

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 2, 2012, 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 Rob Schiller
 Commissioner Gary Van Scoy

Members Absent: Commissioner Joseph Field

Also Present: Senior Planner Tim Gladhill
 Associate Planner/Environmental Coordinator Chris Anderson
 Planning Consultant Kendra Lindahl
 Planning Consultant Tina Goodroad

CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

CITIZEN INPUT

None.

APPROVAL OF AGENDA

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

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

APPROVE PLANNING COMMISSION MINUTES

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

- 1) Planning Commission work session minutes dated December 1, 2011
- 2) Planning Commission public hearing and regular meeting minutes dated December 1, 2011

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

NOTE CITY COUNCIL MINUTES

The City Council minutes were noted.

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Appointment of Chairperson and Vice Chairperson

Motion by Commissioner Dunaway, seconded by Commissioner Brauer, to appoint Commissioner Levine as Chairperson and Commissioner Van Scoy as Vice Chairperson of the Planning Commission.

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

Case #2: Public Hearing – Consider an Ordinance Amending City Code Section 117-118 Entitled “The COR District”

Public Hearing

Chairperson Levine called the public hearing to order at 7:05 p.m.

Presentation

Senior Planner Gladhill introduced Kendra Lindahl, Planning Consultant from Landform.

Planning Consultant Lindahl presented the staff report.

Citizen Input

Commissioner Brauer stated retailers know and judge their location success by the amount of revenue per square footage of building, and he asked if that has been done with the COR?

Senior Planner Gladhill stated that there was a study by the Buxton Group which matched what retail would fit with the shopping demographics of the area. It provided feedback on what would support this downtown area.

Planning Consultant Lindahl presented the history of the COR, the purpose and key issues to be resolved to get the review process and design standards in place. She presented the streetscape, master street light plan, parking district, and sign standards.

Discussion ensued regarding the sign standards.

Senior Planner Gladhill stated that signage will be reviewed as part of the site plan process.

Planning Consultant Lindahl added that the design more so than the size will be part of the site plan and after the design is reviewed it can be processed as a Conditional Use if necessary.

Chairperson Levine directed staff to better clarify the definition of a creative sign before bringing the design framework forward.

Discussion ensued regarding street frontage and bike traffic.

Motion by Commissioner Brauer, seconded by Commissioner Schiller, to close the public hearing.

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

Chairperson Levine closed the public hearing at 8:47 p.m.

Commission Business

Discussion ensued regarding gas stations in the COR. Commissioners had mixed views on how a gas station fits in the COR. Commissioners asked for clarification how these uses would be provided access and be oriented along the street.

Senior Planner Gladhill stated that Commissioners can make a recommendation; however, access will be reviewed through the site plan process.

Motion by Commissioner Van Scoy, seconded by Commissioner Schiller to recommend that the City Council adopt the ordinance amending City Code Section 117-118 entitled The COR, inclusive of the design framework with gas stations as a Conditional Use, TC-1 being changed to COR 1 and #9 should be #10.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Van Scoy, Schiller, and Bauer. Voting No: Commissioners Brauer and Dunaway. Absent: Commissioner Field.

Case #3: Discussion of Pending Zoning Code Amendments

Presentation

Senior Planner Gladhill presented the Staff Report.

Consensus of the Commissioners was to focus on the priorities and what was required by the Metropolitan Council to implement the Comprehensive Plan.

Planning Consultant Tina Goodroad introduced herself and provided some background information on pending zoning code amendments.

Case #2: Discuss 2030 Comprehensive Plan Assumptions Related to Pending Updates to the City's Comprehensive Sanitary Sewer and Water Plans

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Presentation

Senior Planner Gladhill presented the Staff Report and Power Point Presentation.

Commission Business

Chairperson Levine and Commissioner Brauer stated they believe the Metropolitan Council's forecasts were too aggressive even before the recession.

Chairperson Levine stated he thinks 200 households per year is too high.

Commissioner Brauer suggested looking at Current Population Survey (CPS) rather than Census numbers.

Consensus was to lean more conservative on the numbers.

Case #5: Staff Update

The Staff Update was noted.

Case #6: Zoning Bulletins

Zoning Bulletins were noted.

COMMISSION/STAFF INPUT

ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:36 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary