

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

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Dunaway, Field, Bauer, Brauer, and Schiller. Voting No: None. Absent: Chairperson Levine.

The public hearing closed at 7:13 p.m.

Commission Business

Motion by Commissioner Dunaway, seconded by Commissioner Bauer to recommend City Council approve the resolution adopting findings of fact favorable relating to Leroy Signs, Inc. request for a conditional use permit to exceed sign size restrictions established in City Code.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Dunaway, Bauer, Brauer, Field, and Schiller. Voting No: None. Absent: Chairperson Levine.

Motion by Commissioner Dunaway, seconded by Commissioner Field to recommend City Council approve the issuance of a conditional use permit based on findings of fact relating to Leroy Signs, Inc. and adopt the resolution declaring the terms.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissions Dunaway, Field, Bauer, Brauer, and Schiller. Voting No: None. Absent: Chairperson Levine.

Case #2: Public Hearing – Request for a Home Occupation Permit to Operate an Auto Body Repair Business on the Property Located at 17441 Baugh St. NW; Case of Lawrence and Paula Ferber

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 7:14 p.m.

Presentation

Senior Planner Gladhill presented the Staff Report.

Citizen Input

Two letters in support of the applicant were submitted after the agenda was created.

Lawrence Ferber, 17441 Baugh St. NW, the applicant stated he has been operating the business for 39 years. It is a clean operation, a nice looking property and he does not have junk.

Vice Chairperson Van Scoy stated he would like to have a time limit on the permit and asked the applicant what was his timeframe for retirement, as was noted in the staff report.

Mr. Ferber replied two or three years.

Senior Planner Gladhill asked the applicant if he was comfortable with a sunset clause that would have the home occupation expire in three years. He also clarified that in the event this operation is discontinued for more than a year it expires, that the business cannot be sold to someone else that any future owner would have to go through the same process of approval, and that Mr. Ferber could not move the approval of the home occupation permit to another parcel.

Mr. Ferber replied he would like the permit to remain open and not expire.

Senior Planner Gladhill stated he would leave it to the commission if they want to entertain an expiration date or if they feel we have enough control within our city code to make sure this doesn't become a public nuisance. He continued that with the size of this parcel and the adequate separation that it should not impact the neighboring structures.

Vice Chairperson Van Scoy asked if there was a written report from the fire department. Senior Planner Gladhill stated there was not a written report, but the department has reviewed the substance of this case and is comfortable with the findings of fact and the terms in the permit.

Commissioner Dunaway asked how much automotive paint was stored on site.

Mr. Ferber stated a total of probably 5 - 10 gallons of thinner and reducers and only enough paint for what is needed for the current repair and then he properly recycles it.

Commissioner Bauer asked if the 39 years he has been in business has been at this location.

Mr. Ferber replied 19 years at this location and 20 years next door to this location. He is the sole employee, business has operated the same and is strictly by referral and no advertising is done.

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

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Dunaway, Field, Bauer, Brauer, and Schiller. Voting No: None. Absent: Chairperson Levine.

The public hearing closed at 7:27 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Dunaway to recommend that City Council adopt the resolution adopting Findings of Fact favorable relating to the applicant's request for a home occupation permit.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Bauer, Dunaway, Brauer, Field, and Schiller. Voting No: None. Absent: Chairperson Levine.

Motion by Commissioner Bauer, seconded by Commissioner Dunaway to recommend that City Council approve the applicant's request for a home occupation permit.

Motion Carried. Voting Yes: Vice Chairperson Van Scoy, Commissioners Bauer, Dunaway, Brauer, Field, and Schiller. Voting No: None. Absent: Chairperson Levine.

Case #3: Consider Ordinance to Amend Section 117-90 “Map” of Chapter 117 of the Ramsey City Code Related to the 2030 Comprehensive Plan.

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 7:30 p.m.

Presentation

Senior Planner Gladhill presented the Staff Report.

Citizen Input

Eileen Rick, 15059 Limonite St. inquired as to why she received a letter.

Senior Planner Gladhill stated everyone within the boundary received a letter because the zoning district was being changed back to what it was.

Ms. Rick asked if it was going back to one acre lots.

Senior Planner Gladhill explained that there is a two and one half-acre lot minimum for any redevelopment. Those lots that are one acre lots will remain, however any future development would have a minimum lot size of two and one-half acres. He continued to explain the reason the one-acre lots are included in this district.

Carol Sibbel, 7311 Alpine Drive, asked if this does pass when it would be reviewed again.

Senior Planner Gladhill stated every ten years the city is required to update its Comprehensive Plan. There are opportunities for comp plan amendments; however, in this fashion it is done once every ten years. If you have five acres you would be able to divide into two lots, there might be some public infrastructure requirements.

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, Bauer, Brauer, Field, and Schiller. Voting No: None. Absent: Chairperson Levine.

The public hearing closed at 7:43 p.m.

Commission Business

Commissioner Bauer asked if there is no action taken, does it remain 10 acre lot requirement.