

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 3, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Commissioner Bryan Rogers

Also Present: Senior Planner Tim Gladhill

CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:03 p.m.

CITIZEN INPUT

Bruce Bacon, 7363 175th Avenue NW, questioned his zoning and requested that the changes be explained.

Mr. Bacon's concerns will be addressed at the public hearing.

APPROVAL OF AGENDA

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

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

APPROVE PLANNING COMMISSION MINUTES

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

- 1) Planning Commission regular meeting minutes dated February 3, 2011.

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

NOTE CITY COUNCIL MINUTES

The following Council minutes were noted:

- 1) City Council regular meeting minutes dated January 11, 2011
- 2) City Council regular meeting minutes dated January 25, 2011

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Consider Ordinance to Amend Section 117-90 “Map” of Chapter 117 of the Ramsey City Code Related to the 2030 Comprehensive Plan

Public Hearing

Chairperson Levine called the public hearing to order at 7:05 p.m.

Presentation

Associate Planner Gladhill presented the Staff Report.

Citizen Input

Bruce Bacon, 7363 175th Avenue NW, stated his request as to know his zoning and that the change be explained.

Senior Planner Gladhill stated Mr. Bacon's zoning is designated as rural developing, it was previously rural preserve and the rural preserve zoning designation is being eliminated. He continued and clarified to the audience that there is not any pending development, property owners don't have to subdivide, this just gives options as what property owners may do with their property.

Mr. Bacon stated his concern is that the term rural developing sounds like it is developing. He stated he was in attendance to hear what is said and would appreciate as much general detail as available at this time.

Senior Planner Gladhill stated this assigns Mr. Bacon's parcel to a different category of residential, not for suburban densities or city sewer & water lots, but can sell an existing parcel, or subdivide to 2 ½ acre lots, or stay the way it is.

Commissioner Brauer stated that Mr. Bacon is essentially under the same zoning he has been.

Mr. Bacon asked about the ditches and if there is any consideration on how to maintain the ditches.

Senior Planner Gladhill stated the zoning does not deal with how the ditches are maintained; that is separate from the zoning discussion. Concerns with public ditches would be worked through Public Works and the right-of-way ordinance.

Lonnie Gray, 17530 Nowthen Blvd., asked the difference between R-1 Residential MUSA and R-1 Residential Rural Developing. He also asked how the change would affect property taxes.

Senior Planner Gladhill stated there are two categories for residential zoning. They are R-1 Residential MUSA, or R-1 Residential Rural Developing. The rural is larger sizes and MUSA is smaller sewered lots. The property tax question would need to be directed to the county assessor.

Commissioner Brauer stated that the County Assessor determines the property values. The city has no control over the property taxes.

Discussion ensued regarding the definitions of MUSA and rural developing.

Senior Planner Gladhill stated that he would contact the county assessor and get information on how taxes could be affected by the change.

Merlin Hunt, 17860 Nowthen Blvd., complimented the staff on the work done on the zoning changes, it doesn't confiscate property, and it allows people to develop if they want to. This ordinance applies the code in a fair way.

Jim Plowman, 6810 Green Valley Road, stated his zoning is becoming B-1 and he is requesting a tax abatement until it becomes a business.

Senior Planner Gladhill stated this is one of the areas that he is requesting to wait to be amended to see if this is one that should remain business. His recommendation is to take this off the current map and then work with the property owners to see if a Comprehensive Plan amendment should go forward.

Keith Kiefer, 6203 Rivlyn Ave, stated he thinks the property held by Hope Fellowship and Al Pearson should not be rezoned to residential and is best suited for business. He thinks the city has a conflict of interest in rezoning this to residential seeing how much land they own that is zoned business and commercial.

Senior Planner Gladhill stated he has been working with Hope Fellowship regarding their site and thinks they will come up with a mutual agreeable solution.

Al Pearson, 14821 Bowers Drive, stated the question he has is on the 90 acres adjacent to the proposed Legacy development and what the zoning is now and how it will change.

Senior Planner Gladhill stated it is a shifting of residential type uses, so a shifting of low density to medium and a small portion of high density.

Mr. Pearson stated that if changes are good for the city, then the changes are good for him.

John Weborg, 17512 Nowthen Blvd., stated he would like to be on the list of notification for tax information on how this affects property value.

Senior Planner Gladhill stated the information would be online, at city hall and at the council meeting of March 22nd when this is brought forward, there will not be a mailing.

Byron Cole, 6951 168th Avenue NW, stated his land is next to the Brookfield Addition on the north and west side and wanted to clarify if it is ghost platted.

Senior Planner Gladhill stated there is a preliminary plat approved, they are at the third phase and any changes to the plat would require notification within 700 feet.

Commissioner Brauer stated any changes to the plat would come before the Planning Commission.

Eric Henry, chairman of Hope Fellowship of Ramsey, communicated their appreciation to Senior Planner Gladhill for working with them.

Commissioner Van Scoy stated as a point of clarification it appears the parcel east of Central Park, the St. Katherine Drexel parcel is being changed.

Senior Planner Gladhill stated that there was already a Comprehensive Plan amendment for that parcel at site plan review; it is not being changed at this time.

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 7:45 p.m.

Commission Business

Associate Planner Gladhill explained how the MUSA area expanded. He thanked the people for taking time to be involved in the process.

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy to recommend City Council approve the ordinance removing the Commercial area on Green Valley Road, and the Hope Fellowship parcel until Staff and Property Owners work something out, and that the City will contact the County Assessor regarding tax implications and ordinance not go before City Council until tax information is available.

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

Case #2: Consider Ordinance to Amend City Code Section 117-118 (Town Center) of the Ramsey City Code

Public Hearing

Chairperson Levine called the public hearing to order at 7:52 p.m.

Presentation

Associate Planner Gladhill presented the Staff Report.

Citizen Input

There was none.

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 7:59 p.m.

Commission Business

Discussion ensued regarding the administrative changes and the Architectural Review Board.

Motion by Commissioner Dunaway, seconded by Commissioner Brauer to recommend City Council adopt the ordinance amending City Code Section 117-118 (Town Center) removing reference to religious institutions, and eliminating the Architectural Review Board and relocating development guidelines and the master plan under Planning Commission.

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

Case #3: Staff Update

The Staff Update was noted.

Commissioner Brauer gave appreciation and recognition to Planning Manager Miller for her work. He stated she came in at a difficult time in the city and did a good job. He wishes her well and stated she will do well where ever she goes.

Commissioners concurred with Commissioner Brauer's statement.

Case #4: 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 8:15 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by JoAnn Shaw