

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 8, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Bauer
 Commissioner Brauer
 Commissioner Andrew Dunaway
 Commissioner Joseph Field
 Commissioner Robert Schiller
 Commissioner Gary Van Scoy

Members Absent: None

Also Present: Senior Planner Tim Gladhill
 Economic Development/Marketing Manager Aaron Backman
 Fire Marshal Matt Kohner

CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:14 p.m.

CITIZEN INPUT

None.

APPROVAL OF AGENDA

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

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

APPROVE PLANNING COMMISSION MINUTES

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

- 1) Planning Commission public hearing and regular meeting minutes dated August 4, 2011.

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

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Request for an Interim Use Permit to Allow for the Operation of a Church in the H-1 Highway 10 Business District; Case of Northern Light Church

Public Hearing

Chairperson Levine called the public hearing to order at 7:15 p.m.

Presentation

Senior Planner Gladhill presented the Staff Report.

Citizen Input

Discussion ensued regarding parking space requirements.

Gary Ladyka, 16360 Zuni St. Andover, stated they are excited to be coming to Ramsey, there is not a Methodist church in Ramsey at this time.

Lyndy Zabel, Associate Pastor, Anoka United Methodist Church, stated he will be the Pastor for the Ramsey church.

Commissioner Dunaway asked the applicants if they have any concerns or questions regarding fire suppression requirements.

Mr. Ladyka stated his discussions with Economic Development/Marketing Manager Backman had been that bids were being received and the fees would be amortized over the term of the lease. Then it was discovered that additional fire suppression was needed as well as widening the water main and if these costs are all passed on to them it would be a deal breaker as they are not financially capable at this time.

Economic Development/Marketing Manager Backman stated that bids are being received for the additional fire suppression and water main and he should have them next week. He explained that fire suppression is needed in the attic and that requires widening the water main to move the water up to the attic. The fire suppression would encompass 10,000 square feet.

Fire Marshal Matt Kohner stated this ordinance as passed, is part of the Building Code. What triggers the need for fire suppression is new construction, increase in square footage of an existing building or change of use. This building is going from a business to an assembly and

that triggers the need for fire suppression. In order to comply with the code, the minimum fire suppression needed would be the area the applicant would be using and the attic.

Chairperson Levine stated that it would be cost effective for the City to do the whole 10,000 square feet, and asked if that is why the water supply needs to be increased or would it need to be completed even if just the 5,000 square feet were done.

Economic Development/Marketing Manager Backman stated when the water goes up 20 feet; the pressure loses 10-15 psi. If it was just in the ceiling the two inch line would be sufficient, going up into the attic a six inch line is needed. His estimation would be that the line would extend from the main line about 270 feet to reach the attic. He added that given the fact it would be covering the 10,000 square feet, the applicants would not pay for the whole cost.

Discussion ensued regarding the timeframe of Highway 10 reconstruction and how that would affect this building and the life of the new fire suppression system.

Commissioner Bauer stated that this is a safety issue even if not required by law it would be the right thing to do for the safety of the people.

Discussion ensued regarding condition number six of the permit concerning the responsibility of who is pay for the fire suppression.

Mr. Ladyka stated they were agreeable with it being negotiated through the lease.

The Commissioners discussed events other than worship services where there would be more than the anticipated 70 people and the additional parking that would be needed. Mr. Ladyka stated that larger events would be held at their home church in Anoka where there is the space to handle the additional parking and people.

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

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

Chairperson Levine closed the public hearing at 7:50 p.m.

Commission Business

Motion by Commissioner Brauer, seconded by Commissioner Dunaway to recommend that City Council adopt findings of fact favorable relating to Northern Light Church's request for an Interim Use Permit to allow for a church operation in the H-1 Highway 10 Business District.

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

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy to recommend that City Council approve the request for an Interim Use Permit and declaring the terms as proposed with the wording change in Condition #6 from arrange to negotiate.

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

Case #2: Public Hearing – Request for a Conditional Use Permit to Exceed Sign Size Restrictions at 7545 Veterans Dr. NW (formerly Civic Center Drive); Case of PSD, LLC

Public Hearing

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

Presentation

Senior Planner Gladhill presented the Staff Report.

Citizen Input

Commission Brauer stated this is different from previous requests to exceed sign size as it is imperative that the people using this type of facility are able to find it and so it is important for the sign to be seen from as far away as possible.

Commissioner Bauer stated he concurred as the clientele will be regionally based as opposed to locally based.

Matt Kuker, PSD, LLC stated that their number one concern also was for the veterans to be able to see and find the facility. He continued that Sandman Signs does all their signs and does very nice work. The reverse hallowed light is more expensive, but will look nice on this building.

Commissioner Field questioned how the applicant came up with the logo size.

Mr. Kuker stated that it is the sign code that the VA internally adopted.

Commissioner Field stated this deviates significantly from what has been approved in the past and the Commission needs to provide a factual basis to justify such an expansion. He continued that he agrees with what was suggested before regarding the clientele, the patients need to visually spot it, also the VA has recommendations for their logo with regard to spacing and lettering size.

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

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

Commission Business

Commissioners discussed the findings of fact.

Motion by Commissioner Brauer, seconded by Commissioner Bauer to recommend City Council adopt findings of fact favorable relating to PSD, LLC's request for a conditional use permit to exceed sign size restrictions established in City Code subject to review by the City Attorney as to the legal form with the addition of number 25. "That the proposed clientele, some of whom have disabilities, purpose and location of this facility, require a deviation from the normal sign size to allow them to easily locate this facility" and number 26. "That the height required is dictated by the standards of the Veterans Administration".

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

Motion by Commissioner Brauer, seconded by Commissioner Bauer to recommend City Council approve PSD, LLC's request to exceed sign size restrictions based on the findings of fact, and adopt a resolution declaring terms of the conditional use permit subject to review by the City Attorney as to legal form.

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

Case #3: Staff Update

The Staff Update was noted.

Case #4: Zoning Bulletins

The Zoning Bulletins were noted.

COMMISSION/STAFF INPUT

ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:23 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary