

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 1, 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 Rob Schiller
 Commissioner Gary Van Scoy

Members Absent: None

Also Present: Senior Planner Tim Gladhill
 Associate Planner/Environmental Coordinator Chris Anderson
 Economic Development/Marketing Manager Aaron Backman
 Management Intern Patrick Brama

CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:05 p.m.

CITIZEN INPUT

None.

APPROVAL OF AGENDA

Motion by Commissioner Dunaway, seconded by Commissioner Van Scoy, to approve the agenda with the following two additions from the 5:30 p.m. work session:

Discussion of Metropolitan Council's 2040 Framework Plan Process
Review Findings of Development Cost Study

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

APPROVE PLANNING COMMISSION MINUTES

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

- 1) Board of Adjustment public hearing and regular meeting minutes dated October 6, 2011
- 2) Planning Commission public hearing and regular meeting minutes dated November 3, 2011

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

NOTE CITY COUNCIL MINUTES

The Council minutes were noted.

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Request for a Home Occupation Permit to Operate a Youth Horse Ranch at 7202 181st Avenue NW; Case of Robin Veach Fitzgerald (Second Chance Youth Ranch)

Public Hearing

Chairperson Levine called the public hearing to order at 7:07 p.m.

Presentation

Senior Planner Gladhill presented the Staff Report.

Citizen Input

Merlin Hunt, 17860 Nowthen Boulevard NW, stated he has no objection to the request as written in the application. The Fitzgerald's are the only ones living in the house and he would assume no overnight volunteers or clients and hopefully there will not be any drug rehabilitation allowed with this program. He asked how many horses are allowed on 7½ acres without special approvals.

Senior Planner Gladhill stated the applicant owns two contiguous parcels, which give them approximately 12 acres. City code allows for two horses with three acres and an additional horse for every full acre over three. The applicant will be within City Code with the six to eight horses the applicant is applying for.

Associate Planner/Environmental Coordinator Anderson stated on a 12½ acre parcel per City Code 11 horses would be allowed.

Glenna Anderson, 7280 181st Avenue NW, stated she is in attendance for informational purposes. Her biggest concern was if this was going to be a residential program. Her house is within visual range of the barn and pasture.

Mr. Hunt stated there is a 50 yard meadow/wetland at the corner where their properties match up and anything the applicant would put in the southeast corner would drain onto his property. He would ask that they don't deposit their waste in that corner.

Robin Veach Fitzgerald and Scott Fitzgerald, 7202 181st Avenue NW, the applicants, presented a drawing of the property. They stated it is a day program. They would like to start with an a.m. and p.m. program and possibly one full day session to see what works best for the kids. They stated they are not certified as professional chemical dependency counselors and that is not part of the program. The children will be emotionally distressed; however they will be able body children. It will be a peaceful, beautiful place for them to come to find peace and healing.

Chairperson Levine asked if they had any type of licensing for the program.

Ms. Veach Fitzgerald answered some of the volunteers have their counseling license, which will be a benefit to the program. Basically, it is people who want to help kids and have a passion for connecting with kids.

Mr. Fitzgerald stated it is a faith based organization and the basis of the program is a place for young people to come and learn to bond with animals. They learn how to take care of a horse, build some self-esteem and allow us to be their mentor.

Ms. Veach Fitzgerald explained the program and a typical session. The age group will be five and on up.

Commissioner Bauer asked how they will get kids involved.

Ms. Veach Fitzgerald stated that by word of mouth interest has increased, they have been going to horse expos and had a booth at Ramsey Happy Days. She works for the Osseo School District and the staff has given referrals, and through council groups. They will be open to the community, so it won't necessarily be only kids that have problems. They don't want to turn anyone away.

Commissioner Bauer asked how the program is financed.

Mr. Fitzgerald stated it is funded through donations. This is not a fee based organization.

Commissioner Field questioned if the applicants have had coaching as to how to manage what they are going to be doing particularly with the kids. His concern was pertaining to the neighbors; one of the findings states that the proposed use will not be disturbing to the existing or future neighboring uses.

Mr. Fitzgerald stated that every youth will have a coached volunteer from the time they walk on the premise to the time they walk off; they will have one on one mentoring.

Discussion ensued regarding parking.

Mr. Hunt stated he has hunters on his property and asked if during the hunting season that was going to be a problem.

Senior Planner Gladhill stated that any hunting activities need to be coordinated with the Police Department.

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

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

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

Commission Business

Senior Planner Gladhill suggested additional findings that could be added based on the discussions. “That the Applicant has stated that there will be no services provided related to persons with disabilities as defined by Minnesota Statute on the Subject Property”, “That the Applicant has stated that the Home Occupation will not require additional State or County Licenses”, “That the Applicant has stated that appropriate background checks will be performed for all volunteers”.

Motion by Commissioner Brauer, seconded by Commissioner Van Scoy to recommend that City Council adopt findings of fact relating to the request for a Home Occupation Permit with the additional findings language as listed above.

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

Motion by Commissioner Bauer, seconded by Commissioner Brauer to recommend that 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.

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

Commissioner Brauer left the meeting at 8:09 p.m. and returned at 8:22 p.m.

Case #2: Public Hearing – Request for a Conditional Use Permit to Permit Motor Vehicle Sales at 8175 Riverdale Drive NW; Case of Quality RV

Presentation

Management Intern Brama presented the Staff Report.

Greg Aberle, the property owner stated he is in support of what Quality RV wants to do.

Brian Achtelik, Business Manager for Quality RV, stated they are seeking more space because they have just had their best year ever and it makes sense to find an existing facility.

Commissioner Bauer questioned the condition requiring bituminous requirements be met if the Armstrong/Highway 10 interchange is not constructed by 2016.

Associate Planner/Environmental Coordinator Anderson stated there have been internal discussions and the City's goal, although optimistic, is to see that interchange within the next two to four years. The five year timeframe would allow the City to be in a better position to know where the project will be. There was concern with having an open ended provision that would allow the deviation from the bituminous requirement. Funding is uncertain at this time and it is not definitive that the project will move forward. He stated that the applicant was comfortable with the sunset clause.

Commissioner Bauer stated he would like to have the Class V allowed until the City knows the project is not going forward.

Discussion ensued regarding the bituminous requirement and a sunset clause.

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

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

Chairperson Levine closed the public hearing at 8:30 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Field to recommend that the City Council adopt the 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 Drive NW.

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

Motion by Commissioner Bauer, seconded by Commissioner Schiller to recommend that the City Council adopt the resolution approving the conditional use permit based on findings of fact and declaring the terms of the same.

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

Case #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

Presentation

Economic Development/Marketing Manager Backman presented the Staff Report.

Discussion ensued regarding TIF expiration dates and the movement of funds between the districts and projects.

Economic Development/Marketing Manager Backman stated that if the modification for TIF District #1 is not approved, 3.1 million dollars would be at risk for three projects not being accomplished, the rail station, the ramp and the Residence at the COR.

Commissioner Bauer stated he is uncomfortable with the language and would like it to be a clear intent with the rail and parking ramp project and restricted to those two projects.

Motion by Commissioner Field, seconded by Commissioner Schiller to adopt Resolution #11-12-235 declaring proposed modifications to Tax Increment Finance (TIF) Districts #1 & #2 to be consistent with the 2030 Comprehensive Plan.

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

Case #4: Discussion of Metropolitan Council's 2040 Framework Plan Process

Presentation

Senior Planner Gladhill presented the Staff Report.

This case was for information purposes only.

Case #5: Review Findings of Development Cost Study

Presentation

Senior Planner Gladhill presented the Staff Report.

This case was for information purposes only.

Case #6: Staff Update

The Staff Update was noted.

COMMISSION/STAFF INPUT

ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Schiller, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:13 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary