

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 7, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:           Chairperson Gary Levine  
                                  Commissioner Randy Bauer  
                                  Commissioner Ralph Brauer  
                                  Commissioner Joseph Field  
                                  Commissioner Robert Schiller  
                                  Commissioner Gary Van Scoy

Members Absent:           Commissioner Andrew Dunaway

Also Present:              Senior Planner Tim Gladhill  
                                  Economic Development/Marketing Manager Aaron Backman

**CALL TO ORDER**

Chairperson Levine called the regular meeting to order at 7:01 p.m.

**CITIZEN INPUT**

None.

**APPROVAL OF AGENDA**

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

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

**APPROVE PLANNING COMMISSION MINUTES**

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

- 1) Joint Planning Commission and City Council public hearing and regular meeting minutes dated June 2, 2011.
- 2) Planning Commission public hearing and regular meeting minutes dated June 2, 2011.

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

## **NOTE CITY COUNCIL MINUTES**

The Council minutes were noted.

## **PUBLIC HEARINGS/COMMISSION BUSINESS**

**Case #1: Public Hearing – Request for a Conditional Use Permit to Conduct Motor Vehicle Sales in the B-2 Business District on the Property Located at 6740 Highway 10 NW; Case of Tris Star Enterprise**

### **Public Hearing**

Chairperson Levine called the public hearing to order at 7:03 p.m.

### **Presentation**

Senior Planner Gladhill presented the Staff Report.

### **Citizen Input**

None.

Chairperson Levine closed the public hearing at 7:07 p.m.

### **Commission Business**

Commissioner Bauer stated that having up to three employees on the site with only five cars displayed seems excessive.

Senior Planner Gladhill stated that this is more internet/wholesale sales than people coming frequently to the site to look at and purchase the vehicles.

Tris Tampeh-Doe, 13920 Garnet Terrace, the applicant stated that this location is a minute walk from his home. This location will only be sales and no vehicle repairs will be done. There will be international sales, there will be short term storage on site for cars selling within the country and long term storage for international shipment of vehicles. Employees will clean the cars and be on site when he is not available to be there and the three employees will not be there at the same time.

Motion by Commissioner Van Scoy, seconded by Commissioner Brauer, to recommend that City Council adopt findings of fact favorable to the applicant, Tris Star Enterprise to allow motor vehicle sales in the B-2 Business District at the property located at 6740 Highway 10 NW.

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

Motion by Commissioner Bauer, seconded by Commissioner Brauer to recommend that City Council adopt a resolution approving the conditional use permit for motor vehicle sales in the B-2 Business District, contingent on “There be no motor vehicle repairs conducted on the property”, “There be no outside storage of motor vehicle parts or inoperable vehicles” and “Vehicles displayed for sale do not encroach on the required off-street parking spaces”.

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

**Case #2: Consider Request for Sketch Plan Review and Site Plan Review of Stoney River at 14501 Nowthen Boulevard**

**Presentation**

Senior Planner Gladhill presented the Staff Report.

**Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Field, to table Case #2 and discuss Case #3 first.

**Further Discussion:**

Commissioner Van Scoy stated he had some safety concerns of the access with this site plan and wondered how discussions on the zoning would affect that. He would like to see how this fits with the existing street.

Senior Planner Gladhill stated regardless of the zoning amendment this configuration is the preferred access. He showed a new exhibit that showed the Iodine Street connection, and the fire accesses.

Chairperson Levine stated the Fire Department was looking for additional detail.

Senior Planner Gladhill stated the Fire Marshal is looking for modifications to the fire hydrant locations. These are the details that are looked at during the building permit process and are not anything that would hold up the sketch and site plan review.

Terry Howard, President of First Phoenix Group, introduced the architect Tom Mudrovich, and Civil Engineer with Landform, Eric Kellogg.

Mr. Kellogg stated the separation is approximately 200 feet from the Lord of Life entrance access.

Senior Planner Gladhill stated Anoka County will require a right turn lane into the entrance. The County also recommended that Lord of Life relocate their access to share access with Stoney River. This recommendation was received today and discussions with Lord of Life have not taken place.

Mr. Howard thanked the Commissioners for the opportunity to development this project within Ramsey, and stated he thinks this will be a great addition to the community.

Commissioner Van Scoy stated he is favorable to the project; his concern is for the access.

Mr. Howard showed pictures of the design of the future facility and displayed the exterior materials to be used. He stated the majority of traffic will be staff and visitors. They are planning 66 parking spots, with 35-40 used during the day, less during the evening and far less overnight.

Discussion ensued regarding occupancy and care, and the exterior materials.

Commissioner Field questioned if they will be able to meet the trail requirements if the safe route to schools program is not available. Mr. Howard replied that they would.

Motion to table item failed. No vote was taken.

Commissioners came back to Case #2 after discussing Case #3 and Case #4.

Motion by Commissioner Van Scoy, seconded by Commissioner Bauer to recommend City Council approve the sketch plan and site plan contingent on compliance with the City Staff Review Letter and further discussion and agreement with Anoka County Highway regarding the access.

### **Further Discussion**

Discussion ensued regarding the access.

Natalie Steffen, vice president of the Lord of Life council stated the lane does not continue to the Lord of Life entrance at this time. She stated that they will work through the access and made the assumption that they can get to one entrance once the project is approved.

Commissioner Field stated that possible language for an addition to the motion is the strong preference of the Planning Commission that Lord of Life consolidates access with the applicant.

Motion amended by Commissioner Van Scoy, seconded by Commissioner Bauer to recommend City Council approve the sketch plan and site plan contingent on compliance with the Staff Review Letter, further discussion and agreement with Anoka County Highway regarding the access, and that it is a strong preference of the Planning Commission that Lord of Life consolidates access with the applicant.

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

**Case #3: Public Hearing – Consider Ordinance to Amend City Code Section 117-114 Related to Assisted Living and Memory Care Facilities**

**Public Hearing**

Chairperson Levine called the public hearing to order at 7:56 p.m.

**Presentation**

Senior Planner Gladhill presented the Staff Report.

**Citizen Input**

None.

Chairperson Levine closed the public hearing at 8:00 p.m.

**Commission Business**

Commissioner Bauer stated he is more comfortable with rezoning this to R-3 district rather than changing the business district; there is an apartment across the street so it is close to the R-3 district.

Senior Planner Gladhill stated there are two business district designations in the city and that there are employees coming to the site. There are 60 full and part time employees and this is their place to work creating peak traffic times, so there is that component. There is a commercial base to it so it is worth having a discussion.

Commissioner Brauer stated he thinks it is easier to deal with other issues such as setbacks, frontage of the building, and materials as R-3 or variance in R-3.

Senior Planner Gladhill stated that if the Commission goes in the direction of R-3 he highly encourages direction on unit sizes because what is currently in R-3 does not easily apply to this area and variances are reserved for specific, unique, physical characteristics of the land. The City should have some standards for assisted living and he would like to discuss dormitory style or group corridors in the R-3 District.

Motion by Commissioner Bauer, seconded by Commissioner Brauer to recommend to City Council that the B-1 District of City Code not be amended.

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

**Case #4: Public Hearing – Consider Request for Comprehensive Plan and Zoning Amendment at 14501 Nowthen Blvd. NW**

**Public Hearing**

Chairperson Levine called the public hearing to order at 8:05 p.m.

**Presentation**

Senior Planner Gladhill presented the Staff Report.

**Citizen Input**

None.

Chairperson Levine closed the public hearing at 8:07 p.m.

**Commission Business**

Senior Planner Gladhill stated that this applies to Lot 2 only. He continued that this absolutely fits in the R-3 district; Staff wanted to provide several options for the Commission's review.

Motion by Commissioner Bauer, seconded by Commissioner Brauer to recommend that the City Council approve the comprehensive plan amendment to high density residential and re-zone the property to R-3 Residential and amend City Code to provide standards for assisted living in the R-3 Residential District.

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

**Case #5: Public Hearing – Consider Ordinance to Amend City Code Section 117-53 Entitled Variances**

**Public Hearing**

Chairperson Levine called the public hearing to order at 8:24 p.m.

**Presentation**

Senior Planner Gladhill presented the Staff Report.

**Citizen Input**

None.

Chairperson Levine closed the public hearing at 8:27 p.m.

## **Commission Business**

Discussion ensued regarding the state statute regarding variances and that the City can be more restrictive, just not less restrictive.

Senior Planner Gladhill stated that the substance of the statute has not been changed or added to in this ordinance amendment; the ordinance does include some submittal requirements.

Motion by Commissioner Field, seconded by Commissioner Bauer to recommend that City Council adopt the ordinance to amend City Code Chapter 117, Section 117-53 (Variances) of the city code of Ramsey, Minnesota with change in the ordinance title to match the case title.

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

### **Case #3: Staff Update**

The Staff Update was noted.

### **Case #4: Zoning Bulletins**

The Zoning Bulletins were noted.

## **COMMISSION/STAFF INPUT**

Commissioner Brauer recognized former Planning Commissioner and Councilmember Dave Jeffrey for his work with the Commission and Council and wished him well.

## **ADJOURNMENT**

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

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

The regular meeting of the Planning Commission adjourned at 8:35 p.m.

Respectfully submitted,

---

Tim Gladhill  
Senior Planner

ATTEST:

---

JoAnn Shaw  
Planning Division Secretary