

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 3, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Vice-Chairperson Gary Van Scoy
Commissioner Randy Bauer
Commissioner Ralph Brauer
Commissioner Rob Schiller

Members Absent: Chairperson Gary Levine
Commissioner Joseph Field

Also Present: Senior Planner Tim Gladhill
Associate Planner/Environmental Coordinator Chris Anderson

CALL TO ORDER

Vice Chairperson Van Scoy called the regular meeting to order at 7:02 p.m.

CITIZEN INPUT

None.

APPROVAL OF AGENDA

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

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

APPROVE PLANNING COMMISSION MINUTES

Motion by Commissioner Brauer, seconded by Commissioner Schiller, to approve the following minutes with the change of the word perimeters to parameters on page 3:

- 1) Planning Commission public hearing and regular meeting minutes dated April 5, 2012

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

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Consider Request for a Conditional Use Permit to Process Demolition Concrete in the E-2 Employment District and to Stockpile Sand/Soil on a Property in the E-2 Employment District at 6651 141st Avenue NW; Case of Sauter and Sons, Inc.

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 7:04 p.m.

Presentation

Associate Planner/Environmental Coordinator Anderson presented the staff report.

Citizen Input

This evening the attached letters were received from Lenny Kalway of Kalway Construction, 14160 Basalt Street, Derek West of 24 Restore, 6615 141st Avenue, John Dehn of Dehn Oil, 6735 141st Avenue, and an email from Jeff Welle of Welle Construction.

Commissioner Brauer stated the contingencies do not mention the City investing and redeveloping the area and there were long term plans to have it as an office park, he asked if that has changed and if there is a long term vision for that area.

Senior Planner Gladhill stated that this area was looked at as a redevelopment area; there is not a project today, but hopefully someday there will be development on this vacant parcel. That is why the interim use permit route was reviewed by Staff. The future land use in the Comprehensive Plan remains the same.

Tom Sauter, Sauter & Sons, Inc., the applicant, stated he wants to bring in concrete and crush it for his own use; it will not be open to the public. Once a year they will bring the concrete in, recycle it and use it for their job sites; they do demolition all year and Bury and Carlson and Commercial Asphalt are closed in the winter months. He stated he could put in a berm and trees on Ebony Street for screening purposes.

Commissioner Brauer asked how much noise the crushers make.

Mr. Sauter stated it does not make a lot of noise and the dust can be controlled by adding water.

Vice Chairperson Van Scoy stated two concerns seem to be erosion and potential contamination, and asked what can be done for the erosion and potential contamination.

Mr. Sauter stated he could maintain and clean the pond; he has had fill there for 10 years and the pond is in good shape. He will not be hauling contaminated material to his own site.

Associate Planner/Environmental Coordinator Anderson stated staff could work with the applicant to get a detailed plan for erosion control and contamination prevention.

Mr. Sauter stated that is acceptable to him.

Discussion ensued regarding the pond, erosion control, contamination prevention, and screening.

Chris Bury, Bury and Carlson, stated their concern is that Sauter and Sons brought material into the yard before any approvals were given. Sauter & Sons' same request was denied in 2004 and those reasons should be addressed. In 2004 they were to remove all the rubble when the permit was denied and they failed to do so. He also stated that Bury and Carlson is opened for business all year long and open until noon on Saturdays.

Discussion ensued regarding the code enforcement process.

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

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

Vice Chairperson Van Scoy closed the public hearing at 8:01 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Vice Chairperson Van Scoy to recommend that City Council adopt findings of fact relating to the request for a Conditional Use Permit for processing demolition concrete and asphalt in the E-2 Employment District with the removal of finding of fact #24.

Further Discussion

Commissioners discussed if finding of fact #24 should be included in the findings of fact.

Motion amended by Commissioner Bauer, seconded by Vice Chairperson Van Scoy to recommend that City Council adopt findings of fact relating to the request for a Conditional Use Permit for processing demolition concrete and asphalt in the E-2 Employment District incorporating finding of fact #24 into part 1 of finding of fact #23.

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

Motion by Commissioner Bauer, seconded by Vice Chairperson Van Scoy to recommend that City Council adopt a resolution approving the request for a Conditional Use Permit for processing demolition concrete and asphalt on the property at 6651 141st Avenue NW and declaring the terms of the permit, based on findings of fact.

Further Discussion

Discussion ensued regarding an erosion control plan.

Motion amended by Commissioner Bauer, seconded by Vice Chairperson Van Scoy to recommend that City Council adopt a resolution approving the request for a Conditional Use Permit for processing demolition concrete and asphalt on the property at 6651 141st Avenue NW with the addition “The applicant shall develop an erosion control plan subject to approval by the City” and declaring the terms of the permit, based on findings of fact.

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

Motion by Commissioner Bauer, seconded by Commissioner Schiller to recommend that City Council adopt findings of fact relating to the request for a Conditional Use Permit for open and outside storage as the principal use in the E-2 Employment District.

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

Motion by Commissioner Bauer, seconded by Commissioner Schiller to recommend that City Council adopt a resolution approving the request for a Conditional Use Permit for open and outside storage as a principal use on the property at 14191 Ebony Street NW and declaring the terms of the permit, based on findings of fact.

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

Case #2: Public Hearing – Consider Request for Variance to Platting Requirements at 7040 173rd Avenue NW; Case of Makowsky Family Farm, LLC

Public Hearing

Vice Chairperson Van Scoy called the public hearing to order at 8:14 p.m.

Presentation

Senior Planner Gladhill presented the staff report.

Citizen Input

Discussion ensued regarding the road easement and if it should be required.

William Makowsky, 7040 173rd Avenue NW, the applicant, stated he understands the easement. He prefers and requests that the road not be constructed until the parcel is platted.

Senior Planner Gladhill stated the road would not be constructed at this time; it is an easement for the road construction upon future development.

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Brauer, to close the public hearing.

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

Vice Chairperson Van Scoy closed the public hearing at 8:26 p.m.

Commission Business

Motion by Commissioner Brauer, seconded by Commissioner Schiller to adopt findings of fact favorable to the applicant.

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

Motion by Commissioner Brauer, seconded by Commissioner Schiller to adopt the resolution approving the Variance to platting requirements, contingent upon the sub-divider entering into a Development Agreement.

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

Case #3: Staff Update

The Staff Update was noted.

Case #4: Zoning Bulletins

Zoning Bulletins were noted.

COMMISSION/STAFF INPUT

Motion by Vice Chairperson Van Scoy, seconded by Commissioner Brauer to recommend Staff review changing outdoor storage as a Conditional Use Permit to an Interim Use Permit.

Further Discussion

Discussion ensued regarding the recommendation of Staff's review of the moving of outdoor storage from Conditional Use Permit to Interim Use Permit.

Motion withdrawn by Vice Chairperson Van Scoy, seconded by Commissioner Brauer.

ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:34 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary