

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 4, 2010, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:           Chairperson Gary Levine  
                                  Commissioner Ralph Brauer  
                                  Commissioner Andrew Dunaway  
                                  Commissioner Gary Van Scoy

Members Absent:           Commissioner Rogers

Also Present:              Planning Manager Amber Miller  
                                  Associate Planner Tim Gladhill  
                                  Environmental Coordinator Chris Anderson  
                                  City Engineer Tim Himmer

**CALL TO ORDER**

Chairperson Levine called the regular meeting to order at 7:41 p.m.

**CITIZEN INPUT**

**APPROVAL OF AGENDA**

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

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

**APPROVE PLANNING COMMISSION MINUTES**

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy to approve the following minutes as presented:

- 1) Planning Commission regular meeting minutes dated October 7, 2010.

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

**NOTE CITY COUNCIL MINUTES**

The following Council minutes were noted:

- 1) City Council regular meeting minutes dated September 14, 2010
- 2) City Council regular meeting minutes dated September 28, 2010

## **PUBLIC HEARINGS/COMMISSION BUSINESS**

**Case #1: Public Hearing – Request for a Conditional Use Permit to Operate a Religious Institution in a Residential (Rural Developing) District Located at 5730 179<sup>th</sup> Lane; Case of Cross of Hope Lutheran Church**

### **Public Hearing**

Chairperson Van Scoy called the public hearing to order at 7:43 p.m.

### **Presentation**

Environmental Coordinator Anderson presented the staff report.

### **Citizen Input**

Steve Erban, Architect for the applicant introduced himself and stated he had a couple of concerns regarding the site plan and subdivision.

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

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

The public hearing closed at 7:46 p.m.

### **Commission Business**

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

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

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy to recommend that City Council adopt the resolution approving the request for a conditional use permit to operate a religious institution in the R-1 Residential district.

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

**Case #2: Request for Sketch Plan Review of Cross of Hope Addition and Site Plan Review Related to a Proposed Addition to the Existing Church at 5730 179<sup>th</sup> Lane; Case of Cross of Hope Lutheran Church**

**Presentation**

Environmental Coordinator Anderson presented the staff report.

**Commission Business**

Commissioner Brauer asked where negotiation was at with the County regarding the right-of-way.

Environmental Coordinator Anderson stated there is a 50 foot stretch of land that was deeded to the City back in the 80's and then dedicated to be permanent road easement. This would require a transfer of a portion of that land back to the church to provide for a 60 foot right-of-way.

Associate Planner Gladhill stated the County did not dispute moving the property line; it is more right-of-way than they need. Their concerns are the fire access and the access to the east.

Discussion ensued regarding the access to the east.

Mr. Erban clarified that the siding would be steel siding and not vinyl.

Commissioner Van Scoy asked if there were potential issues with the sanitary sewer and water.

Environmental Coordinator Anderson stated that it is served with a private well and staff will need additional information to verify it has the capacity to accommodate the expansion. The proposed seating at final build out would be 430.

Environmental Coordinator Anderson continued that the Minnesota Stated Building Code will require fire suppression throughout the entire building.

Motion by Commissioner Van Scoy, seconded by Commissioner Brauer, to recommend that City Council approve the minor subdivision and the site plan contingent upon compliance with the City Staff Review letter dated October 28, 2010.

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

**Case #3 Public Hearing – Request for Preliminary Plat Review of COR One, First Addition; Case of the City of Ramsey Housing and Redevelopment Authority**

**Public Hearing**

Chairperson Levine called the public hearing to order at 8:01 p.m.

**Presentation**

Associate Planner Gladhill presented the staff report.

**Citizen Input**

Darren Lazan, Development Manager for The COR stated the purpose of the subdivision is to facilitate a sale of two parcels.

Commissioner Brauer questioned if the dedication of the drainage and utility easements along the right-of-way has been worked out.

Mr. Lazan stated they are not included because of the urban nature of the plat.

City Engineer Himmer added that there is zero setbacks, however if there is extra space even if it is two or five feet they should be included in the plat. It is something Staff can work out.

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

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

The public hearing closed at 8:06 p.m.

**Commission Business**

Motion by Commissioner Van Scoy, seconded by Commissioner Dunaway, to recommend that the City Council approve the Preliminary Plat, contingent upon compliance with the City Staff Review letter dated October 28, 2010.

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

**Case #4: Request for Preliminary Site Plan Review of Suite Living at the COR; Case of F & C Development, Inc.**

**Presentation**

Associate Planner Gladhill presented the staff report.

**Commission Business**

Motion by Commissioner Brauer, seconded by Commissioner Dunaway to table Case #4 and go to Case #6,

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

**Case #6: Public Hearing – Consider Amendments to 117-188 (Town Center District) of Chapter 117 the Ramsey Zoning Code**

**Public Hearing**

Chairperson Levine called the public hearing to order at 8:11 p.m.

**Presentation**

Associate Planner Gladhill presented the staff report.

**Citizen Input**

Discussion ensued regarding the original intent for setbacks of the TC-1 District.

Associate Planner Gladhill stated the site plans reviewed in TC-1 district have the 0-5 foot setback; however, the sidewalk is creating an issue. He stated one solution might be to plat the area for the sidewalk and move the property line. He continued it was discussed during Comp Plan discussion to allow for adding green space and to enhance the pedestrian environment and soften the feel of Sunwood Drive.

Commissioner Brauer stated that the City is getting properties that don't necessarily conform with the original intent of TC-1. The bigger picture issue is the vision of Town Center and what it was and what it is becoming. He stated the original vision was like that of Maple Grove, however, what the City has found out is it is not marketable and more green space is desired. This fits with the new vision of The COR. He continued that he thinks the amphitheater is a great example of this. He compared the two visions of Town Center; one as New York City and one as a New England Village. He stated he thinks a New England Village fits the character of Ramsey better than downtown New York.

Chairperson Levine stated maybe it is OK to make an adjustment; maybe this softens a little bit the ambience of the city.

Commissioner Dunaway stated with retail it is one thing to have a zero setback but with residential properties a buffer would provide for some privacy, screening and a sound barrier.

Commissioner Van Scoy stated he doesn't have an issue with changing, but wants clarification of what the vision was and what the vision is with this change. He continued a two foot green space area in front might help with some flexibility. He asked what the requirement was.

City Engineer Himmer replied 10 feet in front of the structure and the planter bed; curb to building 15 feet.

Chairperson Levine stated the maximum would be 15 feet.

Discussion ensued regarding the proposed setback changes to the Town Center District. Discussion included differences between Sunwood Drive and other roads in the district, one of which is the planter beds on Sunwood Drive that are not located on the other roads.

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

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

The public hearing closed at 9:00 p.m.

### **Commission Business**

Motion by Commissioner Dunaway, seconded by Commissioner Van Scoy, to recommend that the City Council introduce amended ordinance to revise Chapter 117-118 of the City's Zoning Code to update the zoning district definitions.

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

**Case #4: Continued - Request for Preliminary Site Plan Review of Suite Living at the COR; Case of F & C Development, Inc.**

### **Commission Business**

Brian Wings, Representative for Suite Living, stated they are excited about this project; this is the location they wanted to be in the first place and are not fighting an uphill battle as with Comforts of Home. There has been a void in the nursing home level care; the state hasn't issued a license in 15 years.

Commissioner Van Scoy asked what is being placed on the first floor along Sunwood Drive.

Mr. Wings stated the first floor will have memory care and behavioral units. Plus you will have common space, so at the most there will be two units, community rooms, offices, kitchen, and entry. Living units will be along Sunwood Drive; however, there will be plantings for screening.

Commissioner Van Scoy stated that part of the rationale for giving the additional setback to the ordinance was to separate residential units and he wanted to verify that there were going to be residential units along Sunwood Drive.

Mr. Wings stated there will be two entrances into the building, one of which will be on Sunwood Drive.

Motion by Commissioner Dunaway, seconded by Commissioner Van Scoy, to recommend that City Council approve the preliminary site plan contingent upon compliance with the City Staff Review Letter dated October 28, 2010, and approval of COR One.

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

**Case #5: Request for Preliminary Site Plan Review of The Residence at the COR; Case of F & C Development, Inc.**

**Presentation**

Associate Planner Gladhill presented the staff report.

**Commissioner Business**

Discussion ensued regarding parking spaces and if there is enough parking for transit, retail and residents. Development Manager Lazan stated there would be additional parking structures added as needed.

Jim Crossin, Flaherty & Collins, stated they are excited to be here and have been working on this project for over a year. He gave the background of the company and an overview of the project.

David Stahl, Urban Works Architecture described the elevations.

Discussion ensued regarding the elevations.

Motion by Commissioner Dunaway, seconded by Commissioner Van Scoy to recommend that City Council approve the preliminary site plan contingent upon compliance with the City Staff Review Letter dated October 28, 2010 and approval of COR One.

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

**Case #7: Staff Update**

The Staff Update was noted.

Planning Manager Miller informed the Commissioners of Commissioner Terri Cleveland's resignation. She wished Ms. Cleveland well in her endeavors.

Chairperson Levine stated the Commission appreciated her service, she did a very good job, and was very diligent. The other Commissioners concurred.

Associate Planner Gladhill informed the Commission of the VA Clinic groundbreaking on Monday, November 8, 2010 at 10:00 a.m.

**Case #8: Zoning Bulletin**

The Zoning Bulletin was noted.

**OTHER COMMISSION BUSINESS**

**ADJOURNMENT**

Motion by Commissioner Dunaway, seconded by Commissioner Van Scoy, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:51 p.m.

Respectfully submitted,

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Amber Miller  
Planning Manager

ATTEST:

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JoAnn Shaw  
Planning Division Secretary

*Drafted by JoAnn Shaw*