

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 1, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:           Chairperson Gary Levine  
                                  Commissioner Randy Bauer  
                                  Commissioner Ralph Brauer (arrived at 7:03 p.m.)  
                                  Commissioner Joseph Field  
                                  Commissioner Matthew Maul  
                                  Commissioner Cindy Nosan  
                                  Commissioner Gary VanScoy

Members Absent:           None.

Also Present:               Development Services Manager Timothy Gladhill  
                                  Associate Planner/Environmental Coordinator Chris Anderson  
                                  Assistant to the City Administrator Patrick Brama

**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 Bauer, seconded by Commissioner Field, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Field, Maul, Nosan, and VanScoy. Voting No: None. Absent: Commissioner Brauer.

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated July 18, 2013**

Motion by Commissioner Bauer, seconded by Commissioner Maul, to approve the following minutes as presented: Planning Commission Meeting Minutes dated July 18, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Field, Nosan, and VanScoy. Voting No: None. Absent: Commissioner Brauer.

## **5. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **5.01: Postponed: Review Sketch Plan of Alpine Woods Third Addition; Case of Oakwood Land Development**

#### **Presentation**

Development Services Manager Gladhill presented the staff report stating this item would be postponed until September. He explained the proposed plat requests converting an existing outlot to a buildable lot with no adjustment to existing property lines or the creation of additional lots. The parcel is currently encumbered by an easement and constructed cul-de-sac. Staff requested the item be postponed in order to better review an acceptable alternative for the termination point of Uranium Street.

### **5.02: Public Hearing: Consider Request for an Amended Conditional Use Permit for an Expansion of a Religious Institution at 6341 167<sup>th</sup> Avenue NW; Case of Pathways Community 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 stating Pathways Community Church has applied for a conditional use permit to expand their facility with the addition of a 1,344 square foot accessory building for storage space at the property located at 6341 167<sup>th</sup> Avenue NW. He indicated the subject property was approximately 11.6 acres in size and was zoned R-1 Residential.

Associate Planner/Environmental Coordinator Anderson reviewed the plans in further detail with the Commission and recommended approval of the Findings of Fact and the amended conditional use permit.

#### **Citizen Input**

Sharon Compton, 11356 Flintwood Street NW in Coon Rapids, with Pathways Community Church thanked the Commission for considering their request this evening. She indicated the accessory building would assist in storing tables, chairs, outdoor equipment and mowers.

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

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nosan. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:09 p.m.

### **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #13-08-127 adopting Findings of Fact #0916 relating to the applicant's request for an amended conditional use permit

### **Further discussion**

Commissioner Field questioned if the existing shed would be removed.

Associate Planner/Environmental Coordinator Anderson stated the 12' x 16' existing shed would be removed to make room for the new accessory building.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Brauer, Field, Nosan, and VanScoy. Voting No: None. Absent: None.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #13-08-128 approving an amended conditional use permit for an expansion of a religious institution based on Findings of Fact #0916 and contingent upon compliance with the Staff Report dated July 26, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nosan. Voting No: None. Absent: None.

## **5.03: Public Hearing: Consider Ordinance #13-16 Amending City Code Relating to Surfacing Requirements in the Official Map Overlay District and Other Highway 10 Improvement Impact Areas**

### **Public Hearing**

Chairperson Levine called the public hearing to order at 7:13 p.m.

## **Presentation**

Development Services Manager Gladhill presented the staff report stating on July 9, 2013 the Council directed staff to review performance standards along Highway 10, specifically in the Official Map Area (for future freeway expansion). Signage and surfacing requirements were of specific concern. He requested the Commission discuss the matter further and adopt the proposed Ordinance.

## **Citizen Input**

None.

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

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Field, Maul, and Nosan. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:18 p.m.

## **Commission Business**

Chairperson Levine questioned the length of time that would be allowed for an interim use permits.

Development Services Manager Gladhill explained that interim use permits would be approved for five years and if not followed correctly action could be taken by the City.

Commissioner Bauer asked how the City would address right-of-way issues in the future.

Development Services Manager Gladhill indicated the expanded highway areas would be handled through State Statute, but the property owners would have grandfather rights. For the most part, most properties identified would be complete acquisitions. His hope would be that property owners would build or expand outside of the proposed highway right-of-way.

Commissioner Bauer recommended that staff consider landscaping or screening be considered short-term if completed in the interim within the proposed highway right-of-way.

Commissioner VanScoy inquired if there were plans for a City of Ramsey interchange.

Development Services Manager Gladhill commented a corridor study has been completed for both Sunfish Lake Boulevard and Armstrong Boulevard interchanges.

Commissioner Field recommended a language change to the Ordinance regarding the impacted area.

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to recommend that City Council adopt Ordinance #13-16, with the noted language change.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Brauer, Field, Maul, Nosan, and VanScoy. Voting No: None. Absent: None.

**5.04: Consider Recommendation from Economic Development Authority (EDA) for Area Near 167<sup>th</sup> Avenue and Saint Francis Boulevard (TH 47)**

**Presentation**

Development Services Manager Gladhill presented the staff report stating the retail node located at 167<sup>th</sup> Avenue and Trunk Highway 47 has been a topic of discussion with City Council and the EDA for several years. This node has struggled to become economically viable for some time, is experiencing high vacancy, an increase of blighted building conditions and escalating crime.

Development Services Manager Gladhill explained the City has received a number of inquiries from property and business owners located in the 167/47 Node requesting assistance to help correct a market failure. He indicated that Staff has worked through a policy that would assist in guiding this property through redevelopment while creating a common goal, vision, working parameters and a process to garner public input. He requested the Commission review the policy and direct Staff to coordinate an Open House.

**Commission Business**

Assistant City Administrator Patrick Brama discussed the potential redevelopment of some land near the node by Rum River Hills Golf Course. He stated conceptual plans were being reviewed by the City at this time and that the number of units was still uncertain.

Commissioner Bauer commented if the number of residents in this area were to increase, it may create additional interest in the node.

Chairperson Levine expressed concern with bringing in a warehouse use to the node as opposed to retail uses.

Development Services Manager Gladhill explained the original vision for this area was a small neighborhood retail center to serve the adjacent residents.

Assistant City Administrator Brama commented the EDA did not want to see the space opened up for warehouse or industrial uses.

Commissioner Nosan questioned if the City had considered open up market rate apartments in the node.

Development Services Manager Gladhill stated in 2003-2004 the City's Master Plan identified additional housing in this area while reducing the size of the retail space. He explained the City would benefit greatly by gathering feedback from the residents near the node, as to what their needs are.

Commissioner Brauer stated commercial/retail uses has not worked in this area for quite some time. However, if additional housing units were added by the golf course, this may alter the retail needs. He recommended an Open House be framed broadly to assist in gathering interesting ideas from the public.

Development Services Manager Gladhill stated it was his hope to keep the Open House a simple process.

Commissioner Brauer stated the area would not become developed until the City brought sewer and water services.

Development Services Manager Gladhill commented the water lines were near this location but sewer lines were approximately 1-2 miles away.

Commissioner Field cautioned the City from putting in these sewer lines due to the vast expense that would be taken on. He stated the sewer and water lines would still not guarantee retail or commercial success in the node.

Chairperson Levine was in favor of the City holding an Open House to gather feedback from the public as to their wants and needs for this area.

Motion by Commissioner Bauer, seconded by Commissioner Nosan, to table action on the policy and direct Staff to coordinate an Open House/Collaboration after the September Planning Commission meeting to gather input on the area and the creation of a project webpage and online public input forum.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Nosan, Brauer, Field, Maul, and VanScoy. Voting No: None. Absent: None.

#### **5.05: Receive Update on Public Input Process for 15153 Nowthen Boulevard NW: Former Municipal Center**

##### **Presentation**

Development Services Manager Gladhill presented the Staff Report and discussed the development of City owned land located at 15153 Nowthen Boulevard, known as the Former

Municipal Center Site. The property was approximately 21.24 acres in size and was located in a Public/Quasi-Public zoning district. He noted the site was vacated in 2006, when the City moved its municipal center campus to The COR. The City has been exploring various options for selling the property in conjunction with the construction of a new fire station.

Development Services Manager Gladhill explained the City was considering two general development scenarios for the property: data center and single family residential. It was noted the City completed a feasibility study and the next step was to consider the appropriate land use and zoning for the parcel. He requested the Commission discuss this matter in further detail and provide direction to staff.

### **Commission Business**

Assistant City Administrator Brama commented the feasibility study and public process would allow the residents to provide input on the redevelopment of this property. The City wanted to be sure their concerns and feedback was considered throughout the entire process.

Commissioner Brauer was pleased that the neighborhood was being invited to partake in the planning. He encouraged the City to use this model for other future redevelopment projects.

#### **5.06: Staff Update**

- **Development Update**
- **Update on Housing Assistance Policy**
- **Update on EDA Discussion: Future Industrial Park**
- **Update on Minnesota Department of Natural Resources (DNR) Rulemaking for Mississippi River Corridor Critical Area**

Staff provided a monthly update for the Commission.

#### **6. COMMISSION / STAFF INPUT**

None.

#### **7. ADJOURNMENT**

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

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Field, Bauer, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 8:22 p.m.

Respectfully submitted,

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Tim Gladhill  
Development Services Manager

ATTEST:

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JoAnn Shaw  
Planning Division Secretary

Drafted by Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*

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