

City of Ramsey
Agenda
Regular Planning Commission
Thursday December 1, 2011
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
 1. Approve the following Board of Adjustment and Planning Commission meeting minutes:

Board of Adjustment meeting minutes dated October 6, 2011
Planning Commission meeting minutes dated November 3, 2011
5. **Note City Council Minutes**
 1. Note the Following City Council Meeting Minutes:

City Council meeting minutes dated October 11, 2011
City Council meeting minutes dated October 25, 2011
6. **Public Hearing/Commission Business**
 1. **PUBLIC HEARING:** Request for a Home Occupation Permit to Operate a Youth Horse Ranch at 7202 181st Ave NW; Case of Robin Veach Fitzgerald (Second Chance Youth Ranch)
 2. **PUBLIC HEARING** : Request for a Conditional Use Permit to Permit Motor Vehicle Sales at 8175 Riverdale Dr NW; Case of Quality RV
 3. Consider Resolution Declaring Proposed Modifications to Tax Increment Finance Districts #1 & #2 to be Consistent with the 2030 Comprehensive Plan; Case of the City of Ramsey
 4. Staff Update
7. **Commission/Staff Input**
8. **Adjournment**

Regular Planning Commission

4. 1.

Meeting Date: 12/01/2011

By: JoAnn Shaw, Community Development

Title:

Approve the following Board of Adjustment and Planning Commission meeting minutes:

Board of Adjustment meeting minutes dated October 6, 2011

Planning Commission meeting minutes dated November 3, 2011

Background:

n/a

Notification:

Observations:

Funding Source:

Staff Recommendation:

Committee Action:

Attachments

10.06.11 Bd. of Adj.

11.03.11 Planning

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	11/22/2011 01:00 PM
Form Started By: JoAnn Shaw		Started On: 11/22/2011 08:46 AM

Final Approval Date: 11/22/2011

**BOARD OF ADJUSTMENT
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Board of Adjustment conducted a regular meeting on Thursday, October 6, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Van Scoy
 Board Member Randy Bauer
 Board Member Ralph Brauer
 Board Member Joseph Field

Members Absent: Board Member Andrew Dunaway
 Board Member Gary Levine
 Board Member Rob Schiller

Also Present: Senior Planner Tim Gladhill
 Management Intern Patrick Brama

CALL TO ORDER

Chairperson Van Scoy called the regular meeting to order at 7:04 p.m.

CITIZEN INPUT

There was none.

APPROVAL OF AGENDA

Motion by Board Member Field, seconded by Board Member Bauer, to approve the agenda as presented.

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

APPROVAL OF MINUTES

Motion by Board Member Bauer, seconded by Board Member Field, to approve the following minutes as presented:

- 1) Board of Adjustment public hearing and regular meeting minutes dated September 8, 2011.

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

PUBLIC HEARINGS/BOARD BUSINESS

Case #1: Public Hearing – Request for a Variance to Construct a Detached Accessory Building Nearer the Front Property Line than the Principal Structure and to Encroach on the Side Yard Setback for a Corner Lot on the Property Located at 8612 168th Avenue NW; Case of George and Roxy Koehler

Public Hearing

Chairperson Van Scoy called the public hearing to order at 7:06 p.m.

Presentation

Senior Planner Gladhill presented the Staff Report.

Citizen Input

George Koehler, 8612 168th Avenue NW, the applicant stated that this was the best location on the site to place the structure.

Chairperson Van Scoy stated he didn't see any alternative either, it is a large lot, but limited.

Discussion ensued regarding the size of the structure.

Motion by Chairperson Van Scoy, seconded by Board Member Field, to close the public hearing.

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

The public hearing closed at 7:16 p.m.

Board Business

Members discussed how the request fit with the three (3) factor “practical difficulty” test.

Board Member Brauer stated that maybe the Board needs to look at what types of justifications qualify to be accepted and reviewed.

Senior Planner Gladhill stated that Staff looked at what square footage would be allowed if it was not for the lot line configuration.

Chairperson Van Scoy stated that the applicant has downsized the square footage of the structure from what is ordinarily allowed for .92 acres because of the unique shape of the lot.

Senior Planner Gladhill stated the new State Statute does not define what is reasonable and we as a community need to define what is reasonable.

Board Member Brauer stated the size is legal, what is making the need for a variance is the way the lot is laid out, so the criteria would be that the structure size is legal, it is the lot that is not allowing the applicant to build it.

Senior Planner Gladhill stated that would be the Boards decision to determine if that is considered reasonable.

Discussion ensued as possible locations of the accessory structure, setbacks and how to define reasonable.

Motion by Board Member Brauer, seconded by Board Member Bauer, to adopt the Resolution approving the findings of fact favorable to the applicant with the additional findings, "That the lot does not permit the size of the accessory structure", "That trees needed for screening would have to be sacrificed to place the structure anywhere else on the lot", and "That if the structure were located anywhere else it would alter the character of the neighborhood and lot".

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

Motion by Board Member Brauer, seconded by Board Member Bauer to adopt the resolution approving the Variance based on the findings of fact to construct a detached accessory building nearer the front property line than the principal structure and to encroach on the side/rear setback for corner lots and declaring the terms of the same.

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

BOARD/STAFF INPUT

None.

ADJOURNMENT

Motion by Chairperson Van Scoy, seconded by Board Member Bauer, to adjourn the meeting.

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

Chairperson Van Scoy adjourned the regular meeting of the Board of Adjustment at 8:05 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

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

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

Members Present: Chairperson Gary Levine
 Commissioner Randy Bauer
 Commissioner Ralph Brauer
 Commissioner Andrew Dunaway
 Commissioner Joseph Field
 Commissioner Gary Van Scoy

Members Absent: Commissioner Rob Schiller

Also Present: Senior Planner Tim Gladhill
 Associate Planner/Environmental Coordinator Chris Anderson
 Economic Development/Marketing Manager Aaron Backman
 Fire Marshal Matt Kohner

CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:02 p.m.

CITIZEN INPUT

None.

APPROVAL OF AGENDA

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

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

APPROVE PLANNING COMMISSION MINUTES

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

- 1) Planning Commission public hearing and regular meeting minutes dated October 6, 2011

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

NOTE CITY COUNCIL MINUTES

The Council minutes were noted.

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Request for an Interim Use Permit to Allow for the Operation of a Church in the B-1 Business District on the Property Located at 5900 167th Avenue NW; Case of Rum River Retail Ventures, LLC

Public Hearing

Chairperson Levine called the public hearing to order at 7:04 p.m.

Presentation

Associate Planner/Environmental Coordinator Anderson presented the Staff Report.

Citizen Input

Phillip Johnson, Architect for the building owner, stated the letter from the owner states his concerns; it is a very expensive request to try to put in a fire sprinkler system at this time, water is not available nearby. The State does give the Building Official and/or the Fire Chief the option to waive the requirement. The church has been looking for solutions; however, their option is to stay where they are.

Commissioner Van Scoy asked if the building were to be built today would it have to have fire suppression no matter what the use.

Fire Marshal Kohner stated yes it would be required if it were built today unless the size of the building was under 2,500 square feet.

Commissioner Brauer asked Mr. Kohner's interpretation of the law and if there was any flexibility given to the City; does the City have to do what it says or are there exceptions and what exceptions can we use or give for not following?

Fire Marshal Kohner stated the State Fire and Building Codes are referred to as a mini/max law where the local authority cannot be more or less stringent than the State Code. He then read the section of code.

Associate Planner/Environmental Coordinator Anderson stated the current permit was granted for three years to allow time to install the fire suppression. Discussion ensued regarding the term length of the interim use permit.

Discussion ensued regarding the water supply available to the building.

Mr. Johnson stated there is adequate space for safely escaping the building and adequate space for fire trucks to drive around the building. The building has concrete block walls and a steel roof. There is no one in the building causing a hazardous use, except for possibly the pizza ovens and they are protected too. He thinks the code is overly broad.

Associate Planner Environmental Coordinator Anderson stated that this discussion took place three years ago and there was an understanding at that time that fire suppression would be required with any extension or renewal of the permit. Private wells can and have been used for fire suppression systems. He continued that as outlined in the State Building Code there are only two authorities that can waive fire suppression and they are the Fire Chief and Building Official, and both have to come to an agreement.

Commissioner Brauer stated that the Commission doesn't have the authority to overrule the Fire Marshal. We are talking about safety and people's lives and whether or not an economic hardship trumps people's lives. In his opinion it does not.

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

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

Chairperson Levine closed the public hearing at 8:45 p.m.

Commission Business

Discussion ensued regarding the timeline for the interim use permit.

Mr. Johnson presented the hardships for the building owner to install fire suppression.

Discussion ensued regarding the costs of bringing water to the building.

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy to recommend that City Council adopt findings of fact relating to the 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, Van Scoy, Bauer, Dunaway, and Field. Voting No: None. Absent: Commissioner Schiller.

Motion by Commissioner Brauer, seconded by Commissioner Bauer to recommend that City Council adopt a resolution approving the request for an Interim Use Permit for a term of nine (9) months and declaring the terms as proposed with the addition "That the future application fee for renewal or extension of the Interim Use Permit be waived if the applicant complies with the terms of the Interim Use Permit".

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

Case #2: Consider Amendments to the Development Review Process

Presentation

Associate Planner Gladhill presented the Staff Report.

Commissioners provided feedback on the Staff Report.

Motion by Commissioner Dunaway, seconded by Commissioner Van Scoy to recommend that the City Council adopt the attached recommendations related to the development review process.

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

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 Bauer, seconded by Commissioner Dunaway, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

Regular Planning Commission

5. 1.

Meeting Date: 12/01/2011

By: JoAnn Shaw, Community Development

Title:

Note the Following City Council Meeting Minutes:

City Council meeting minutes dated October 11, 2011

City Council meeting minutes dated October 25, 2011

Background:

n/a

Notification:

Observations:

Funding Source:

Staff Recommendation:

Committee Action:

Attachments

10.11.11

10.25.11

Form Review

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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, October 11, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Sarah Strommen
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Deputy City Administrator Heidi A. Nelson
Public Works Director Brian Olson
Senior Planner Timothy Gladhill
City Engineer Tim Himmer
City Attorney William Goodrich
Economic Development/Marketing Manager Aaron Backman
Development Manager Darren Lazan

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., and led in the Pledge of Allegiance.

2. PRESENTATION

Don Kjonass, President of Stepping Stone Emergency Housing, reported the statistics of homelessness in Anoka County and described the services of Stepping Stones Emergency Housing, and the organizations they work closely with.

Mayor Ramsey read a resolution proclaiming November Homelessness Awareness Month.

3. CITIZEN INPUT

Jim Bendtsen, 14131 Junkite Street NW, asked a series of questions regarding the bus service. He questioned how much the City is spending on bus subsidies, how many riders there are, the cost per rider, and how many months this is being subsidized.

Public Works Director Olson answered the City spends about \$52,000/month and there is about a \$10,500 return from Met Council. He stated there are about 4,800 to 6,000 riders per month and the bus has been in operation since January of 2007. The City received a federal grant for the first three years to operate that service.

Mr. Bendtsen inquired where the bus runs.

Public Works Director Olson answered from the 5th Street garage downtown Minneapolis to the Ramsey Municipal Center.

Mr. Bendtsen asked why other places are not subsidized. He said there are citizens that would like to go other places and asked how the Council justifies bus rides.

Mayor Ramsey stated the intent of the bus operation was to gain some ridership to gain a Northstar rail stop. The grant has been expended, and the City had to pick up the cost to keep its ridership. He noted that without taking that action there may not have been a stop in Ramsey.

Mr. Bendtsen asked if the money is coming from the Environmental Trust Fund.

Mayor Ramsey clarified it is coming from the Landfill Trust Fund.

Mr. Bendtsen stated it seemed like a lot of money and asked what the circumstances are for the parking ramp expansion.

Mayor Ramsey stated some spaces are allocated for transit, some for adjacent uses, including the housing around the ramp and for city parking.

Public Works Director Olson said the parking ramp expansion grant was received and guarantees 200 stalls to be used for transit. The grant dictates a total of 350,000 stalls will be available for transit use.

Mr. Bendtsen inquired if the CMAQ grant was used for funding.

Public Works Director Olson confirmed it was. The CMAQ grant was for bus services operation, and part of the expansion of the parking facility to guarantee use for public transportation.

Mr. Bendtsen questioned how long the skyway would be to go from the ramp to the transit station.

Mayor Ramsey replied it would be long enough to connect the two. He said he is not sure of the cost at this point, but it will be borne among the funding partners. The City is putting in \$4.75 million and getting \$1.75 million back from the County for another project. He noted the City is basically spending \$3 million for the train stop.

John Enstrom, 8702 - 181st Avenue NW, expressed concern with his land being abused with utilities and easements. He said he would like to bring up some points regarding power lines. Mr. Enstrom said the City wants to expand one power line from 80 feet to 150 feet. As a member of the Environmental Policy Board, he would like to save the environment. The trees that would be taken down are more than the City has planted in the last 20 years. He is concerned about trees being needlessly cut down, feeling that a tree 75 feet away and 10 feet tall will never reach the power line so it is ridiculous to cut it down. Mr. Enstrom was also concerned that herbicides are being used to kill the trees since they are carcinogens and found to cause cancer in people. He believes the intention is to get this area cleared out to 150 feet wide and when this line was put in 40 years ago, the landowners were told they would only claim 80. Mr. Enstrom noted that electricity hasn't changed in that time and asked why the width would be doubled now. He pointed out that if a developer comes in they have to replace any trees they take down but for this project, no trees are being replaced. He thinks the City should be working with the community to make it better instead of getting electric the cheapest way they can. There are alternatives to having cheaper electricity and wires.

Mayor Ramsey stated this would be discussed at public hearings for the utilities companies.

Councilmember Backous left the Chambers at 7:27 p.m.

Councilmember Strommen questioned if Mr. Enstrom was given a chance to opt out of herbicide.

Mr. Enstrom confirmed he has been asked and there are several companies that do this. He said he makes them sign a contract to not use herbicide.

City Administrator Ulrich advised staff could work with Mr. Enstrom on a draft resolution to the City requesting that utility companies minimize the damage they do when putting in utilities. They could address the EPB when they come into the community and work on the policy to meet standards.

Councilmember McGlone stated he has a concern with that option since this is a private matter between the property easement seller and the City.

Mayor Ramsey said all the Council can do is ask the utilities to not clear cut.

Councilmember McGlone stated he has two properties that go on the same line as Mr. Enstrom. He noted the utilities company asked him if they could cut trees, but they could have done it anyway. He cautioned against directing staff and a Board to move ahead with this.

Mayor Ramsey stated staff will work on this matter.

4. CONSENT AGENDA

Motion by Councilmember Elvig, seconded by Councilmember Wise, to approve the following items on the Consent Agenda:

- 4.01 Receive August 2011 Financial Reports - General Fund and Enterprise Funds
- 4.02 Receive Cash & Investments for Period Ending September 30, 2011
- 4.03 Receive 2011 Building Activity Reports: March - August
- 4.04 Approve the Following Meeting Minutes:
 - 1) City Council Work Session - 9/13/2011
 - 2) City Council Regular - 9/13/2011
- 4.05 Consider amendment to Metropolitan Council Loan Agreement No 09-02
- 4.06 Adopt Resolution #11-10-180 Proclaiming November Homelessness Awareness Month
- 4.07 Adopt Resolution #11-10-181 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During Received During the Period of September 22, 2011 through October 5, 2011
- 4.08 Adopt Resolution #11-10-182 Calling for a Public Hearing by the City Council on Proposed Modifications to TIF Districts 1 & 2
- 4.09 Report from the Personnel Committee meeting held on September 27, 2011:
 - Case 1: Consider a Resolution to Select a 2012 Health Insurance Carrier (*Ratified the motion to confirm the recommendation of the Personnel Committee adopting resolution 11-10-183 to approve changing health insurance carriers to Blue Cross & Blue Shield of Minnesota through the LOGIS group, including changing life insurance carriers to Hartford Life Insurance*).
- 4.10 Report from the Finance Committee meeting held on September 27, 2011:
 - Case 1: Authorization of Resolution for Issuance of General Obligation Crossover Refunding Improvement Bonds (*Ratified the motion to Adopt Resolution # 11-10-184 Authorizing the Issuance of General Obligation Crossover Refunding Improvement Bonds and bring back actual sale of bonds to November 1, 2011 city council meeting.*)
 - Case 2: City Financial Dashboard-2nd Quarter (*No action needed.*)

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, McGlone, Strommen and Tossey. Voting No: None. Absent: Councilmember Backous.

5. APPROVE AGENDA

City Administrator Ulrich stated there were no bids for Case #7.05, Consider Proposals for Snow Removal at the Parking Ramp and Municipal Campus. This item was removed from the agenda and will be brought back next year.

Motion by Councilmember Strommen, seconded by Councilmember Wise, to approve the agenda as amended.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Strommen, Wise, Elvig, McGlone, and Tossey. Voting No: None. Absent: Councilmember Backous.

6. PUBLIC HEARING

6.01: Public Hearing and Levy of Special Assessments for the 2011 Street Maintenance Program

City Attorney Goodrich advised the assessments cannot be appealed to a District Court unless there is written notice of objection submitted to the Council prior to a public hearing.

Presentation

City Engineer Himmer reviewed the staff report.

Mayor Ramsey pointed out if there is an issue with the project, it will be resolved. A contractor will not be allowed to deviate from the specifications they originally bid on and if there are issues, the contractor would be required to make the repair.

City Engineer Himmer stated he received a call on Project #11-04 questioning whether the assessment was per unit. He clarified this is a building with several tenants and one assessment is being split. He suggested the Council consider this issue.

Councilmember Backous returned to the Chambers at 7:33 p.m.

Motion by Councilmember Elvig, seconded by Councilmember Backous to close the regular portion of the City Council meeting at 7:33 p.m. in order to conduct a public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Strommen, Tossey, and Wise. Voting No: None. Absent: None.

Public Hearing

Mayor Ramsey called the public hearing to order at 7:33 p.m.

Citizen Input

Barb McKusick, 6801 - 157th Lane NW, asked whether this is the place to object to the workmanship.

City Attorney Goodrich stated staff will look into it. He explained the objections at this meeting would pertain to the amount of assessment. The Council can assess the property by the amount of the improvement portion for that property.

Ms. McKusick questioned if residents will be charged if more asphalt is put in.

City Engineer Himmer stated if the quantity increases, the City would need to pay but if the contractor is deficient in the work, the contractor will need to make the corrections. There would be no additional costs to the homeowners. He explained if the Council adopts the assessment role, no further costs will be passed on to the residents.

Councilmember McGlone inquired how the contract was written and what the expectation is by the homeowners.

City Engineer Himmer answered it is a 1.5” overlay. The bids are by weight and the information is put into a spec sheet as quantities for each project and, from there, calculations are made.

Councilmember McGlone questioned if there is an issue in bidding things out, or if there is a language issue.

City Engineer Himmer responded the amount of inches could change because getting 100% uniformity is hard to do; the staff breaks out the quantities needed by specs.

Public Works Director Olson stated it has been done both ways; both by the square yard and by the ton. If it is done by ton and an area basis, you have to push to get the 1.5 inches. If it is done by square yard, there could be an overage. He said he does not think the spec is written incorrectly. It is an issue of inspection and making sure staff is out there during the work. Public Works Director Olson noted this will be discussed at the Public Works Committee meeting.

Motion by Councilmember Elvig, seconded by Councilmember Backous, to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Strommen, Tossey, and Wise. Voting No: None.

The public hearing was closed at 7:41 p.m.

Council Business

Mayor Ramsey called the regular City Council meeting back to order at 7:41 p.m.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to adopt Resolution #11-10-XXX through #11-10-XXX adopting assessments for Improvement Projects #11-01 through #11-06.

Further discussion: Councilmember Elvig questioned whether the City has used this contractor before. City Engineer Himmer answered the contractor has done many projects in the past without issues. Mayor Ramsey reiterated if there are issues, they will be taken care of.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Backous, McGlone, Strommen, and Tossey. Voting No: None.

6.02: Public Hearing and Levy of special Assessments for City Improvement Project #09-25; Dysprosium Street Improvements

City Attorney Goodrich advised the assessments cannot be appealed to a District Court unless there is written notice of objection submitted to the Council prior to a public hearing.

Presentation

City Engineer Himmer reviewed the staff report. He noted there have been issues with the utilities, which are being cleared up.

Motion by Councilmember Tossey, seconded by Councilmember Wise to close the regular portion of the City Council meeting at 7:46 p.m. in order to conduct a public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Wise, Elvig, Backous, McGlone, and Strommen. Voting No: None.

Public Hearing

Mayor Ramsey called the public hearing to order at 7:46 p.m.

Citizen Input

LeRoy Stromenger, 5337 142nd Lane, expressed concern with being assessed for the sidewalks and with speeding on his street.

Mayor Ramsey replied he is not being assessed for the sidewalks, but for the asphalt and lighting. He added he has received phone calls because police stopped them in the construction zone where Mr. Stromenger lives. The project was supposed to be done without closing the road; however, it needed to be closed for safety.

Jeff Calgart, 14404 Dysprosium Street, commented the sidewalks should be put in right and is starting to chip in front of his house. He said 40 foot trees are removed from his property, as well as neighbors' trees. He questioned what happened to the wood from the trees and whether the roots would be removed before the project is finished. He mentioned he would need to make payments.

City Engineer Himmer responded if the item is adopted tonight, it will go to the County on November 15. The County will handle the billing and the assessment will become part of the property tax. He noted that some concrete work must be finished, and if the driveway needs to be addressed, it will be assessed. The tree roots will be removed and boulevard trees will be added. City Engineer Himmer offered to look at the places where trees were removed. He explained the driveway had to be cut back in order to attain adequate slope and drainage.

Mr. Stromenger questioned why the citizens are being charged 4.25% interest.

City Attorney Goodrich explained the City is bonding for project and this is the cost of administrative services plus the interest cost the City must pay.

Mr. ___ Casey, 14200 Dysprosium Street, inquired whether the tree roots would be removed from everyone's property. He asked whether grass or sod would be laid and how long that will take.

He commented he is pouring concrete for his driveway in the next week and he was concerned it could be an issue.

City Engineer Himmer replied all the roots that are left behind will be removed and grass or sod will be laid. He indicated the topsoil will take until Thursday, and on Friday staff will start staking for the boulevard trees. The trees will be put in early next week, with grass and sod following in the next couple of days. The entire project should be about two weeks. He noted the driveway concrete would not be an issue.

Motion by Councilmember Tossey, seconded by Councilmember Wise to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Wise, Backous, Elvig, McGlone, and Strommen.

The public hearing was closed at 7:59 p.m.

Council Business

Mayor Ramsey called the regular City Council meeting back to order at 8:00 p.m.

Councilmember Elvig commented he had been through this type of work last year and could empathize with the frustrations. One of the biggest concerns here is the speed on the road. He noted one of the issues is the kids in the road because there is nowhere else to play, which is why sidewalks were added. He encouraged residents to bring issues up to staff because they are prepared to handle it.

Motion by Councilmember Elvig, seconded by Mayor Ramsey, to adopt Resolution #11-10-XXX levying assessments for Improvement Projects #09-25; Dysprosium Street Improvements.

Motion carried. Voting Yes: Mayor Ramsey, Councilmember Elvig, Backous, McGlone, Strommen, Tossey, and Wise. Voting No: None.

6.03: Public Hearing and Levy of Special Assessments for city Improvement Project #10-25; Chameleon Street Improvements

City Attorney Goodrich advised the assessments cannot be appealed to a District Court unless there is written notice of objection submitted to the Council prior to a public hearing.

Presentation

City Engineer Himmer reviewed the staff report. He noted that the project has not been worked on in about two weeks while Century Link was taking care of its utilities.

Public Hearing

Mayor Ramsey called the public hearing to order at 8:08 p.m.

Citizen Input

Gordon Martin, 17971 St. Andrews Street, stated the Class 5 did not make the specs. The road was widened, and there is a 6-inch to 12-inch drop from the asphalt to the ditch. He said his ditch is 2-3 feet now and the road doesn't match the culvert so there will be a lot excess dirt going into the project.

City Engineer Himmer confirmed that about 4 inches of Class 5 needs to be added. He was told by the contractor that it would take a good day to reshape the area, get the topsoil in and seed down, and it would be paved within the day as well.

Mr. Martin stated he was in this business and noted more sand will need to be put in. He commented there will not be a 3 to 1 slope so he can mow the lawn.

City Engineer Himmer explained there are two 14-foot lanes on this road. The pavement itself will act as the shoulder. There will be a foot on each side to act as the shoulder. He offered to look at the project to be sure it is done correctly.

Mayor Ramsey noted this project is a warranted so if it is not right, the contractor will repair it. He added the project would have been done by now if Century Link would take care of the cables in the ditches.

Motion by Councilmember Backous, seconded by Councilmember Elvig, to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Elvig, McGlone, Strommen, Tossey, and Wise. Voting No: None.

The public hearing was closed at 8:18 p.m.

Council Business

Mayor Ramsey called the regular City Council meeting back to order at 8:18 p.m.

Motion by Councilmember Strommen, seconded by Councilmember Tossey, to adopt Resolution #11-10-XXX levying assessments for Improvement Projects #10-25; Chameleon Street Improvements.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Strommen, Tossey, Backous, Elvig, McGlone, and Wise. Voting No: None.

6.04: Public Hearing and Levy of Special Assessments for City improvement Project #08-34; Bituminous Paving of 151st and 152nd Avenues, and Fluorine Street

City Attorney Goodrich advised the assessments cannot be appealed to a District Court unless there is written notice of objection submitted to the Council prior to a public hearing.

Presentation

City Engineer Himmer reviewed the staff report. He noted the project is complete, though there are warranty issues with the turf. Residents have called with concerns but he did not receive any notifications of objection to the assessment.

Motion by Councilmember Backous, seconded by Councilmember Elvig to close the regular portion of the City Council meeting at 8:23 p.m. in order to conduct a public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Elvig, McGlone, Strommen, Tossey, and Wise. Voting No: None.

Public Hearing

Mayor Ramsey called the public hearing to order at 8:23 p.m.

Bob Hartman, 5475 154th Avenue NW, said he has let the watering of his yard go until the contractor has completed his work. He noted the ruts are still there from the equipment.

Mayor Ramsey stated he has been to the property and seen that the work is not done right. He advised the staff will make sure it is done right.

City Engineer Himmer pointed out the contractor is responsible to water the lawns for 30 days. The contractor spoke to most homeowners and explained what he could do. The contractor is watering and it is well past 30 days.

Elmer Kemper, 5420 151st Avenue, commented the topsoil and dirt put down on the properties does not grow grass. He said he had dirt and sand trucked in and his lawn is was looking nice but now it is wrecked. He said whatever was brought in was rock, glass, and gravel. Good sod was removed and there is nothing in its place now.

Mayor Ramsey indicated staff will take action and get the properties repaired.

Johnny Eward, 5414 151st Avenue, commented the speed limit is too high in the area. There are kids on rollerblades, people walking and the cars go too fast.

City Attorney Goodrich advised if the speed limit is not posted, it is 30 mph. This is a State statute.

Mayor Ramsey explained in order to change the speed limit, a speed study and traffic study must be conducted. There must be a formal request to begin this process.

Motion by Councilmember Wise, seconded by Councilmember Tossey to close the public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Tossey, Backous, Elvig, Jeffrey, and McGlone. Voting No: None.

The public hearing was closed at 8:35 p.m.

Council Business

Mayor Ramsey called the regular City Council meeting back to order at 8:35 p.m.

Councilmember Strommen stated she is getting a general impression people are unhappy with the work that has been done.

Public Works Director Olson explained this work was done before the new topsoil specification was put into effect.

City Engineer Himmer noted the Dysprosium Street projects are done after the new topsoil specifications were put into effect.

Motion by Councilmember Elvig, seconded by Councilmember Backous, to adopt Resolution #11-10-XXX levying assessments for Improvement Projects #08-34; Bituminous Paving of 151st and 152nd Avenues, and Fluorine Street.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Strommen, Tossey, and Wise. Voting No: None.

6.05: Public Hearing and Levy of Special Assessments for city Improvement Project #10-07; Alpine Drive/Roanoke Street Improvements

City Attorney Goodrich advised the assessments cannot be appealed to a District Court unless there is written notice of objection submitted to the Council prior to a public hearing.

Presentation

City Engineer Himmer reviewed the staff report.

Motion by Councilmember Elvig, seconded by Councilmember Wise, to close the regular portion of the City Council meeting at 8:40 p.m. in order to conduct a public hearing.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Backous, McGlone, Strommen, and Tossey. Voting No: None.

Public Hearing

Mayor Ramsey closed the regular portion of the City Council meeting at 8:40 p.m. in order to conduct a public hearing.

Citizen Input

There was none.

The public hearing was closed at 8:41 p.m.

Council Business

Mayor Ramsey called the regular City Council meeting back to order at 8:41 p.m.

Motion by Mayor Ramsey, seconded by Councilmember Wise, to adopt Resolution #11-10-XXX levying assessments for Improvement Projects #10-07; Alpine Drive/Roanoke Street Improvements.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, Elvig, McGlone, Strommen, and Tossey. Voting No: None.

7. COUNCIL BUSINESS

7.01: Approve Memorial Site Easement Agreement – Ramsey Rotary and the City of Ramsey

City Attorney Goodrich reviewed the staff report.

Councilmember McGlone indicated he would oppose the item. He stated this opens the door to issues in the future and the idea is to sell bricks to memorialize. He asked if a precedent is being set, noting some members of the public may not want to see that brick. He said since the City cannot stop people from buying public property, he would oppose the motion.

Motion by Councilmember Elvig, seconded by Councilmember Backous, to approve the Memorial Site Easement Agreement between the Ramsey Rotary and the City of Ramsey and authorize the Mayor and City Administrator to sign such Agreement.

Further discussion: Mayor Ramsey asked if there is a mechanism where there could be a choice to not sell a brick to someone. City Attorney Goodrich replied the Rotary would have that discretion and screening inappropriate messages. Councilmember Tossey said he was opposed in the previous meeting because he had wanted to see something aimed more at a group. However, since he has been assured that will be the case, he will vote to support the motion.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, Strommen, Tossey, and Wise. Voting No: Councilmember McGlone.

7.02: Adopt Ordinance to Assign Board of Adjustment and Appeals Duties to the Planning Commission

Senior Planner Gladhill reviewed the staff report.

Motion by Councilmember Strommen, seconded by Councilmember Wise, to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #11-XX assigning Board of Appeals and Adjustment duties to the Planning Commission.

Roll Call Vote:

Councilmember Elvig	aye
Councilmember McGlone	aye
Councilmember Tossey	aye
Councilmember Strommen	aye
Councilmember Wise	aye
Councilmember Backous	aye
Mayor Ramsey	aye

Motion carried.

7.03: Adopt Ordinance to Amend City Code Section 117-117 E1 Employment District) and Section 117-116 (2 Employment District)

Senior Planner Gladhill reviewed the staff report.

Councilmember McGlone stated that is has been discovered in marketing this property that certain new users find compressed natural gas so objectionable that they cannot relocate in this property. He asked if staff is considering changes in zoning.

Senior Planner Gladhill stated this is not the case in this instance because there is a fire code for protection. He explained this is more of a standard fueling station and precautions are taken so nothing will prevent other users from locating in this facility.

Councilmember McGlone explained he wanted to protect those who own property around this area. He said he has been a strong advocate for requiring a business to fit within the existing zoning, or relocate where the zoning fits better.

Councilmember Elvig pointed out Anoka County has been notified as well as residents within 300 feet.

City Attorney Goodrich clarified if the property is less than 5 acres, those within 350 feet must be notified.

Senior Planner Gladhill indicated when the use for vehicle sales was approved, all proper parties were notified. This case is adding a use, and not changing one.

Motion by Mayor Ramsey, seconded by Councilmember Wise, to waive the City's Charter requirement to read the ordinance aloud and to adopt Ordinance #11-XX to amend Section 117-117 (E1 Employment District) and Section 117-116 (E2 Employment District).

Roll Call Vote:

Councilmember Wise	aye
Councilmember Backous	aye
Councilmember Elvig	aye
Councilmember Tossey	aye
Councilmember McGlone	nay
Councilmember Strommen	aye
Mayor Ramsey	aye

Motion carried.

7.04: Proposed Lease & Fire Suppression system for City-Owned Property at 6701 Hwy 10

Economic Development/Marketing Manager Backman reviewed the staff report.

Councilmember McGlone stated he opposed this in a previous discussion. He listed his reasons as follows: 1) the proposal is to use EDA funds and a tax exempt property has nothing to do with economic development; and, 2) As of today, this is a property that is slated for demolition in the future. He believed there were a whole host of uses that could move in without fire suppression and whether the church moved in the last 6 years is irrelevant as they could move tomorrow. He emphasized he has no issues with this being a church.

Councilmember Wise spoke to Councilmember McGlone issue regarding the EDA funds. He challenged that this relates to the community's vitality. He did not think the building would be demolished soon, and any upgrades to Highway 10 were a long way off. He said he would vote against any RALF properties in the future, as the State has "pulled the rug" out from under them. He noted that the marketability of this property after the church moves out having had the fire suppression opens it up to a lot more uses.

Councilmember Strommen agreed with Councilmember Wise, noting this building has been vacant for a number of years and the proposed use is good balance of maintaining policy on Highway 10 properties. There is an incubator for the church to get off the ground.

Motion by Councilmember Strommen, seconded by Councilmember Backous, to approve the proposed fire suppression system needed for the City-owned property at 6701 Hwy. 10 because this investment in a sprinkler system would permit the leasing of 4,820 sq. ft. of the west office space in the building to Northern Light Church; to approve the four-year lease, contingent upon by sign-off by the Metropolitan Council, to Northern Light that amortizes the approximately \$90,000 costs of the fire safety and water main extension project and with the Minnesota Annual Conference of the United Methodist Church guaranteeing the performance of the lease; and, to

approve the use of the EDA Fund to front the costs of the fire suppression system and water main extension, that an Interfund loan be established with a 2.0% annual interest rate, and that the EDA Fund be repaid with the proceeds of the lease revenue with the first year's interest being applied to the remaining three years.

Further discussion: Councilmember Tossey stated he would oppose the motion but wished the church well in the community. He indicated he cannot justify the use of \$90,000 of taxpayers' money on a property the City wants to get rid of. Councilmember Backous pointed out the money would be recouped if it was guaranteed and that was the tipping point for him. Mayor Ramsey stated he has issues with this and will be opposing the motion for some of the same reasons as Councilmembers Tossey and McGlone mentioned. He said he does see some benefit to the church coming and thinks it will do well in the community. Mayor Ramsey welcomed the church into the community.

Motion carried. Voting Yes: Councilmembers Strommen, Backous, Elvig, and Wise. Voting No: Mayor Ramsey, Councilmembers McGlone and Tossey.

~~7.05: Consider Proposals for Snow Removal at the Parking Ramp and Municipal Campus~~

City Administrator Ulrich noted there were no bids to this will be discussed at the next regular meeting.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich noted the following items:

ACRRA approved the contracts for the Rail Station Master Plan along with the Met Council. This item will move forward.

There is a food and clothing drive by the Police Explorers until November 18. Items can be brought to the Police Department lobby.

There is an open house Friday, October 15, at Fire Station #1. Free lunch is offered as well as tours of fire trucks.

Public Works Director Olson noted pavement will be laid on Armstrong and Bunker Boulevards in about two weeks. Two weeks after that, the signals will be erected. He also noted there will be some activities on Bunker Lake Boulevard east of Sunfish Lake Boulevard. The County is performing initial work which will not require full road closure; however, there will be minor delays and lane closures.

Mayor Ramsey announced the next monthly Mayors Town Hall meeting is on the 20th of October at 7:00 a.m. in the Alexander Room. Coffee and cookies will be offered.

9. ADJOURNMENT

Councilmember Backous stepped out of the Chambers at 9:10 p.m.

Motion by Councilmember Elvig, seconded by Mayor Ramsey, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:10 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, October 25, 2011 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember Randy Backous
Councilmember David Elvig
Councilmember Colin McGlone
Councilmember Sarah Strommen
Councilmember Jason Tossey
Councilmember Jeffrey Wise

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Deputy City Administrator Heidi A. Nelson
Public Works Director Brian Olson
Senior Planner Timothy Gladhill
Environmental Coordinator Chris Anderson
Human Resources Representative Colleen Lasher
City Attorney William Goodrich

1. CALL TO ORDER

Mayor Ramsey called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Elk River High School Student Alec ___. Alec introduced himself and indicated he was in attendance as part of a government class.

2. PRESENTATION

2.01: Happy Days: Appreciation

City Administrator Ulrich and Mayor Ramey extended the City's appreciation to all who contributed to making the 2011 City of Ramsey Happy Days a huge success including Happy Days Committee members, City Council Members, City staff members, the Ramsey Foundation, and sponsors.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Motion by Councilmember Elvig, seconded by Councilmember Wise, to approve the following items on the Consent Agenda:

- 4:01 Receive September 2011 Building Activity Report
- 4:02 Note the following Commission and Board Meeting Minutes:
 - 1) Economic Development Authority meeting minutes dated August 25, 2011
 - 2) Joint Planning Commission and Environmental Policy Board meeting minutes dated September 8, 2011
 - 3) Board of Adjustment meeting minutes dated September 8, 2011
 - 4) Planning Commission meeting minutes dated September 8, 2011
 - 5) Environmental Policy Board meeting minutes dated September 8, 2011
- 4:03 Approve Response to City of Anoka Comprehensive Plan Amendment
- 4:04 Consider Guard Rail Enhancements for the Parking Ramp
- 4:05 Adopt Resolution #11-10-XXX Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing received during the Period of October 6, 2011 through October 18, 2011
- 4:06 Adopt Resolution #11-10-XXX Abating Special Assessments for Property ID 35-32-25-31-0018 (Keith Keifer)
- 4:07 Adopt Resolution #11-10-XXX Authorizing the City of Ramsey to Participate in the Multi-Jurisdictional Anoka County Hazard Mitigation Plan
- 4:08 Adopt Resolution #11-10-XXX Authorizing Partial Payment to North Valley, Inc. for Div. B (11-05 through 11-06) 2011 Street Maintenance Program
- 4:09 Adopt Resolution #11-10-XXX Authorizing Partial Payment to Sandstrom Land Management LLC for IP 09-24 COR Wetland Mitigation
- 4:10 Adopt Resolution #11-10-XXX Authorizing Final Payment to Asphalt Surface Technologies Corporation for (IP 11-10 through 11-04) 2011 Street Maintenance Program
- 4:11 Adopt Resolution #11-10-XXX Authorizing Final Payment to North Valley, Inc. for Division B of the 2010 Pavement Maintenance Program
- 4:12 Adopt Resolution #11-10-XXX Authorizing Final Payment to Great Northern Landscapes, Inc. for Contract B IP 10-23 East Meandering Commons Park
- 4:13 Adopt Resolution #11-10-XXX Authorizing Final Payment to Omann Brothers for Trail Paving Project 10-23 East Meandering Commons Park
- 4:14 Adopt Resolution #11-10-XXX Authorizing Final Payment to Rum River Contracting for IP 10-07 Alpine/Roanoke Street Improvements
- 4:15 Adopt Resolution #11-10-XXX Authorizing Final Payment to Omann Brothers Paving, Inc. for IP 11-22 Rhinestone Commons Parking Lot
- 4:16 Adopt Resolution #11-10-XXX Authorizing Partial Payment to Douglas-Kerr Underground LLC for IP 11-21 Armstrong and Bunker Lake Boulevard Intersection Signalization
- 4:17 Adopt Resolution #11-10-XXX Authorizing Partial Payment to Omann Brothers Paving, Inc., for IP 10-25 Chameleon Street Paving
- 4:18 Adopt Resolution #11-10-XXX Authorizing Partial Payment to County Line Excavating for IP 09-25 Dysprosium Street Improvements

- 4:19 Adopt Resolution #11-10-XXX Authorizing Final Payment to Connexus Energy for Electrical Improvements Related to City Improvement Project #10-23, East Meandering Commons Park
- 4:20 Adopt Resolution #11-10-XXX Adopting the Revised Final Assessment Roll for City Improvement Project #11-03, 2011 Street Maintenance Program

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Backous, McGlone, Strommen, and Tossey. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember Backous, seconded by Councilmember Wise, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Backous, Wise, McGlone, Strommen, and Tossey. Voting No: None.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Request for an Interim Use Permit to Allow for the Operation of a Church in the H-1 Highway 10 Business District on the Property Located at 6701 Highway 10 NW; Case of Northern Light Church

Environmental Coordinator Anderson reviewed the staff report and presented the Planning Commission's recommendation for approval coinciding with the lease term.

Motion by Councilmember Wise, seconded by Councilmember Backous, to adopt findings of fact 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 and to adopt Resolution #11-10-XXX Approving the Request for an Interim Use Permit and Declaring the Terms as Proposed.

Further discussion: Mayor Ramsey stated he had voted against this request initially; however, the City Council has affirmed its support so he will vote in support of the motion. Councilmember McGlone stated he had voted against this initially because he does not think Ramsey's residents would support this request and intends to vote against the motion. Councilmember Tossey stated he had voted against this request initially because it did not make financial sense but this action relates to the Interim Use Permit so he would vote to support the motion.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Wise, Backous, Elvig, Strommen, and Tossey. Voting No: Councilmember McGlone.

7.02: Approve Joint Fire Services Study Group

City Administrator Ulrich reviewed the staff report.

Motion by Councilmember Elvig, seconded by Councilmember Tossey, to adopt Resolution #11-10-XXX Establishing a Joint Fire Services Study Group and appointing Councilmember Sarah Strommen.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Tossey, Backous, McGlone, Strommen, and Wise. Voting No: None.

7.03: Discuss Mayor's Recommendations of Desirable Changes and Improvements

Motion by Mayor Ramsey, seconded by Councilmember Elvig, to table discussion of Mayor's recommendations of desirable changes and improvements to a future date.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Backous, McGlone, Strommen, Tossey, and Wise. Voting No: None.

7.04: Discussion Regarding 2012 Union Contract Negotiations (Discussion Closed to the Public)

Deputy City Administrator Nelson indicated staff will be updating the City Council on union negotiations and requesting direction.

City Attorney Goodrich advised the meeting can move into closed session to discuss contract negotiations under Minnesota Statutes 13D.03 and 13D.01 Subdivision 3.

Motion by Commissioner Elvig, seconded by Commissioner Wise, to move to closed session.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Elvig, Wise, Backous, McGlone, Strommen, and Tossey. Voting No: None.

The City Council meeting moved into a closed session at 7:16 p.m.

Human Resources Representative Lasher reviewed the staff report and answered questions of the City Council.

Motion by Commissioner Tossey, seconded by Commissioner Wise, to end the closed session at 7:43 p.m.

Motion carried. Voting Yes: Mayor Ramsey, Councilmembers Tossey, Wise, Backous, Elvig, McGlone, and Strommen. Voting No: None. Absent: None.

Mayor Ramsey noted the City Council had discussed union negotiations and provided direction.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

Motion by Councilmember Elvig, seconded by Councilmember Wise, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 7:45 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

6. 1.

Meeting Date: 12/01/2011

By: Tim Gladhill, Community Development

Title:

PUBLIC HEARING: Request for a Home Occupation Permit to Operate a Youth Horse Ranch at 7202 181st Ave NW; Case of Robin Veach Fitzgerald (Second Chance Youth Ranch)

Background:

The City has received an application from Robin Veach Fitzgerald for a Home Occupation Permit to operate a youth horse ranch at 7202 181st Ave NW. Because of the transaction with the public/customers and level of traffic anticipated to be generated, City Code requires the application to be reviewed by the Planning Commission and City Council following the procedures for reviewing a conditional use permit.

Notification:

In accordance with State Statute and City Code, Staff attempted to notify all property owners within 350 of the Subject Property of the Public Hearing via Standard US Mail. A Notice of Public Hearing was published in the Anoka County Union.

Observations:

Second Chance Youth Ranch is a proposed horse ranch geared towards children that would operate on a single-family parcel located at 7202 181st Ave NW. Activities offered in the program include service chores, arts and crafts, outdoor games (horseshoes, bean bag toss, etc.), building projects (dog houses, picnic tables, etc.), horse grooming, handling, and riding. Additional background information on the proposed use can be found at www.2ndchanceyouthranch.org. In addition, according to the Applicant, the proposed use is modeled after the Crystal Peaks Youth Ranch, with background at www.crystalpeaksyouthranch.org. Please note that the details of the Crystal Peak Youth Ranch are intended as background information only, and is not the specific business model for the proposed use.

The Applicant anticipates approximately six (6) to eight (8) attendees of the program at any one given time, with one (1) volunteer per attendee assisting. The Applicant would keep six (6) horses on the Subject Property. The Applicant anticipates an additional five (5) volunteers for general assistance. Total persons on the Subject Property related to the home occupation would be approximately 20. The Applicant anticipates peak traffic at approximately fifteen (15) vehicle trips per day, which would occur one (1) to two (2) days per week.

The Applicant is in the process of completing a detached accessory structure on the Subject Property. The structure would be used for equipment related to the operation of the horse ranch such as feed, track, equipment, and tractors.

Prior to being reviewed by City Council (tentatively scheduled for December 13), Staff has asked that the Applicant provide a sketch of the Subject Property that indicates locations of structures, fencing/pasture areas, and location of manure storage areas. This is a requirement of City Code. The site plan shall also indicate locations of off-street parking areas, which shall be appropriately surfaced per City Code.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant.

Staff Recommendation:

Staff recommends approval of the request, contingent upon compliance with the City Staff Review Letter dated November 23, 2011. This is a contingent approval, based on the ability of the Applicant to supply several additional items for clarification. Most notably, the Applicant shall provide the City with a site plan and indicate areas of off-street parking and intended uses of all buildings related to the home occupation.

Committee Action:

MOTION #1: Motion to recommend that the City Council approve the resolution adopting findings of fact related to the request.

-AND-

MOTION #2: Motion to recommend that the City Council approve the resolution granting approval of the request, contingent upon compliance with the City Staff Review Letter dated November 23, 2011, based on findings of fact and declaring the terms of the same.

-OR-

*ALTERNATE MOTION #2: Motion to recommend that the City Council **deny** the resolution granting approval of the request, contingent upon compliance with the City Staff Review Letter dated November 23, 2011, based on findings of fact and declaring the terms of the same.*

Attachments

[Site Location Map](#)

[Supplemental Questionnaire](#)

[Aerial Image](#)

[Review Letter](#)

[Proposed Findings of Fact](#)

[Proposed Home Occupation Permit](#)



Form Review

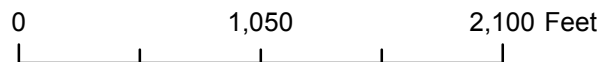
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Chris Anderson	Chris Anderson	11/22/2011 02:50 PM
Tim Gladhill (Originator)	Tim Gladhill	11/23/2011 08:09 AM
Form Started By: Tim Gladhill		Started On: 11/18/2011 09:46 AM
	Final Approval Date: 11/23/2011	

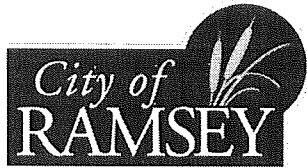


7202 181st Avenue NW

Legend

-  Site
-  Parcels





HOME OCCUPATION PERMIT APPLICATION

Applicant/Contact Information

Applicant Name	Robin Veach Fitzgerald			
Applicant Address	Street address 7202 181 st ave NW	City Ramsey	State MN	Zip 55303
Home Phone Number (763) 712-4809	Work Phone Number () —			
Email Address equestrianguest@yahoo.com	Fax Number () —			
Cell Phone Number (763) 226-4471				
Name of Business (if applicable) 2nd chance Youth Ranch, Inc.				
Business Address (if applicable) same				
Business Phone Number same		Business Fax Number		

Proposed Site (Subject Property) Information

Address 7202 181 st ave N.W. RAMSEY, MN 55303	
PIN 043225110004	Lot Size 7.16 ACRES
Legal Description THE E 231 FT. OF NE 1/4 OF N.E 1/4 OF SEC. 4 TWP 32 Range 25, EX RD, Subj. to EASE OFF REC.	
(circle one)	
Zoning R-1 / <u>R-2</u> / R-3 / TC / Mixed-Use / PUD other _____	

Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes () -or- No ()

Does the home occupation owner rent or own the property? Yes () -or- No ()

Will any part of the occupation be conducted in the home? Yes () -or- No ()

If so, what activities will be conducted in the home and in which room(s)?

What is the gross living area of the home? 1848 sq ft

How much of that area will be used for the occupation? 0

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes () -or- No ()

If so, explain:

<u>30' x 40' Current Barn is ^{will be} used for</u>
<u>Program</u>

Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes () -or- No ()

Will any structural additions or alterations to home or garages be required for this occupation? Yes () -or- No ()

If so, explain:

Will you employ persons that do not live in the home on the property? Yes () -or- No ()

If yes, how many non-resident employees will work on the site? 0

How many non-resident employees will work off-site? 0

Will it be necessary employees working off-site to come to the home? NO

If so, explain:

Will only have volunteers - no offsite work

Will customers or clients come to the property? Yes () -or- No ()

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? (this includes employees, customers, deliveries, etc.)?

15

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes () -or- No ()

If so, provide number, size and type of vehicles:

Do you intend to store supplies and/or materials on the site? Yes () -or- No ()

Please describe items to be stored and where?

Feed, tack, equipment ie tractors

Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes () -or- No ()

If so, explain and/or provide necessary documents.

LEVEL I AUTHORIZATION OF APPLICATION

(Application does NOT require Planning Commission Recommendation and City Council Approval)

I hereby apply for a Home Occupation Permit and I acknowledge that the information above is complete and accurate; that I have read and understand the regulations pertaining to Home Occupations (City Code Section 117-351) and believe to the best of my knowledge that the proposed Home Occupation will not violate any portion of said code. I understand that any change in the information may invalidate this approval and require a new application. I understand my Home Occupation application may be revoked if it is determined by the Zoning Administrator that it constitutes a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the Zoning Administrator. I also understand that my Home Occupation Permit may be revoked by the Zoning Administrator if I fail to comply with all the provisions.

I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

<i>Robin Veach Fitzgerald</i> 11/3/11	<i>Scott Styer</i> 11/3/11
Applicant Signature Date	Co-Applicant Signature Date

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into by the City of Ramsey and I will be held liable for any and all costs incurred by the City.

<i>Robin Veach Fitzgerald</i> 11/3/11	
Property Owner Signature Date	Co-Property Owner Signature Date

ZONING ADMINISTRATOR DETERMINATION – FOR OFFICE USE ONLY

Reviewed by:

Building Inspections	Date	Fire Department	Date
C.S.O.	Date	A.C Environ.	Date

Approved () -or- Denied () By: _____ Date: _____

Additional Comments and/or Provisions:

<i>6 HORSES (TG) - SPOKE W/ APP. 11/3</i>

To be filled out by the City of Ramsey:
Permit amount: _____
Date Paid: _____
Cash Receipt: _____
Date of Application: _____

LEVEL II AUTHORIZATION OF APPLICATION

(Application DOES requires review by Planning Commission and approval by City Council)

I hereby apply for a Home Occupation Permit and I acknowledge that the information above is complete and accurate; that I have read and understand the regulations pertaining to Home Occupations (City Code Section 117-351) and believe to the best of my knowledge that the proposed Home Occupation will not violate any portion of said code. I understand that any change in the information may invalidate this approval and require a new application. I understand my Home Occupation application may be revoked if it is determined by the Zoning Administrator that it constitutes a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the Zoning Administrator. I also understand that my Home Occupation Permit may be revoked by the Zoning Administrator if I fail to comply with all the provisions.

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

<i>Robin Veach Fitzgerald</i> 11/3/11	<i>[Signature]</i> 11/3/11
Applicant Signature	Date
Applicant Signature	Date

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into by the City of Ramsey and I will be held liab'le for any and all costs incurred by the City.

<i>Robin Veach Fitzgerald</i> 11/3/11	_____
Property Owner Signature	Date
Property Owner Signature	Date

To be filled out by the City of Ramsey:

Application amount: _____

Escrow Amount: _____

Date Paid: _____

Cash Receipt: _____

Date of Application: _____

Escrow Number: _____



November 23, 2011

Robin Veach Fitzgerald
7202 181st Ave NW
Ramsey, MN 55303

**Re: Home Occupation Permit Application
Second Chance Youth Ranch**

Dear Ms. Veach Fitzgerald:

We are in receipt of the proposed home occupation for Second Chance Youth Ranch. We offer the following comments regarding your submittal:

General: The development proposal consists of a youth horse ranch. You are proposing a maximum of eight (8) attendees and thirteen (13) volunteers. The proposed use would include outdoor activities as well as activity occurring within a detached accessory structure.

Site Plan (Sketch Plan): City Code requires a sketch plan be submitted as part of the submittal. Prior to executing any potential approval, you will need to provide a scalable site plan that indicates the location of the following:

- 1) Locations (and intended uses) of all buildings
- 2) Locations of all fenced pasture areas
- 3) Distance to adjacent properties and structures
- 4) Location of manure storage area
- 5) Location of off-street parking and maneuvering (driveway) areas

Off-street Parking: You have indicated that additional off-street parking and maneuvering areas shall be required. You will be responsible for securing necessary permits including, but not limited to, Zoning Permits.

Home Occupation Permit/Agreement: You shall be responsible for entering into an agreement with the City to declare the terms of the Home Occupation Permit. A draft of the Home Occupation Permit is enclosed for your review.

Contingent Approval Recommendation. Any recommendation for approval is contingent upon compliance with this letter. Specifically, you will be responsible for completing the required site plan and indicate the intended use of each structure related to the Home Occupation.

The Planning Commission will be meeting at 7:00 pm on Thursday, December 1st at the Ramsey Municipal Center, 7550 Sunwood Drive, to review your preliminary site plan. You, or your representative, should be present at the meeting to answer any questions that may arise. It is anticipated that the City Council will review the request on December 13th.

Home Occupation Review: Second Chance Youth Ranch

November 23, 2011

Page 2 of 2

If you have any questions, please call our office at (763) 576-4308

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Senior Planner

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-12-___

A RESOLUTION ADOPTING FINDINGS OF FACT #___ RELATING TO A REQUEST FROM ROBIN VEACH FITZGERALD FOR A HOME OCCUPATION PERMIT TO OPERATE A YOUTH HORSE RANCH FOR SECOND CHANCE YOUTH RANCH ON THE PROPERTY LOCATED AT 7202 181ST AVE NW.

WHEREAS, the City of Ramsey received an application from Robin Veach Fitzgerald requesting a home occupation permit to operate a youth horse ranch outdoors and in a detached accessory structure located on the property generally known as 7202 181st Ave NW and legally described as follows:

The east 231 feet of the Northeast Quarter of the Northeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota, Subject to easement of record.

(the "Subject Property")

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That on November 4, 2011, Robin Veach Fitzgerald, herein referred to as the "Applicant", properly applied for a home occupation permit to operate a youth horse ranch for Second Chance Youth Ranch (the "Home Occupation") outdoors and in a detached accessory structure with eight (8) non-resident employees working on a volunteer basis on the **Subject Property**.
2. That the **Applicant** appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 of the City Code on December 1, 2011, and that said public hearing was properly advertised.
3. That the **Subject Property** is zoned R-1 Residential (Rural Developing), and the surrounding parcels are zoned R-1 Residential (Rural Developing).
4. That the **Applicant** owns two (2) adjacent parcels totaling approximately 11.93 acres in size (6.91 acres +5.02 acres) and are surrounded by lots of similar sizes.
5. That the **Applicant** shall occupy and own the dwelling unit on the site of the **Home Occupation**.
6. That the **Home Occupation** is located in a detached accessory structure located on the **Subject Property**.
7. That there will be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the **Subject Property**.
8. That there is exterior evidence of the existence of the **Home Occupation** on the **Subject Property** including the proposed outdoor activities. In addition, the **Applicant** proposes to use feed, tack, and other equipment such as tractors to operate the Home Occupation.
9. That there is no interior or exterior business signs or display related to the **Home Occupation** on the **Subject Property**.
10. That the **Applicant** states that there shall be six (6) to eight (8) attendees per day, with one (1) volunteer per attendee (total of six [6] to eight [8] volunteers). In addition, the **Applicant** states

that there will be an additional five (5) general volunteers, for a total of eleven (11) to thirteen (13) volunteers.

11. That there shall be more than two (2) vehicle trips per 24 hour period related to the **Home Occupation**, in excess the permitted two (2) vehicle trips per standard eight (8) hour business day or sixteen vehicle trips within a twenty-four (24) hour period, as established in City Code Sec. 117-351 (Home Occupations).
12. That the **Applicant** has stated additional parking and maneuvering areas are required to accommodate off-street parking.
13. That the **City** finds the **Home Occupation** does not constitute a fire hazard to neighboring residences.
14. That the **Home Occupation** does not include operations related to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale.
15. That the **Home Occupation** does employ eight (8) persons that do not live in the dwelling unit that will be employed on a volunteer basis on the **Subject Property**.
16. That the **Home Occupation** does involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the **Subject Property**.
17. That the **Home Occupation** does not conduct retail sales on the **Subject Property**.
18. That the **Home Occupation** business hours are proposed to be _____ to _____, one (1) to two (2) days per week.
19. That all structures shall comply with all applicable codes, including, but not limited to, building, fire and zoning.
20. That the **City** finds the **Home Occupation** operates beyond the parameters of a general and administrative home occupation permit requirements (117-351) and therefore requires Planning Commission and City Council review and approval.
21. That the **City** finds that the **Home Occupation** operates/does not operate beyond the intent and parameters of 117-351 (Home Occupations) and finds that the **Home Occupation** is/is not low-level and is not a use typically found in a residential area.
22. That the proposed use will/will not adversely impact traffic in the area.
23. That the proposed use will/will not be compatible with the residential neighborhood due to density and lot size of the surrounding lots.
24. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
25. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of neighboring properties.
26. That the proposed use will/will not be hazardous or disturbing to existing or future neighboring uses.

27. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.
28. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.
29. That the proposed use will/will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

where upon said resolution was declared duly passed and adopted by the Ramsey City Council on this the 13th day of December, 2011.

Mayor

ATTEST:

City Clerk

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-11-___

A RESOLUTION APPROVING THE ISSUANCE OF A HOME OCCUPATION PERMIT TO OPERATE A YOUTH HORSE RANCH FOR SECOND CHANCE YOUTH RANCH ON THE PROPERTY LOCATED AT 7202 181ST AVE NW BASED ON FINDINGS OF FACT #___ AND DECLARING TERMS OF PERMIT

WHEREAS, the Planning Commission met on December 1, 2011, conducted a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code and recommended that City Council approve/deny the request for a Home Occupation Permit.

WHEREAS, the Ramsey City Council adopted Resolution #11-11-___ adopting Findings of Fact #___ for this use and herein approves the home occupation permit.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

On December 13th, a home occupation permit ("Permit") was issued by the City of Ramsey ("CITY") to Robin Veach Fitzgerald ("PERMITTEE") to operate a youth horse ranch located on the property generally known as 7202 181st Ave NW and legally described as follows:

The east 231 feet of the Northeast Quarter of the Northeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota, Subject to easement of record.

(the "Subject Property")

This permit is issued pursuant to Section 117-51 and 117-351 of the Ramsey City Code. The conditions of this permit are as follows:

1. That this resolution shall allow for a youth horse ranch (the "Home Occupation") to operate on the **Subject Property**. Only 20% of the gross floor area of the dwelling unit may be used for the **Home Occupation** and the **PERMITTEE** shall be required to reserve at least 400 square feet of accessory structure space for the purposes of the primary residential use.
2. That the **PERMITTEE** shall reside in the dwelling unit of the **Subject Property** and is allowed thirteen (13) non-resident employees (the "Non-resident Employees") on the **Subject Property** unless otherwise permitted by City Code. The **Non-resident Employees** shall work on a volunteer basis. Notification must be given to the **CITY** if the **PERMITTEE** will utilize **non-resident Employees**.
3. That the **Home Occupation** shall not operate more than two (2) days per week.
4. That the number of vehicular traffic trips per day to the **Subject Property** may not exceed twenty (20) vehicle trips per twenty-four (24) hour period and vehicular traffic trips including deliveries, customer, sub-contractor and employee trips, five (5) days a week on the **Subject Property**.
5. That the **PERMITTEE** may not lease the business portion of the accessory structures located on the **Subject Property** to any person(s) that does not reside on the **Subject Property**.

6. That the **PERMITTEE** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled “Signs”.
7. That the **PERMITTEE** agrees to comply with section 117-355 of City Code relating to outside storage and maneuvering of vehicles and equipment on the **Subject Property**; all parking and maneuvering areas on the **Subject Property** must be surfaced with either Class V, concrete or bituminous. The **PERMITTEE** shall secure necessary permits including, but not limited to, Zoning Permits.
8. That **Non-resident Employees** shall park on the driveway on the **Subject Property**.
9. That the **PERMITTEE** must obtain all applicable permits to ensure that the structures are compliant with all applicable state and local codes.
10. That the **PERMITTEE** shall provide a scalable site plan of the **Subject Property** that indicates locations of all buildings, fenced in pasture areas, distance to adjacent properties and buildings, and location of manure storage area.
11. That should the **PERMITTEE** die or sell the **Subject Property**, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the home occupation, written notice to that effect shall be given to the City Administrator and the City Council may authorize continuation of the **Permit** without further hearing.
12. The **PERMITTEE** shall reside on the **Subject Property**; if the **PERMITTEE** does not reside on the **Subject Property**, the **Permit** shall be terminated.
13. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **PERMITTEE**.
14. The **PERMITTEE** shall be responsible for maintaining any applicable State or County licenses.
15. The **PERMITTEE** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.
16. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

Regular Planning Commission

6. 2.

Meeting Date: 12/01/2011

By: Patrick Brama, Administrative Services

Title:

PUBLIC HEARING: Request for a Conditional Use Permit to Permit Motor Vehicle Sales at 8175 Riverdale Dr NW; Case of Quality RV

Background:

The City has received a conditional use permit (CUP) application from Quality RV to permit motor vehicle sales. In 2009, motor vehicle sales was reclassified from a Permitted Use to a Conditional Use in the B-2 Highway Business District. The proposed use constitutes an expansion of a lawful, non-conforming use, and thus a CUP is required. The Application also includes a request to use Class V gravel rather than the required paving/curbing due to the potential Highway 10/Armstrong Boulevard interchange project and seeks permission to utilize the unimproved surface over the winter to display their inventory until the 2012 construction season begins in order to complete the expanded parking area.

Notification:

In accordance with State Statute and City Code, Staff attempted to notify all property owners within 350 of the Subject Property of the Public Hearing via Standard US Mail. A Notice of Public Hearing was published in the Anoka County Union.

Observations:

The Subject Property is located on Riverdale Dr NW, south side of Highway 10 and just west of Armstrong Blvd. Quality RV, currently an Elk River business, will be relocating its operation to the Subject Property either late this year (2011) or in January of 2012. The Subject Property is zoned B-2 Business District and motor vehicle sales is currently considered a conditional use within this zoning district. However, motor vehicle sales were being conducted on the site in 2009 when the use was reclassified from a permitted use to a conditional use and continued to be offered on the Subject Property within the past twelve (12) months. Therefore, motor vehicle sales on the Subject Property is considered a lawful, nonconforming use per Minnesota Statute and City Code. Since the lawful, non-conforming use is expanding, the proposed use must comply with current standards and thus, the CUP is required at this time.

The Subject Property consists of three (3) separate parcels. As it stands today, there is a building that Quality RV will operate from on the western parcel (8175). The western parcel also contains substantial surface improvements used for parking/display space. The central parcel (8151) is partially improved and contains no buildings. The improved portion of the central parcel is used for parking/display as well. The eastern parcel (8101) is vacant and contains no buildings or surface improvements. The improved surfaces on the western and central parcels consist of asphalt and some continuous concrete curb and gutter.

Contained within the CUP three important terms and conditions worth noting: (A) The Applicant has requested to deviate from the required surface improvement materials; (B) The Applicant will be required to submit a Grading and Drainage Plan to the City Engineer before surface improvements commence; (C) The Applicant has requested the temporary use of unimproved surface for parking and display space.

Request to Deviate from Parking and Maneuvering Area Surfacing Requirement

The Applicant has requested the use of Class V material for parking surface rather than the required bituminous surface with continuous concrete curb and gutter. The rationale for this request directly relates to the proposed redevelopment of the Armstrong Boulevard/Highway 10 interchange. If the interchange project moves forward, it would result in a required purchase of the Subject Property to complete the project. A sunset clause has been included as a term of the proposed CUP that would require the surfacing of the Subject Property to be

upgraded to comply with the standards of City Code Section 117-115 by June 30, 2016 or upon notice from the City should the interchange project not move forward, whichever occurs first.

Grading and Drainage Plan

The Applicant will be required to submit a grading, drainage and surfacing plan to the City for review and approval prior to commencement of any improvements. The Applicant has also been informed that they will be responsible for obtaining any and all other applicable permits prior to commencement of site improvements, including but not necessarily limited to, Lower Rum River Watershed Management Organization (LRRWMO) and National Pollutant Discharge Elimination System (NPDES) permits. Among other requirements, the Applicant shall demonstrate that the proposed use will not discharge surface water directly into the right-of-way.

Temporary Use of Unimproved Surface for Parking and Display Area

Due to the time of year of this request, any grading/surfacing work that will need to be completed won't begin until the 2012 construction season. Therefore, the Applicant is seeking permission to temporarily utilize the unimproved surface on site to display their merchandise until such time in 2012 that the improvements can be installed. A condition of the proposed CUP allows for the temporary use of unimproved surfaces no later than June 30, 2012.

Information related to this request has been forwarded to both Anoka County and Mn/DOT for review and comment. As of the writing of this case, no comments have been received.

Funding Source:

The Applicant is responsible for all City costs incurred in administering and enforcing this Permit.

Staff Recommendation:

Staff recommends approving Quality RV's request for a Conditional Use Permit for to permit motor vehicle sales as well as their request to deviate from the surfacing requirement and to temporarily utilize an unimproved surface for display of inventory contingent on the following:

- Use of unimproved surface terminated by June 30, 2012; and
- A sunset clause be included in the CUP stating that surfacing will be upgraded to comply with the requirements of Section 117-115 of City Code by June 30, 2016 or upon notice by the City that the Highway 10/Armstrong Boulevard interchange project is not moving forward, whichever occurs first.

Committee Action:

Motion to adopt the Resolution adopting Findings of Fact related to a request for a conditional use permit to permit motor vehicle sales in the B-2 Highway Business District on the following properties: 8175, 8151, and 8101 Riverdale Dr NW.

-and-

Motion to adopt the Resolution approving the conditional use permit to permit motor vehicle sales, contingent on the above stated items.

Attachments

Site Location Map

General Conceptual Layout of Site

Conceptual Layout of Potential Interchange Project

Proposed Findings of Fact

Proposed CUP

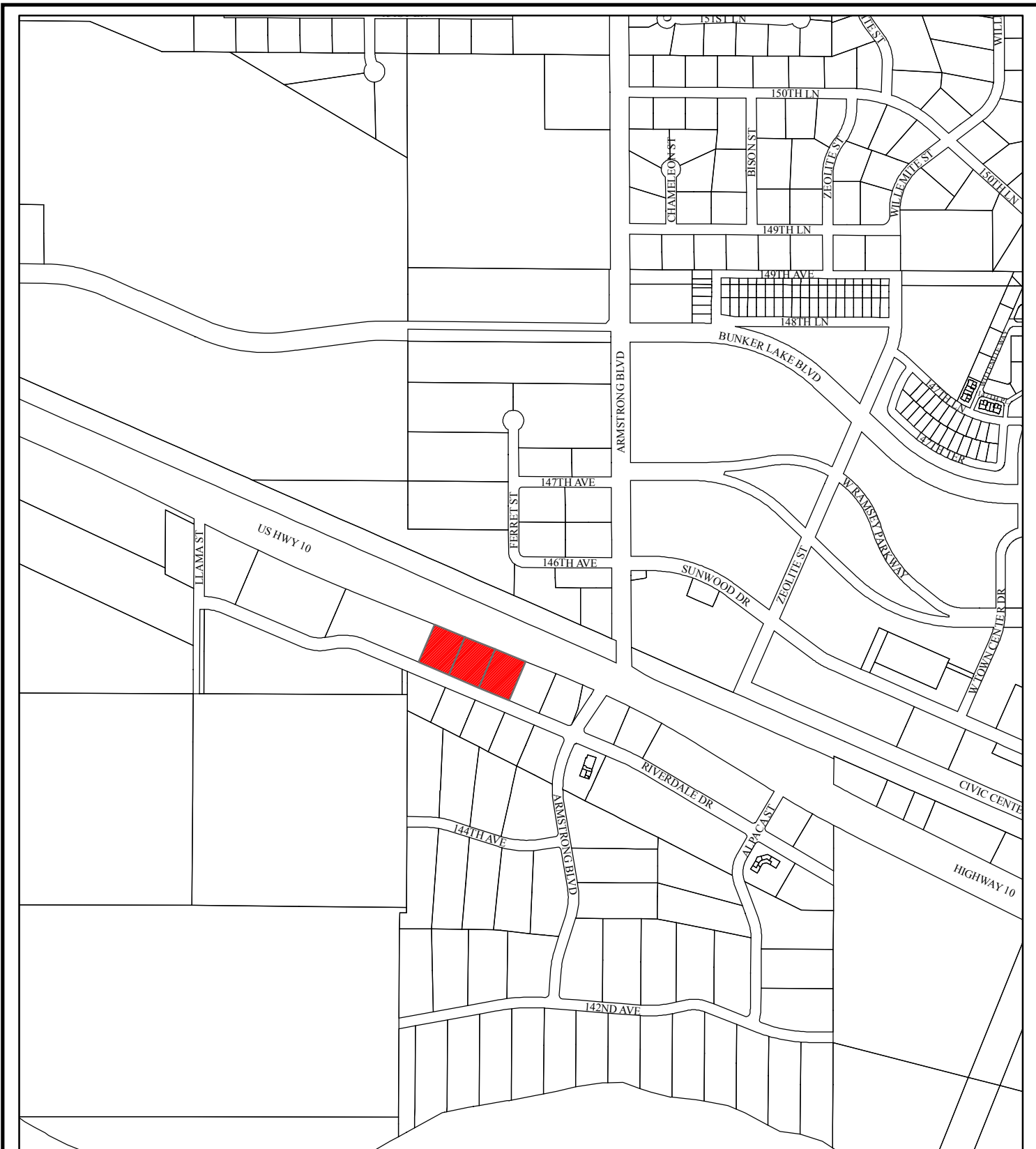
Inbox
Chris Anderson
Tim Gladhill

Reviewed By
Chris Anderson
Tim Gladhill



Date
11/23/2011 03:20 PM
11/23/2011 03:52 PM
Started On: 11/23/2011 09:11 AM

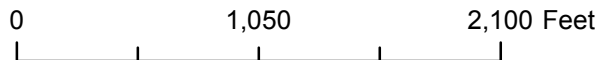
Form Started By: Patrick Brama

Final Approval Date: 11/23/2011



Quality RV
8175 Riverdale Drive

Legend
 Site
 Parcels

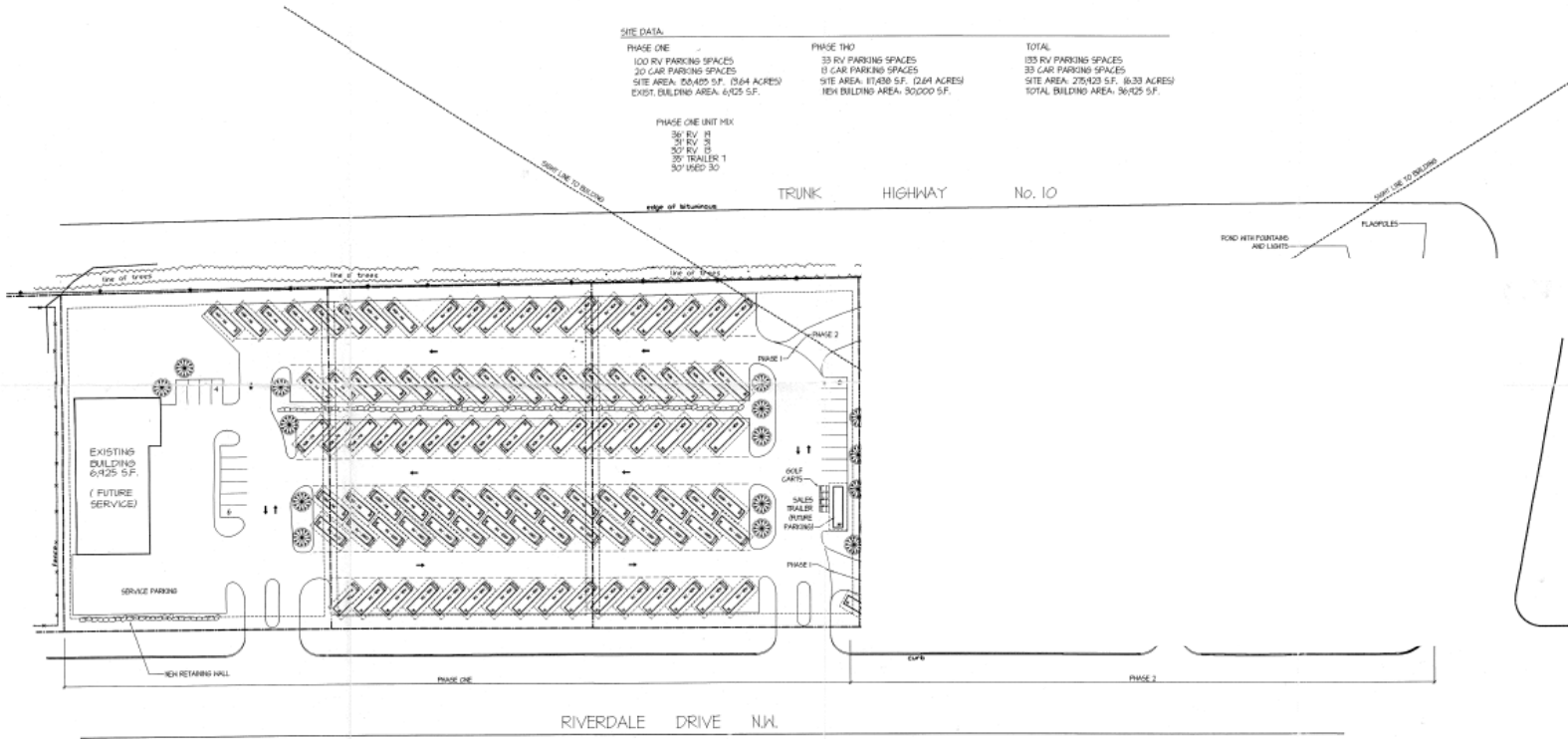


SITE DATA

PHASE ONE 100 RV PARKING SPACES 20 CAR PARKING SPACES SITE AREA: 10,425 S.F. (0.64 ACRES) EXIST. BUILDING AREA: 6,125 S.F.	PHASE TWO 33 RV PARKING SPACES 11 CAR PARKING SPACES SITE AREA: 11,430 S.F. (0.26 ACRES) NEW BUILDING AREA: 30,000 S.F.	TOTAL 133 RV PARKING SPACES 31 CAR PARKING SPACES SITE AREA: 21,855 S.F. (0.90 ACRES) TOTAL BUILDING AREA: 36,125 S.F.
---	--	---

PHASE ONE UNIT MIX

- 30' RV 14
- 30' RV 34
- 30' RV 54
- 30' TRAILER 1
- 50' USED 30



⊕ MASTER PLAN
1740-0

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	

A KINGHORN CONSTRUCTION PROJECT
 PROJECT: HOLIDAY RV PARK
 ADDRESS: 3500 WINDY HILL ROAD
 ANOKA, MN 55408

HOCKEY THORNTONSON GROWER LTD
 3500 WINDY HILL ROAD
 ANOKA, MN 55408
 952-778-4800

HIG ARCHITECTS
 1400 W. WASHINGTON ST. SUITE 200
 ANOKA, MN 55408
 952-778-4800

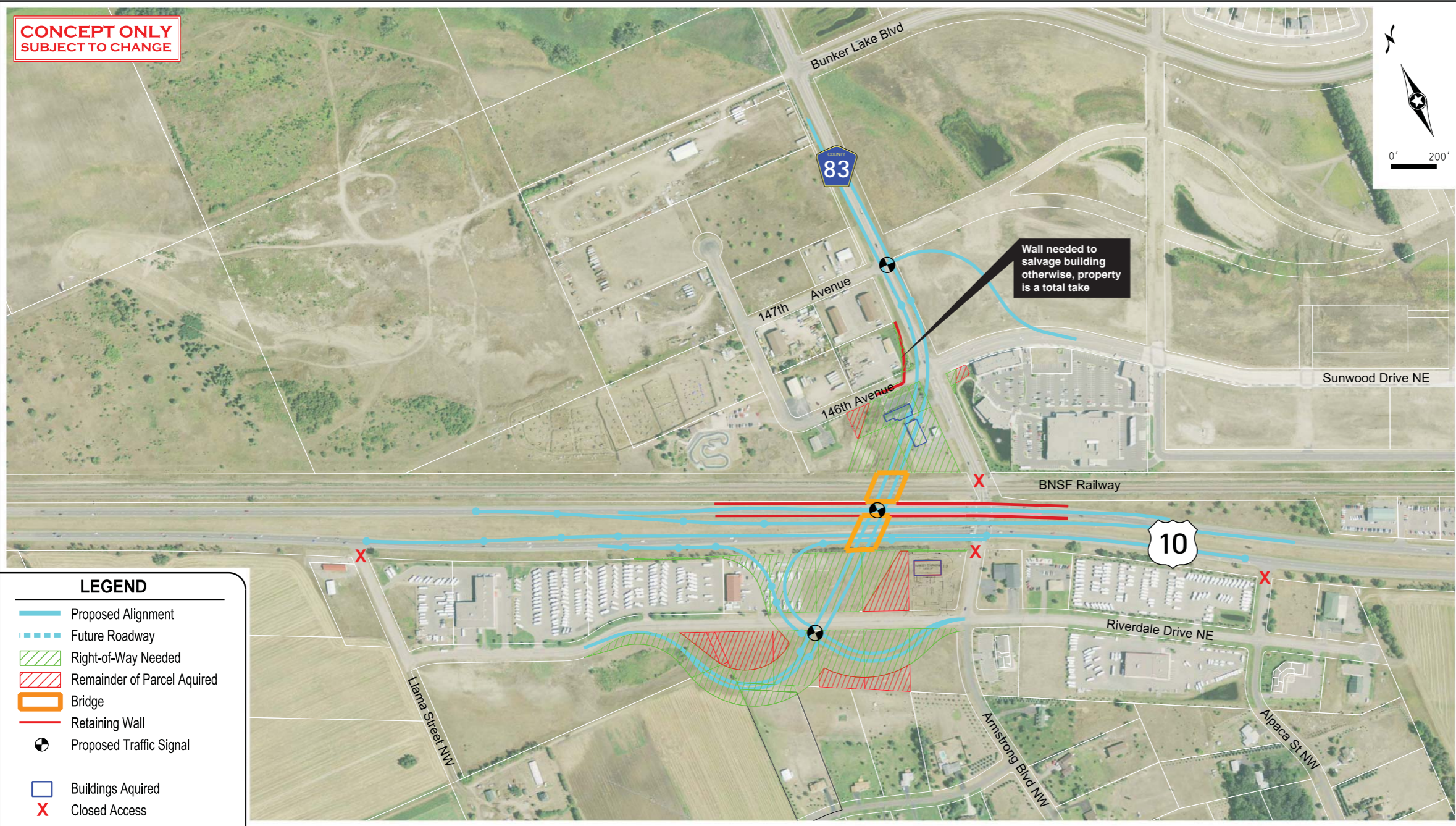
DATE: 08/11/2010
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

HOLIDAY RV MASTER PLAN
ANOKA, MINNESOTA

S2

1740-0-REV. 08/11/2010 10:30 AM

Alternative Configuration - B2a Skewed Tight Diamond with SW Loop Under Consideration



- Pros:**
- Reduced right-of-way impacts
 - Reduced right-of-way and construction costs
 - Less circuitous access to businesses on the south side when compared to Alternative B1
- Cons:**
- Less traditional interchange configuration
 - Skew US10 results in longer bridge

Cost: \$31.3 Million (\$2010)
 Costs include Right-of-Way and Construction

Right-of-Way Impacts:

	# of Parcels	Acres
Strip Takings:	9	3.2
Total Takings:	10	10.8
TOTAL:	19	14.0

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION # _____

A RESOLUTION ADOPTING FINDINGS OF FACT # _____ RELATING TO A REQUEST FROM QUALITY RV TO PERMIT MOTOR VEHICLE SALES IN THE B-2 HIGHWAY BUSINESS DISTRICT AT THE PROPERTIES LOCATED AT 8101, 8151, and 8175 RIVERDALE DR NW.

WHEREAS, Quality RV, hereinafter referred to as the “Applicant,” has properly applied for a Conditional Use Permit to permit motor vehicle sales in the B-2 Highway Business District on the properties generally known as 8101, 8151, and 8175 Riverdale DR NW and legally described as follows:

LOT 4 BLOCK 1 ALPACA ESTATES 4TH ADD, Anoka County, Minnesota, subject to easement of record.

LOT 5 BLOCK 1 ALPACA ESTATES 4TH ADD, Anoka County, Minnesota, subject to easement of record.

LOT 6 BLOCK 1 ALPACA ESTATES 4TH ADD, Anoka County, Minnesota, subject to easement of record.

(“Subject Property”)

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on December 1, 2011, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the **Subject Property** is zoned B-2 Highway Business District. Properties to the east, west and south of the **Subject Property** are also zoned B-2 Highway Business District and the properties north of the **Subject Property** (across Highway 10 NW) are zoned COR-2 District.
3. That the **Subject Property** is approximately 3.62 acres in size (total).
4. That motor vehicle, implement, and recreation equipment sales and service is identified in City Code as a conditional use in the B-2 Business District.
5. That prior to being identified as a conditional use, motor vehicle, implement, and recreation equipment sales and service were a permitted uses in the B-2 Business District.

6. That motor vehicle sales were occurring legally on the **Subject Property** prior to the zoning amendment that reclassified motor vehicle sales from a permitted use to a conditional use and therefore, the use is considered lawful, nonconforming under Minnesota Statute Section 462.357 Subd. 1e and City Code Section 117-57.
7. That the proposed use is considered an expansion of a lawful, nonconforming use in the B-2 Highway Business District, and thus, requires a conditional use permit as outlined in City Code Section 117-115.
8. That on November 2, 2011 the **Applicant** submitted an application requesting a conditional use permit to permit motor vehicle sales due to the expansion the lawful, nonconforming use on the **Subject Property**.
9. That the properties north and west of the **Subject Property** are a mixture of retail and auto/recreational-related uses; the properties south of the **Subject Property** are vacant; and the properties east of the **Subject Property** include vacant land and a bank.
10. That the **Applicant** has requested the temporary use of unimproved surface for the display of motor vehicles in the central and eastern portion of the **Subject Property**.
11. That the **Applicant** has stated they will discontinue the use of said unimproved surface for display of vehicles no later than June 30, 2012.
12. That there is a potential transportation improvement (Highway 10/Armstrong Boulevard Interchange) that if initiated, would result in a required purchase of the **Subject Property** for the interchange project.
13. That due to the potential transportation project, the **Applicant** has requested to deviate from the surfacing requirements of bituminous or concrete with continuous concrete curb and gutter as required by City Code Section 117-115 and instead use Class V gravel for the parking/display area.
14. That the **Applicant** has stated that they agree to upgrade the surface to comply with the standards of City Code Section 117-115 no later than June 30, 2016 if the transportation project has not been initiated or upon notification from the City that the interchange project will not be initiated, whichever occurs first.
15. That the **Applicant** must comply with the minimum commercial off-street parking requirements as outlined in City Code Section 117-356 (Commercial off-street parking). The required spaces are calculated by a combination of: one (1) stall for each fulltime employee, three (3) stalls for each enclosed bay, and one (1) stall for each ten (10) motor vehicles displayed on the **Subject Property**.
16. That the **Applicant** shall submit grading, drainage and surfacing plans to the City for review and approval prior to commencement of site improvements. The Applicant shall ensure that surface water shall not directly discharge into the public right-of-way.

17. That the **Applicant** is responsible for obtaining all applicable permits prior to commencement of site improvements, including but not necessarily limited to, Lower Rum River Watershed Management Organization (LRRWMO) and National Pollutant Discharge Elimination System (NPDES) permits.
18. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
19. That the proposed use will/will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.
20. That the proposed use will/will not be hazardous or disturbing to existing neighboring uses.
21. That the proposed use will/will not be served adequately by public facilities and services such as highways and streets.
22. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.
23. That the proposed use will/will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of December, 2011.

Mayor

ATTEST:

City Clerk

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #11-12-___

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO PERMIT MOTOR VEHICLE SALES IN THE B-2 HIGHWAY BUSINESS DISTRICT AND DECLARING TERMS OF SAME:

WHEREAS, Quality RV, hereinafter referred to as the “Permittee” has properly applied for a Conditional Use Permit to permit motor vehicle sales, which is considered an expansion of a lawful, nonconforming use (motor vehicle sales) in the B-2 Highway Business District on the properties generally known as 8101, 8151, and 8175 Riverdale DR NW and legally described as follows:

LOT 4 BLOCK 1 ALPACA ESTATES 4TH ADD, Anoka County, Minnesota, subject to easement of record.

LOT 5 BLOCK 1 ALPACA ESTATES 4TH ADD, Anoka County, Minnesota, subject to easement of record.

LOT 6 BLOCK 1 ALPACA ESTATES 4TH ADD, Anoka County, Minnesota, subject to easement of record.

(“Subject Property”)

WHEREAS, ABERLE HOLDINGS INC of Minnesota is the fee title owner of the Subject Property.

WHEREAS, the Planning Commission met on December 1, 2011, conducted the public hearing and recommended City Council approval/denial of the request.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That based on Findings of Fact # _____, a Conditional Use Permit (“Permit”) to permit motor vehicle sales is hereby granted to the **Permittee**.
2. That this **Permit** specifically allows for the expansion of display/parking area for the purposes of motor vehicle sales to occur on the **Subject Property**.
3. That the **Permittee** shall be allowed to temporarily utilize unimproved surface for the display of motor vehicles in the central and eastern portion of the **Subject Property** until June 30, 2012.

4. That due to the potential transportation improvement impact to the **Subject Property**, the **Permittee** may deviate from the surfacing standards outlined in City Code Section 117-115 and utilize Class V gravel for their display/parking area.
5. That the **Permittee** shall upgrade the surface of parking/display area on the **Subject Property** to comply with City Code Section 117-115 by June 30, 2012 if the transportation improvement has not been initiated or upon written notification by the City that the transportation project will not be initiated, whichever occurs first.
6. That the **Permittee** must comply with the commercial off-street parking requirements as outlined in City Code Section 117-356. The required spaces are calculated by a combination of: one (1) stall for each fulltime employee, three (3) stalls for each enclosed bay, and one (1) stall for each ten (10) motor vehicles displayed on the **Subject Property**.
7. That the **Permittee** acknowledges that they must submit grading, drainage and surfacing plans to the City for review and approval prior to commencement of site improvements.
8. That the **Permittee** is responsible for obtaining all applicable permits prior to commencement of site improvements, including but not necessarily limited to Lower Rum River Watershed Management Organization (LRRWMO) and National Pollutant Discharge Elimination System (NPDES) permits.
9. That storage of parts or inoperable vehicles is not permitted outside on the **Subject Property**.
10. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
11. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
12. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
13. That this **Permit** shall automatically expire if the use is not initiated by June 30, 2012 and approval of grading, drainage and surfacing plans constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of December, 2011

Quality RV hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF MINNESOTA)

) SS.

COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Quality RV, an Assumed Name under the laws of Minnesota, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Aberle Holdings INC Lakeview Development Inc. of Minnesota hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF MINNESOTA)

) SS.

COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Aberle Holdings INC of Minnesota, a Domestic Corporation under the laws of Minnesota, on behalf of the Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Regular Planning Commission

6.3.

Meeting Date: 12/01/2011

By: Tim Gladhill, Community Development

Title:

Consider Resolution Declaring Proposed Modifications to Tax Increment Finance Districts #1 & #2 to be Consistent with the 2030 Comprehensive Plan; Case of the City of Ramsey

Background:

The City is in the process of considering modifications to Tax Increment Finance (TIF) Districts #1 & #2. In order to complete this process, the Planning Commission must pass a resolution declaring the proposed modifications to be consistent with the City's Comprehensive Plan.

Unlike typical resolutions in which the Planning Commission recommends that the City Council adopt a resolution, the Planning Commission is being asked to pass a resolution as the Planning Commission. City Staff will present the proposed modifications to TIF Districts #1 & #2 at the meeting as it relates to land uses.

Notification:

No notification required. The City Council will conduct a Public Hearing on the proposed modifications on December 13, 2011.

Observations:

Funding Source:

This task is being handled as part of regular staff duties.

Staff Recommendation:

Staff recommends approval of the resolution declaring proposed modifications to Tax Increment Finance (TIF) Districts #1 & #2 to be consistent with the 2030 Comprehensive Plan.

Committee Action:

Motion to adopt the resolution declaring proposed modifications to Tax Increment Finance (TIF) Districts #1 & #2 to be consistent with the 2030 Comprehensive Plan.

Attachments

Schedule for TIF Modification

Proposed Resolution Declaring Consistent with Comprehensive Plan

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	11/23/2011 08:34 AM
Tim Gladhill (Originator)	Tim Gladhill	11/23/2011 08:42 AM
Form Started By: Tim Gladhill		Started On: 11/21/2011 04:44 PM
	Final Approval Date: 11/23/2011	

SCHEDULE OF EVENTS

THE CITY OF RAMSEY ANOKA COUNTY, MINNESOTA

FOR THE MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1

AND FOR THE MODIFICATION OF TAX INCREMENT FINANCING DISTRICTS NO. 1 AND NO. 2 (both redevelopment districts)

Draft as of September 26, 2011

- October 11, 2011 City Council calls for a public hearing on the proposed modification to the Development Program for Development District No. 1 and the proposed modification of TIF Districts No. 1 and No. 2.
- October 21, 2011 Project information (property identification numbers and legal descriptions, detailed project description, maps, but/for statement, and list of sources and uses of funds) for drafting necessary documentation sent to Ehlers.
- N/A Project information submitted to the County Board for review of county road impacts (at least 45 days prior to public hearing). **The County Board, by law, has 45 days to review the TIF Plan to determine if any county roads will be impacted by the development. Because the City staff believes that the proposed tax increment financing district will not require unplanned county road improvements, the TIF Plan will not be forwarded to the County Board 45 days prior to the public hearing. Please be aware that the County Board could claim that tax increment should be used for county roads, even after the public hearing*
- November 11, 2011 Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing). *[Ehlers will fax & mail on or before November 11, 2011]*
- November 15, 2011 Ehlers conducts internal review of the Modifications.
- December 1, 2011 Planning Commission reviews the Modifications to determine if they are in compliance with City's comprehensive plan and adopts a resolution approving the Modifications.
- December 2, 2011 Date of publication of TIF public hearing notice with map (at least 10 days but not more than 30 days prior to hearing). *[Ehlers will e-mail notice & map to the Anoka County Union by 10:00 A.M. on November 30, 2011 to legals.abc@ecm-inc.com]*
- December 13, 2011 City Council opens public hearing at 7:15 p.m. on the modification to the Development Program for Development District No. 1 and the modification of Tax Increment Financing Districts No. 1 and No. 2 and passes a resolution approving the Modifications. *[Ehlers will email Council packet information to the City on or before December 6, 2011.]*
- _____, 2011 Ehlers files Modifications with the MN Department of Revenue, OSA and Anoka County.

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

RESOLUTION NO. _____

**RESOLUTION OF THE CITY OF RAMSEY PLANNING COMMISSION
FINDING THAT A MODIFICATION TO THE DEVELOPMENT PROGRAM
FOR MUNICIPAL DEVELOPMENT DISTRICT NO. 1 AND A MODIFICATON
TO TAX INCREMENT FINANCING PLANS FOR TAX INCREMENT
FINANCING DISTRICT NO. 1 AND TAX INCREMENT FINANCING DISTRICT
NO. 2 CONFORM TO THE GENERAL PLANS FOR THE DEVELOPMENT
AND REDEVELOPMENT OF THE CITY.**

WHEREAS, the City Council for the City of Ramsey, Minnesota, (the "City") has proposed to adopt a Modification to the Development Program for Municipal Development District No. 1 (the "Development Program Modification") and a Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 1 and a Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 2 (the "TIF Plan Modifications") therefor (the Development Program Modification and the TIF Plan Modifications are referred to collectively herein as the "Modifications") and has submitted the Modifications to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Modifications to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Modifications conform with the general plans for the development and redevelopment of the City as a whole.

Dated: December 1, 2011

Chair

ATTEST:

Secretary

Regular Planning Commission

6. 4.

Meeting Date: 12/01/2011

By: Tim Gladhill, Community Development

Title:

Staff Update

Background:

The following is a brief summary of approvals given in November that may be of interest to the Planning Commission :

- Approve Conditional Use Permit for Accessory Dwelling Unit at 16101 Ramsey Blvd. NW; Case of Anthony Reed
- Approve Amendments to the Development Review Process, consistent with Planning Commission Recommendations
- Approve Extension to Final Plat Approval of COR ONE
- Approve Extension to Site Plan Approval of Residence at The COR
- Approve Extension to Site Plan Approval of Suite Living
- Approve Assignment of Contract for General Planning/Zoning Services from Bonestroo to Stantec
- Approve Conditional Use Permit for a Church at 5900 167th Ave NW for a Term of Nine (9) Months; Case of Rum River Retail Ventures
- Review Findings and Recommendations of Development Cost Study

Notification:

Observations:

Funding Source:

Staff Recommendation:

Committee Action:

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	11/23/2011 08:10 AM
Form Started By: Tim Gladhill		Started On: 11/21/2011
Final Approval Date: 11/23/2011		