

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 7, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: Senior Planner Tim Gladhill
 Associate Planner/Environmental Coordinator Chris Anderson
 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 Bauer, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated May 3, 2012

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 Findings of Fact relating to the request for an 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 approve 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 questions raised by Staff in the sketch plan review letter.

Senior Planner Gladhill explained those questions are to be answered with the preliminary plat.

Commissioner Van Scoy noted the alignment of Center Street will significantly impact other streets.

Senior Planner Gladhill explained staff created a sketch plan for remaining platting to assure all elements work together. He noted Center Street will be realigned to create one north/south major arterial.

Development Manager Lazan addressed safety components and improved sight lines of Center Street.

Commissioner Brauer stated he finds this sketch plan to be easier to conceptualize than the previous plan, so it should also be easier to market. He stated the public also has a better understanding of the locations being referred to with this plan.

Commissioner Bauer asked whether this land will meet the community's retail needs for the next 20 to 30 years.

Development Manager Lazan stated that is a long forward look but based on the marketplace of the past several years, he thinks there is more retail in The COR than can be filled in the next 7 to 10 years.

Commissioner Bauer stated it appears the bulk of the retail, long term, will be between Highway 10 and Bunker Lake Boulevard and Armstrong Boulevard and Ramsey Boulevard, which is The COR. He noted the rest of the community will be recreational and residential.

Senior Planner Gladhill advised that space is guided for retail outside of The COR and based on market studies, he feels there is sufficient retail for the amount of housing forecast.

Chairperson Levine stated he remains concerned with the northeast node and need to provide access to commercial opportunities.

Development Manager Lazan thanked the Planning Commission for its input.

6.03: Staff Update

The Staff Update was noted.

6.04: Zoning Bulletins

Zoning Bulletins were noted.

7. COMMISSION/STAFF INPUT

Senior Planner Gladhill advised of upcoming agenda items.

Commissioner Bauer stated he would support an amendment to the zoning code to allow a church along a highway to be something other than an interim use, possibly a permitted use.

8. ADJOURNMENT

Motion by Commissioner Bauer seconded by Commissioner Schiller, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 8:04 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Cheryl Felix
TimeSaver Off Site Secretarial, Inc.