, Dunaway, and Rogers. Voting No: None. Absent: Chairperson Levine.

Motion by Commissioner Brauer, seconded by Vice Chairperson Van Scoy to recommend that City Council adopt the resolution granting approval of a home occupation permit based on the Findings of Fact, with an amendment to number three "established business hours are Monday through Friday between 6:30 a.m. and 9:30 p.m.", number four shall be amended to read five days a week, an amendment to number nine which adds "Must meet the requirements of city code section 117-355 titled residential off street parking", the addition of "Maintenance shall be limited to regular routine maintenance of motor vehicles and equipment", and the addition of "Employees shall park in the driveway on the subject property".

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Brauer, Cleveland, Dunaway, and Rogers. Voting No: None. Absent: Chairperson Levine.

Case #2: Public Hearing – Request for Preliminary Plat Review of Alpha Development and Site Plan Review of Legacy Christian Academy; Case of Colombo Limited Partnership

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 7:37 p.m.

Presentation

Planning Manager Miller presented the staff report.

Commissioner Brauer excused himself from the Legacy Christian Academy cases because of his work with schools.

Citizen Input

Vice Chairperson Van Scoy stated he was pleased to see the extension of Bunker Lake to give an additional access. He asked who would bear the cost of improving Puma Street.

Planning Manager Miller stated Puma Street is not currently scheduled to be upgraded. The City will wait until it has an idea of what the development further to the west and the northern parcel of this development are going to look like before they make improvements to Puma Street.

City Engineer Himmer stated no formal decision has been made regarding Puma Street, the feasibility study has to be done and it will be worked through as it goes to final plat.

Mary Groehn, 14915 Puma Street, asked where 116 is going to go.

City Engineer Himmer stated it is proposed to run along the southern boundary of her existing property line, it cannot impact her property unless someone would purchase it from her. One thought is if there is a cul-de-sac up to Puma Street, then their access could be 116. There would only be emergency vehicles on Puma Street. She would not have to put in a new driveway; the access would be solved as part of the development.

Stacy Booth, 15311 Okapi Street stated she has three small kids and her yard is not fenced in. They have been able to enjoy stars at night, crickets, salamanders, and her concern is the additional traffic on Alpine and the Armstrong/Highway 10 intersection, lights from the school blocking the view of the stars at night and the additional noise. Also, the construction noise and dust and how heavy equipment will affect the roads is a concern.

Associate Planner Gladhill stated that the most northern 40 acre residential parcel is not part of this site plan and there is a wetland buffer between the development and the residential parcel.

Mark Junghans, 15351 Marmoset Street, stated the County Road 83 crossing is a very poor crossing, because of the single lane exit at the highway. He finds going to 56, which is a three lane exit onto Highway 10 is a better crossing. He left northeast Minneapolis to get away from the city and the noise. Sports fields, a parking lot and the lighting of both, and the quality of life of watching the wildlife are concerns of his. However, he would rather have a school than multi-story housing. Spoke with someone that lives on the east side of Highway 83 that didn't receive a notice.

Planning Manger Miller stated that the City is required to notify people within 700 feet and there is a public hearing notice published in the Anoka County Union.

Associate Planner Gladhill expanded that there is a land use application sign on the property and it is his understanding that the applicant mailed out to a large portion of the city that this was a project being reviewed by the city.

Mark Hoffman, representative of Lakes Area Home Buyers, stated he owns property in the area, and is in favor of this proposal. A school will bring value to the neighborhood as opposed to more residents and is a better use of the land than multi-family residential.

Ms. Booth requested clarification if this was part of the Meadow Creek Church and if so, how do we know they will be staying at this location very long.

Vice Chairperson Van Scoy stated there is going to be a substantial investment.

Planning Manager Miller added she didn't think they would be going anywhere any time soon. They are currently leasing their space and they will be building this one, so it is a longer term investment.

Planning Manager Miller stated per city regulations the light cannot leave the site. That doesn't directly answer the question of what is going to be lighted or the times, the applicant can answer those questions.

Vice Chairperson Van Scoy stated there are regulations and ordinances in place controlling light pollution.

City Engineer Himmer stated he doesn't see any proposals for the athletic fields in the plans, only lighting for the internal parking. He continued addressing the other concerns and stated Armstrong Boulevard is a traffic concern, three years ago Ramsey Boulevard was upgraded, two years ago Sunfish Boulevard was upgraded, and this year Armstrong was to receive that same upgrade. Council decided to forgo a temporary fix and lobby for a grade separated interchange at Armstrong. In the last month or so the City ran into a little speed bump with Met Council's Transportation Policy Plan, which would make that almost impossible as it is drafted today. It is a safety and transportation issue. He described the road upgrades that are scheduled to be done within the next couple of years. Alpine Drive has a project starting in a month or so, to fix the potholes and put a trail in from Armstrong over to the golf course. Keeping the 40 acre buffer and the wetlands will help with the construction noise and dust and there will be a maintained greenway corridor along this area. The city will be monitoring damage to the existing roads, we are not going to pass any damage fees along to the residents.

Mr. Hoffman, asked if Outlot A was proposed for future residential.

Planning Manager Miller stated it is zoned residential and the Comprehensive Plan future land use is residential.

Mr. Hoffman questioned that it won't necessarily be used by the school but opened up for future development. Planning Manager Miller stated that is correct.

Dave Anderson, representative for Colombo Development and Legacy Christian Academy, stated the team members are present to answer questions. He discussed the design of the roadway and trail easement in the development.

Planning Manager Miller stated that discussion of the trail will be brought to the Park & Recreation Commission on Thursday, October 14th. A decision will be made at final plat.

Further discussion ensued regarding the trail easement.

Troy Gable, Anderson Engineering, discussed the drainage in the development.

Mr. Anderson stated that they intend to comply with code in regards to the site lighting. In the first phase lighting of the athletic fields is not planned, what is lit in the future has not been determined.

Vice Chairperson Van Scoy asked for clarification of the bus loading and drop-off sites.

Bryan Tempest, Cunning Group Architecture showed the Commissioners the bus drop-off and loading sites, which is in the northwest side of the school. He stated this is a typical lay out.

Commissioner Cleveland asked where the students will be parking and if there is enough parking for students and staff.

Mr. Tempest stated the parking would be separate; the students would be parking in the front. They have 240 potential drivers, so with the amount of spaces at 700, there would be plenty of spaces. Planning Manager Miller concurred.

Planning Manager Miller showed the renderings of the school and discussion ensued regarding those renderings and the traffic analysis.

Motion by Commissioner Cleveland, seconded by Commissioner Dunaway, to close the public hearing.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Cleveland, Dunaway, and Rogers. Voting No: None. Absent: Chairperson Levine and Commissioner Brauer.

The public hearing closed at 8:36 p.m.

Commission Business

Vice Chairperson Van Scoy stated that he thinks it is critical that there is a plan for emergency vehicle access from Puma Street.

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Rogers, to recommend that City Council approve the minor subdivision and the site plan contingent upon compliance with the City Staff Review letter dated September 27, 2010 with the minor changes that were discussed.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Rogers, Cleveland, and Dunaway. Voting No: None. Absent: Chairperson Levine and Commissioner Brauer.

Case #3 Public Hearing – Request for a Comprehensive Plan Amendment; Case of Colombo Limited Partnership (Legacy Christian Academy)

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 8:40 p.m.

Presentation

Planning Manager Miller presented the staff report.

Citizen Input

There was none.

Associate Planner Gladhill stated that the 2030 Comprehensive Plan is now in effect, so the City is able to make amendments to the plan.

Motion by Commissioner Dunaway, seconded by Commissioner Cleveland, to close the public hearing.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Dunaway, Cleveland, and Rogers. Voting No: None. Absent: Chairperson Levine and Commissioner Brauer.

The public hearing closed at 8:43 p.m.

Commission Business

Planning Manager Miller stated that this is one of the types of amendments that cannot be anticipated in the Comprehensive Planning process. Schools are not something you anticipate. The local school district stated there were no plans for expansion so Public/Quasi-Public was not expected in the planning. This is a type of project you like to have come forward. You can't plan for a private school to come into your community.

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Rogers, to recommend that the City Council adopt the resolution approving the request and authorizing City Staff to submit the Comprehensive Plan Amendment to Metropolitan Council, contingent upon plat and site plan approval.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Rogers, Cleveland, and Dunaway. Voting No: None. Absent: Chairperson Levine and Commissioner Brauer.

Case #4: Public Hearing – Request to Rezone Property R-1, R-2, R-3 Residential to Public/Quasi Public

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 8:44 p.m.

Presentation

Planning Manager Miller presented the staff report.

Citizen Input

Kevin Groothousen, 14915 Puma Street stated that his property has been re-zoned several times and would like to know what his rezoning is and will be after the re-zoning.

Associate Planner Gladhill stated his property is zoned R-3 Residential.

Commissioner Cleveland clarified for the residents that R-1 would be single family homes, R-2 could be townhomes and R-3 could be townhomes or apartments.

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Cleveland, to close the public hearing.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Cleveland, Dunaway, and Rogers. Voting No: None. Absent: Chairperson Levine and Commissioner Brauer.

The public hearing closed at 8:51 p.m.

Commission Business

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Rogers to recommend that City Council adopt the resolution favorable approving the request for a Zoning Amendment from R-1, R-2 and R-3 Residential to Public/Quasi-Public.

Further Discussion

Commissioner Cleveland stated there have been comments that this is not a tax generating zoning, however, the commission's role is not to make the determination if it generates taxes or not. It is the Commission's role to see if it is a good fit for this parcel of land.

Associate Planner Gladhill clarified that Public/Quasi-Public zoning doesn't necessarily mean it is tax exempt; we also have golf courses in this zoning. It is intended for larger places of assembly. In this case it is tax exempt.

Commissioner Cleveland stated having the school does increase the property values; it is something communities like to have.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Rogers, Cleveland, and Dunaway. Voting No: None. Absent: Chairperson Levine and Commissioner Brauer.

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Dunaway to recommend that City Council adopt the ordinance to amend the subdivision chapter of the city code regarding this parcel.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Dunaway, Cleveland, and Rogers. Voting No: None. Absent: Chairperson Levine and Commissioner Brauer.

Commissioner Brauer returned to the meeting at 8:54 p.m.

Case #5: Request for Sketch Plan Review of COR One, First Addition; Case of City of Ramsey Housing and Redevelopment Authority

Presentation

Associate Planner Gladhill presented the staff report.

Commission Business

Darren Lazan, Development Manager for the COR, briefly described the two projects that are being proposed for the subdivision that will be before the Commission in November.

Discussion ensued regarding the entrance and access to the parking ramp, parking ramp extension, and future apartments.

Commissioner Cleveland asked what the traffic patterns were going to look like.

Planning Manager Miller stated as development occurs traffic will slow down, there is restricted access onto Sunwood, and so there will be shared access.

Commissioner Dunaway asked if the Municipal Parking ramp is going to be the primary parking for the apartment complexes.

Mr. Lazan stated the predominant; if not all of the resident parking will be in the ramp.

Vice Chairperson Van Scoy asked what the impact is for the future North Star rail stop parking..

Planning Manager Miller stated that the rail stop has been taken into consideration with this project. The City has received a grant to build the ramp extension and there has to be a number transit spaces available.

Commissioner Brauer stated he understands we are not generating the traffic to get the rail station. He thinks this project will help the City generate the traffic.

Commissioner Cleveland added the school will also help.

Case #6: Staff Update

The Staff Update was noted.

Case #7: Zoning Bulletin

The Zoning Bulletin was noted.

OTHER COMMISSION BUSINESS

Commissioner Brauer stated that Commissioner Hunt's official term ends in December. He had a way of looking at all the different possibilities when looking at the issues, and had the City's interest at heart. It is too bad he can't continue, but he was certainly appreciated while he was here and will be missed.

ADJOURNMENT

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Brauer, to adjourn the meeting.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Brauer, Cleveland, Dunaway, and Rogers. Voting No: None. Absent: Chairperson Levine.

The regular meeting of the Planning Commission adjourned at 9:22 p.m.

Respectfully submitted,

Amber Miller
Planning Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by JoAnn Shaw