

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

The Ramsey Planning Commission conducted a work session on Thursday, December 1, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine (arrived at 6:10 p.m.)
 Commissioner Randy Bauer
 Commissioner Ralph Brauer
 Commissioner Joseph Field
 Commissioner Rob Schiller
 Commissioner Gary Van Scoy

Members Absent: Commissioner Andrew Dunaway

Also Present: Senior Planner Tim Gladhill
 Associate Planner/Environmental Coordinator Chris Anderson
 Deputy City Administrator/Community Development Director
 Heidi Nelson
 Development Manager Darren Lazan
 Consultant Kendra Lindahl
 Councilmember David Elvig
 Councilmember Colin McGlone
 Management Intern Patrick Brama

CALL TO ORDER

Vice Chairperson Van Scoy called the regular meeting to order at 5:47 p.m.

APPROVAL OF AGENDA

Motion by Commissioner Dunaway, seconded by Vice Chairperson Van Scoy, to approve the agenda as presented.

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

COMMISSION BUSINESS

Case #1: Review Proposed Amendment to the COR Design Framework

Senior Planner Gladhill introduced Planning Consultant Kendra Lindahl.

Planning Consultant Lindahl presented the Design Framework for the COR. She started with the original Town Center Guidelines, and the need to update based on the new plan. Ms. Lindahl

stated the importance of calling the design framework versus guidelines. The Zoning Code will focus on the uses and the design standards will be located in the Framework. The framework will be divided into two sections; the overall framework and the sub-district standards.

Planning Consultant Lindahl continued stating that the COR vision has changed, however, the strict neighborhood design guidelines are kept in the center of the development and softened as the development moves out to the edge. She stated one of the priorities was to design based on street hierarchy. She defined City/Developer expectations, presented additional architectural standards and presented changes to the sign code.

Commissioner Van Scoy asked if the architectural standards will replace the review board.

Senior Planner Gladhill stated the design framework will make it easier to review plans by having one document to review and developers will have everything they need to know in one document as well.

Development Manager Lazan provided background on the Master Declaration.

Commissioner Brauer shared original Design Guidelines for comparisons.

Discussion ensued regarding the history of the City's Architectural Review Board and the Developer's Master Association and possible Architectural Review Committee.

Commissioner Van Scoy stated he liked the additional detail. He asked how the new sub-districts compare to the original sub-districts.

Development Manager Lazan presented background on Development Plan 5.03. He noted retail and additional flexibility on the western portion of the development.

Commissioner Van Scoy asked about additional requirements along Sunwood Drive, a destination street.

Development Manager Lazan clarified there would be specific streetscape standards for Sunwood Drive.

Commissioner Van Scoy asked about the amount of parking in Districts 2 and 2a.

Development Manager Lazan stated that parking was more traditional in this area versus other areas of The COR, but still lower than standard.

Commissioner Bauer asked how structured parking is factored into the maximum parking requirements.

Development Manager Lazan provided background on the Parking Use and Maintenance Agreement (PUMA) and structured parking in the COR-1 sub-district.

Discussion ensued regarding the funding of ramps.

Commissioner Van Scoy asked about parking standards in COR-2a and COR-2b along the streets and how many spaces would be allowed to be parked along the roadway.

Development Manager Lazan stated in COR 2, the building frontage requirement is eliminated and replaced in portion by landscape screening or architectural walls.

Consultant Lindahl stated that the Development Plan chooses the primary frontage and explained the percentage of “build-to” that shall be required. Parking is allowed in the front yard. She explained the 40% build-to or building coverage.

Discussion ensued regarding appropriate building frontage and placement.

Commissioner Brauer stated this looks like too traditional of a retail area. He provided examples of alternative parking strategies for retail. Commissioner Brauer also expressed concern that the City should complete this in a fashion that acknowledges the original vision.

Discussion ensued regarding the changes from Ramsey Town Center Master Plan and The COR Development Plan.

Consultant Lindahl stated the importance of the streetscape serving as screening for certain areas of the development, especially along the parkway.

Development Manager Lazan provided background on the street hierarchy and standards tied to street types.

Commissioner Brauer provided an example of Stantonville and the need of that development to drive from store to store, being auto dominant. Commissioner Brauer stated there were certain dangers for pedestrians in this environment and congestion issues. He also expressed a desire to ensure proper function of the roundabouts and give consideration to pedestrian walkability.

Discussion ensued regarding the design of The COR Development Plan.

ADJOURNMENT

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

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

The Planning Commission work session adjourned at 7:00 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary