

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 5, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Gary Levine  
  Commissioner Ralph Brauer  
  Commissioner Joseph Field  
  Commissioner Rob Schiller  
  Commissioner Gary Van Scoy

Members Absent:                   Commissioner Randy Bauer

Also Present:                       Senior Planner Tim Gladhill  
  Associate Planner/Environmental Coordinator Chris Anderson  
  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 Van Scoy, seconded by Commissioner Schiller, to approve the agenda as presented.

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

**APPROVE PLANNING COMMISSION MINUTES**

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

- 1) Planning Commission public hearing and regular meeting minutes dated March 1, 2012

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

## **NOTE CITY COUNCIL MINUTES**

The City Council minutes were noted.

## **PUBLIC HEARINGS/COMMISSION BUSINESS**

**Case #1: Review Draft Zoning Amendments Related to Implementation of the 2030 Comprehensive Plan**

### **Presentation**

Senior Planner Gladhill presented the staff report.

### **Commission Business**

Planning Consultant Goodroad reviewed the zoning amendments as they relate to the 2030 Comprehensive Plan. She stated the goal or approach is to make the zoning ordinance clearer and concise. The updates strive to meet economic development objectives of balancing regulations while also seeking ways to reduce costs. The amendments will restructure and consolidate the existing ordinances. She continued reviewing the amendments by Section.

Planning Consultant Goodroad stated the Comprehensive Plan separated parks from other Public/Quasi-Public designations. This district will give the City the ability to rezone park land to this new park district. She continued one new item this section allows for is minimal advertising signs to be installed at ball fields under a master lease agreement with the City. This will also be reviewed with the Park and Recreation Commission at their next meeting.

Senior Planner Gladhill stated this would open up discussion regarding the sign clarification. It allows for more than what we allow for today.

Commissioner Van Scoy stated that part of the discussion we have had regarding signs is the inability to control the content. Can we regulate the content if we allow signs at a Park where there are juveniles?

Planning Consultant Goodroad stated that would be one of the details that would need to be worked out with the City Attorney.

Commissioner Schiller stated it is a great way to pay for bleachers, score boards and to keep the fields updated. Commissioner Brauer agreed.

Commissioner Van Scoy stated he would not be in favor of allowing signage at the parks because of the legal issues of content based signs and he is not in favor of advertising to juveniles.

Planning Consultant Goodroad stated the next section, Sec. 117.116A, Special Requirements and Performance Standards in All Employment and Office Park Districts, is also new. She stated this section is designed to serve as a consolidated section for building and site design standards for all Employment and Office Park districts.

Commissioner Field stated he likes that the expectations are laid out on the front end and the applicants are not surprised. He asked if this came from Staff of what they have observed on areas that can be improved for the consumer, or has there been a process of getting feedback from those consumers who inquire with the City.

Senior Planner Gladhill stated one of Council's strategic planning goals is to streamline the review process. Staff and Council have received feedback from Developers and they want to know the expectations up front.

Discussion ensued regarding landscaping requirements.

Planning Consultant Goodroad reviewed Section 117.116B, E-3 Employment (Office Park) District.

Commissioners discussed whether heavy manufacturing and outside storage should be prohibited in this zoning district.

Planning Consultant Goodroad reviewed Section 117.144A, Special Requirements and Performance Standards for B-1, B-2 and B-3 Zoning Districts.

Planning Consultant Goodroad reviewed Section 117.355 Residential Off-street Parking and Section 117.356 Commercial and Industrial Development Off-street Parking and Loading. She stated that off-street parking has been revised to include broader guidance and requirements for minimum parking requirements in residential districts, including different types of multi-family and senior housing. Parking needs vary between independent and assisted or nursing home facilities. She continued with landscaping requirements for the commercial and industrial districts.

Discussion ensued regarding vision clearance.

Planning Consultant Goodroad stated in an attempt to reduce excessive parking and outdoor storage, one of the alternatives is to allow some of the specific users such as big box retailers, larger warehouse and office users to maximize parking thresholds.

Commissioner Brauer stated he liked the ordinance overall, it has flexibility and yet has perimeters.

**Case #2: Staff Update**

The Staff Update was noted.

**Case #3: Zoning Bulletins**

Zoning Bulletins were noted.

## **COMMISSION/STAFF INPUT**

Representative Jim Abeler stated Ramsey is doing great and let the Commissioners know he is happy to help Ramsey in any way he can. He thanked them for their time and efforts they give to the City of Ramsey.

Chairperson Levine stated they appreciate Representative Abeler's work and thanked him for representing Ramsey.

Commissioner Brauer stated he wanted to make a special mention of Northstar and thanked Representative Abeler for his efforts in getting the rail station.

Representative Abeler stated that it was a great collaboration, many people worked on getting the station in Ramsey.

## **ADJOURNMENT**

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

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

The regular meeting of the Planning Commission adjourned at 8:31 p.m.

Respectfully submitted,

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Tim Gladhill  
Senior Planner

ATTEST:

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JoAnn Shaw  
Planning Division Secretary