

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

The Ramsey Planning Commission conducted a special meeting on Thursday, June 19, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Ralph Brauer
 Commissioner Joseph Field
 Commissioner Jessica Perez
 Commissioner Robert Schiller
 Commissioner Gary Van Scoy

Members Absent: Commissioner Randy Bauer

Also Present: Senior Planner Tim Gladhill
 Development Manager Darren Lazan

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Brauer, seconded by Commissioner Schiller, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 7, 2012

Senior Planner Gladhill indicated since this is a special meeting there are no minutes for approval.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Preliminary Plat Approval and Zoning Amendment for COR THREE (North Commons) Located North of Bunker Lake Boulevard and West of Armstrong Boulevard; Case of the City of Ramsey Housing and Redevelopment Authority (HRA)

Public Hearing

Chairperson Levine called the public hearing to order at 7:02 p.m.

Presentation

Senior Planner Gladhill presented the staff report. He indicated this is a 17 unit single-family development with a gross density of three units per acre. The subdivision will be serviced by existing streets but would need cuts to these streets for utilities. Landscaping will be reviewed before building permits. Staff recommends approval of the preliminary plat with the following contingencies – required amendments as outlined in the staff file. There is a zoning amendment because four units are part of North Commons, a park.

Development Manager Lazan indicated they have a developer willing to build this fall with an aggressive schedule. The HRA is the applicant and will take the lead in the subdivision work creating and marketing the lots. Part of the project includes creating four lots in the park parcel; however, they are dedicating the remaining extra land acquired for park land.

Senior Planner Gladhill noted that the front porch is an important design piece in the framework.

Chairperson Levine questioned the homes in the park and wetland.

Citizen Input

None.

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

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

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

Commission Business

Commissioner Van Scoy questioned the relationship between the City, HRA and the developer regarding fees.

Development Manager Lazan commented fees have been set up, structured and approved by the HRA. The first home that has come forward is for an end user builder to build on one of these lots.

The Commission questioned if the fees will be paid by the HRA to the City of Ramsey.

Development Manager Lazan noted the HRA will take on all fees associated with the development so as the lots are sold, the City will receive the development fees. Also, the HRA will incur the development costs and defer the fees to each lot sale when they get paid.

Senior Planner Gladhill noted that the fees will be paid back over time.

Commissioner Brauer questioned the fees on a house-by-house basis. He asked about putting in infrastructure and how that would be paid for.

Senior Planner Gladhill stated the infrastructure is for downstream and ensures capacity. He noted the SAC and WAC fees will be collected during the building permit stage.

Commissioner Field asked about the margin.

Development Manager Lazan noted the HRA owns the property, has put together a number of performas, and it is substantially a break even proposition.

Commissioner Van Scoy questioned the storm pond and the purpose considering it was steep.

Development Manager Lazan showed a rendering of the pond and stated it provides for a maximum slope down and the safety bench as required. The intent was to have water in the pond and to maximize house pads due to shortage of materials.

Commissioner Van Scoy questioned the storm water retention pond and the capacity proposed.

Development Manager Lazan noted the slope is required to get to water elevation and anything below doesn't add capacity but does improve water quality.

Discussion ensued regarding the pond and its depth in regard to safety.

Commissioner Brauer noted that for depth such as this pond, usually safety fences are installed.

Development Manager Lazan stated the acceptable depth and safety bench required for ponds.

Commissioners questioned if the depth of the storm water retention pond is the same as everywhere in the City of Ramsey.

Commissioner Field asked about cattails in the pond. It was noted depth would prevent cattails. He also questioned the elevation of backyards to the pond and if this has been addressed.

Commissioner Van Scoy expressed concern regarding the maximum depth.

Development Manager Lazan stated they could modify plans to a maximum six foot depth.

The Commission asked Senior Planner Gladhill for his recommendation who stated he would like to get feedback from the engineering department but believes a six-foot depth would work.

Commissioner Schiller questioned the water level throughout the year.

Development Manager Lazan discussed input to the pond from adjacent street and yard storm water and from ground water.

Commissioner Schiller questioned dropping it down to six feet.

Commissioner Van Scoy questioned what are the normal level or depth and the amount of variation. It was noted it is the amount to the point of overflow. The wetland elevation was explained.

Chairperson Levine questioned being down ten feet versus six feet. It was noted you need a certain volume of water below the water level.

Development Manager Lazan noted they can go to six feet. The majority of quality treatment will be done in the ponds elsewhere in The COR so this is additional treatment. But, they need the dirt to build the paths, although could make it up elsewhere.

Commissioner Van Scoy noted he wanted to ensure engineering, HRA and the public has reviewed what is reasonable – water quality, cost of fill and safety concerns. He expressed concern with a ten-foot depth. He requested another review to ensure safety at ten feet.

Commissioner Field also questioned the depth but indicated if the down slope is efficient to provide exit points, it would be fine. He favored ten feet but questioned winter and ice freezing over the pond.

Development Manager Lazan noted Commission's concern but stated these are generally accepted practices.

Commissioner Perez stated having more depth would be better in the long run and when there are dry seasons it won't fill.

Motion by Commissioner Field, seconded by Commissioner Schiller, to recommend that City Council approve the Preliminary Plat and the Zoning Amendment from COR-5 to COR-4a contingent upon the following criteria:

- Required amendments as outlined in the Staff Review File dated June 15, 2012
- Approval of the Zoning Amendment for the four single-family units within North Commons
- Response from the Anoka County Highway Department.

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

6. ADJOURNMENT

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

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

The special meeting of the Planning Commission adjourned at 7:49 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Cheryl Felix
TimeSaver Off Site Secretarial, Inc.