

Motion by Commissioner Van Scoy, seconded by Commissioner Brauer, to approve the following minutes as presented: Planning Commission Meeting Minutes dated May 3, 2012.

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

5. NOTE CITY COUNCIL MINUTES

5.01: Note the Following City Council Meeting Minutes:

5.01.1: City Council Meeting Minutes Dated March 13, 2012

5.01.2: City Council Meeting Minutes Dated March 24, 2012

5.01.3: City Council Meeting Minutes Dated April 10, 2012

5.01.4: City Council Meeting Minutes Dated April 24, 2012

5.01.5: City Council Meeting Minutes Dated May 8, 2012

Informational; no action required.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: 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 6937 Highway 10 NW Suite 160; Case of Freedom Christian Church

Public Hearing

Chairperson Levine called the public hearing to order at 7:03 p.m.

Presentation

Associate Planner/Environmental Coordinator Anderson presented the staff report. An interim use permit was issued in 2009 and will expire June 2012. Their location is in a district that is not currently permitted for places of assembly. The one issue, which was remedied in 2009, was to stripe additional on-site parking stalls. They have been operating for three years and there have been no complaints or issues brought to the City. Staff recommends approval of this interim use permit for a term of five years.

Citizen Input

Ms. Annah Reid, 600 Weaver Boulevard, representing the church, stated support for approval and offered to answer questions.

Commissioner Bauer asked about the right of first option.

Ms. Reid replied they would like to occupy Suite 120, if the City permits, for youth and children's ministry.

Associate Planner/Environmental Coordinator Anderson stated should that opportunity come to fruition, it could be addressed administratively through the City Council.

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

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

Chairperson Levine closed the public hearing closed at 7:10 p.m.

Commissioner Brauer stated the parking issue was resolved so he sees no reason to not continue the use.

Commissioner Van Scoy asked about amending zoning.

Senior Planner Gladhill replied it is an interim use in the H-1 District but could shift to a conditional use or permitted use if so decided by the Planning Commission and City Council. He stated the City Council held general policy discussions at a recent Work Session and it will be considered again at a future Work Session with a public hearing scheduled in July or August.

Commissioner Schiller asked about the options to streamline and reduce costs for the renewal process in five years.

Senior Planner Gladhill explained that renewal cannot be handled administratively; however, the Council has authority to extend beyond the five year term. He suggested the permit be written so it does not need to follow the entire process with published and posted public hearing, subject to City Attorney review. Senior Planner Gladhill indicated staff will look at that option prior to City Council consideration.

Commissioner Field asked about the process should the terms of the use change.

Senior Planner Gladhill indicated if there is a change to the terms during the five year period, it would be brought back for consideration of revocation. If there is a change to terms when renewed, it would be brought back to the Planning Commission with a public hearing. Senior Planner Gladhill raised the option of tying the permit term to the order of a project or event (such as expansion of Highway 10) rather than a number of years. He indicated staff will look at that option prior to City Council consideration.

Motion by Commissioner Bauer, seconded by Commissioner Schiller, to recommend that City Council adopt Resolution #12-06-XXX adopting Findings of Fact relating to the request for a Interim Use Permit, noting the applicant has indicated interest in leasing adjacent space.

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

Motion by Commissioner Bauer, seconded by Commissioner Schiller, to recommend that City Council adopt Resolution #12-06-XXX approving the request for an Interim Use Permit and declaring the terms as proposed, noting if the applicant leases additional space that it be administratively added to the interim use permit and upon renewal in five years it be considered by Council action without need for additional public hearing.

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

Ms. Jessica Perez introduced herself to the Commission.

6.02: Review Sketch Plan for The COR, a Phased Major Plat; Case of the City of Ramsey Housing and Redevelopment Authority

Presentation

Senior Planner Gladhill presented the staff report and the sketch plan for The COR consisting of five plats.

Development Manager Lazan presented the sketch plan for COR II through COR VI, noting the area and functions of each.

Senior Planner Gladhill advised that access has been created for North Star Market and addressed the realignment of Sunwood Drive.

The Planning Commission discussed zoning and asked questions of staff.

Chairperson Levine asked why Commercial is not acceptable in the northeast node and questioned the ability to gain access.

Development Manager Lazan explained the access points to the project are static, noting the locations, and indicated due to restricted access the property was changed from commercial to residential.

Senior Planner Gladhill explained the difficulty in obtaining access on County roadways and access spacing guidelines.

Commissioner Brauer agreed that retail was not a good use on that corner.

Commissioner Van Scoy asked about issues raised in the sketch plan review letter.