

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 12, 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

Members Absent: Commissioner Randy Bauer
 Commissioner Gary Van Scoy

Also Present: Senior Planner Tim Gladhill
 Associate Planner/Environmental Coordinator Chris Anderson
 Development Manager Darren Lazan
 Planning Consultant Tina Goodroad

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 Field, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 7, 2012

4.01.2: Planning Commission Special Meeting Minutes Dated June 19, 2012

Motion by Commissioner Field, seconded by Commissioner Brauer, to approve the following minutes as presented: Planning Commission Meeting Minutes dated June 7, 2012 and Special Planning Commission Meeting Minutes dated June 19, 2012.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Request for an Interim Use Permit for Grading and Mining Activities on Outlots A & B Elmcrest Sanctuary; Case of Oakwood Land Development Inc.

Public Hearing

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

Presentation

Planning Consultant Goodroad presented the staff report indicating the applicant is requesting an interim use permit in order to establish a wetland and will be exporting material, which based on its amount requires an IUP. The purpose of creating the wetland is that the applicant wants to create a mitigation bank on the property. The site is ideal because of its development constraints. The project will be completed in a single phase with five year maintenance monitoring. The owner has agreed to limited activities due to nearby residential properties.

Planning Consultant Goodroad stated the City Engineer has reviewed the proposal and supports the project based on two conditions to address existing drainage issues adjacent to the subject property. Staff supports the request. The owners would like to start the process this year; however, since the permit process is taking longer than expected, Staff suggests extending the expiration to August 1, 2013.

Commissioner Field asked the number and proximity of residents affected.

Planning Consultant Goodroad showed nearby residents on the map noting none are in immediate proximity.

Commissioner Field asked the standard time period for this type of project questioning the start time on Saturday mornings. He noted on weekdays 7:00 AM is less intrusive due to work but suggested pushing it up an hour on Saturdays.

Associate Planner/Environmental Coordinator Anderson noted City code regulates the hours of operations for contractors with a begin time of 7:00 AM. He added the applicants would be flexible on the hours and willing to work with the City.

Senior Planner Gladhill added reasonable conditions can be attached to the IUP if the Commission chooses.

Consensus was to implement a start time of 8:00 AM on Saturdays.

Mr. John Peterson, President, Oakwood Land Development, provided background on the parcel noting several issues to building houses on the property. After discussions, they decided on a wetland creation. He noted they are not bringing additional water into the area; they are digging a basin to hold water. He referenced government entities involved in this type of project, noting their rules don't always match up. He added there are businesses that need wetland credits and these will be put in a bank and available for purchase, which is their return.

Commissioner Schiller questioned if an August 1st deadline is long enough and suggested October 1st.

Mr. Peterson stated he is comfortable with August 1st.

Discussion ensued whether the deadline should be August, as recommend by Staff, or extended to October.

Associate Planner/Environmental Coordinator Anderson noted that the August 1st deadline came from conversations with the engineering firm but that Staff would not be opposed to an October 1st deadline.

Mr. Peterson stated the credits should be bought within the same watershed if possible but it is not required by law. He noted the City may need some in The COR area.

The map was reviewed in terms of exactly where the upland will be turned into wetland.

Associate Planner/Environmental Coordinator Anderson discussed layers of the wetland on the map presented. He noted the focus of the application is on exporting of the materials. He concluded Staff is comfortable as several agencies are overseeing the plan.

Commissioner Brauer questioned traffic circulation, why left out instead of right.

Mr. Peterson noted it is the shortest route.

Commissioner Field asked if there are an established percentage of wetlands to be preserved or created in Ramsey.

Associate Planner/Environmental Coordinator Anderson stated the purpose of the project is that the owner is looking for an opportunity to capture some monetary value in the land and since there are some obstacles for future residential development, this may be a more feasible way to benefit from the property.

Senior Planner Gladhill noted there is no minimum percentage of wetlands but Staff often receives proposals that impact wetlands so this is an avenue to mitigate.

Citizen Input

None.

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

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

Chairperson Levine closed the public hearing at 7:38 p.m.

Commission Business

Further discussion ensued regarding the deadline date.

Commissioner Field questioned the expiration date of six months from City Council approval. He noted setting a reasonable time limit is an incentive to complete the project.

Senior Planner Gladhill recommended the actual permit be six months from LRRWMO approval, not to exceed December 31, 2013.

Commissioner Field questioned if there is an ordinance preventing work being done on Sundays. He proposed to amend the Findings of Fact to 7:00 AM to 7:00 PM Monday through Friday, 8:00 AM to 7:00 PM Saturday and no work done on Sunday.

Commissioner Brauer suggested the times be edited under the permit rather than findings.

Motion by Commissioner Field, seconded by Commissioner Perez, to amend the Findings of Fact #11 to specify excavation work and use of equipment be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday, 8:00 AM to 7:00 PM Saturday and no work done on Sunday.

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

Motion by Commissioner Brauer, seconded by Commissioner Field, to incorporate Findings of Fact favorable to applicant with the substitution of new language in #11.

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

Motion by Commissioner Brauer, seconded by Commissioner Schiller, to recommend to City Council for approval as amended along with language proposed by Associate

Planner/Environmental Coordinator Anderson and by Senior Planner Gladhill in Findings of Fact #10.

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

5.02: Public Hearing: Consider Revised Comprehensive Plan Amendment for The COR

Public Hearing

Chairperson Levine called the public hearing to order at 7:50 p.m.

Presentation

Commissioner Brauer left the Chambers at 7:51 p.m.

Senior Planner Gladhill presented the staff report noting this is an amendment to the Comprehensive Plan. After review with the Metropolitan Council noted was a variation of boundaries listed in the forecast associated with the new COR master plan. He noted there is no change in the forecast due to no change in actual land use designation. Staff is requesting review of the changes in the Comprehensive Plan.

Development Manager Lazan presented and described the differences between the old and the new Plan. He noted work was done to address concerns in the discrepancy of the number of units within the development. He explained the history of unit changes and the cause for the current change. The process was to take the new unit count and work the differences and boundaries into one Plan.

Senior Planner Gladhill stated the technical memorandum is a work in progress and Staff is looking for feedback and a recommendation on the revised Comprehensive Plan. He noted two key pieces are the development plan and the forecast.

Citizen Input

None.

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

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

Chairperson Levine closed the public hearing at 8:00 p.m.

Commissioner Brauer returned to the Chambers at 8:01 p.m.

Commission Business

Chairperson Levine questioned the difference between where they started and where they are now in terms of housing.

Senior Planner Gladhill demonstrated site plan changes on the map presented.

Chairperson Levine asked the percent difference between residential and commercial.

Development Manager Lazan replied the major difference is the unified boundary criteria, there is more commercial than residential. He noted a fundamental shift on the west side of the project, opening it up to more commercial.

Commissioner Brauer questioned the Metropolitan Council projections and asked if they were still insisting on more houses.

Senior Planner Gladhill stated the Metropolitan Council is investing in the rail station and grants so they want to ensure the amendment is still consistent with their plan for grant approval.

Commissioner Field questioned the housing unit decrease from original and asked if they were looking to reestablish the original threshold.

Senior Planner Gladhill presented the areas on the site map.

Development Manager Lazan noted the most significant part is they now have a unified consolidated set of criteria.

Commissioner Brauer asked about The COR vision.

Development Manager Lazan stated The COR plan has a market focus, is a home for the community and is the center of Ramsey. It has all three components – rural, suburban and urban.

Motion by Commissioner Field, seconded by Commissioner Schiller, to recommend that City Council adopt the resolution granting approval of the Revised Comprehensive Plan Amendment for The COR.

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

5.03: Public Hearing: Consider GF Game Fair Off-Street Parking Overlay District

Public Hearing

Chairperson Levine called the public hearing to order at 8:19 p.m.

Presentation

Senior Planner Gladhill presented the staff report. He stated since Game Fair does not provide onsite parking many residents use their parcels for parking on the grass. In the past, they have received questions why this is allowed since the City has an off-street parking policy. With the proposed amendment, the City will now have something in code to provide an exemption. No additional permits or processes are being proposed.

Citizen Input

None.

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

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

Chairperson Levine closed the public hearing at 8:22 p.m.

Commission Business

Commissioner Field noted Game Fair is a unique event and draws people throughout the State; it is in a class of its own.

Commissioner Brauer noted the safety measure aspect. He stated if this off-street parking is not allowed, there is no area set up for people with disabilities as well as people are trying to cross streets in traffic.

Motion by Commissioner Field, seconded by Commissioner Perez, to recommend that City Council adopt the resolution establishing the GF Game Fair Off-Street Parking Overlay District.

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

5.04: Staff Update

The Staff Update was noted.

5.05: Zoning Bulletins

Zoning Bulletins were noted.

6. COMMISSION/STAFF INPUT

6.01: Absentee Voting

Member Field stated the primary is August 14th and reminded voters can vote by absentee ballot.

7. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:28 p.m.

Respectfully submitted,

Tim Gladhill
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Cheryl Felix
TimeSaver Off Site Secretarial, Inc.