

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 3, 2013.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for Interim Use Permit to Allow Periodic Temporary Lodging Accommodations at the Property Located 14501 Nowthen Boulevard NW: Case of Family Promise in Anoka County

Public Hearing

Chairperson Levine called the public hearing to order at 7:05 p.m.

Presentation

Associate Planner/Environmental Coordinator Anderson presented the staff report noting the applicant, Family Promise in Anoka County (FPAC), was requesting an Interim Use Permit to allow periodic, temporary lodging accommodations at their day center, which is located on the Lord of Life Lutheran Church campus. He reviewed the request in further detail with the Commission and recommended approving the request for an interim use permit contingent upon the receipt of a permit from Anoka County and the installation of a meter, at the applicant's expense, on the inside of the building to monitor domestic water usage as it relates to the capacity of the septic system.

Citizen Input

Commissioner Bauer questioned why the applicant was required to have an interim use permit.

Associate Planner/Environmental Coordinator Anderson explained this was based on the fact the church was located in an R-1 zoning district. He reviewed the requirements for group homes versus the proposed special use permit.

Dell How, 16471 Sapphire Street, explained that his church Andover Christian Church has been involved with the Family Promise organization for the past three years. He discussed the housing services provided to families in need. He encouraged the Commission to support the interim use permit requested from Lord of Life to meet the emergency needs of the community.

Irene Rodriguez, Family Promise Program of Anoka County, explained the services provided by her organization. She commented the proposed interim use permit would allow Family Promise to provide emergency housing services for twelve weeks out of the year, if a need were to arise. She indicated the families in need were all from Anoka County.

Commissioner Bauer noted the proposed language within the interim use permit allows for Family Promise to provide housing services twelve weeks a year. He recommended that this language not be limited to one week per month.

Development Services Manager Gladhill supported the proposed language change.

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

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

Chairperson Levine closed the public hearing closed at 7:28 p.m.

Commission Business

Commissioner VanScoy questioned if a five-year time limit should be set on the interim use permit.

Development Services Manager Gladhill recommended the five year time period remain in place, as this would allow for review.

Commissioner Brauer suggested the language read that the term will expire five years from November 26, 2013 or until a long-term solution was found.

Commissioner Maul recommended the twelve weeks be changed to fourteen weeks to allow for emergencies.

Chairperson Levine supported this recommendation.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #13-11-182 adopting Findings of Fact #0918 relating to the applicant's request for an interim permit, changing Paragraph 16 to read, fourteen weeks.

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

Commissioner VanScoy suggested the interim use permit remain contingent upon installation of a meter at the applicant's expense and that language be added to allow Family Promise the option to connect to City sewer or upgrade the septic system.

Motion by Commissioner Bauer, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #13-11-183 approving an interim use permit to provide periodic temporary lodging accommodations in the building generally known as 14515 Nowthen Boulevard NW based on Findings of Fact #0918, amending Paragraph 2 to read, the term of the

permit shall commence on November 26, 2013 and shall expire five years thereafter, November 26, 2018, or upon rezoning or other change in City Ordinance making this a permitted use; amending Paragraph 8, that the interim use permit shall be required to upsize the SSTS within 12 months if water usage exceeds the designated capacity of existing SSTS, or connect to City sewer services; and, amending Paragraph 5 deleting the statement no more than one week per month and changing 12 weeks to for 14 weeks.

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

5.02: Public Hearing: Consider Request for Sketch Plan Review of Diehl Acres and Variance to Allow Private Well and Septic in the R-1 Residential (MUSA) District

Public Hearing

Chairperson Levine called the public hearing to order at 7:38 p.m.

Presentation

Development Services Manager Gladhill presented the staff report stating the applicant is requesting Sketch Plan Review of Diehl Acres. This plat is located on the north side of Green Valley Road across from Green Valley Greenhouse. The Sketch Plan contemplates the creation of one (1) new buildable lot. The existing parcel has a dwelling and multiple accessory structures. The plat would create a buildable lot with the intent to build a second dwelling on the north side of the County Ditch that traverses the property. The proposed Sketch Plan meets or exceeds minimum standards required by City Code. Staff reviewed the plan in further detail and recommended the Commission approve the findings of fact, adopt the Variance and approve Diehl Acres.

Citizen Input

Richard Kryer, Midwest Plan and Design, explained he drafted the proposed sketch plan for the Commission to review.

Sam Diehl, 4308 82nd Avenue in Brooklyn Park, stated the proposed lot split would allow him to relocate into the City of Ramsey. He looked forward to coming home as he would be able to live closer to his family.

Commissioner VanScoy thanked Mr. Diehl for the thorough sketch plan. He questioned why the current driveway would be changed.

Mr. Diehl stated the County was requiring that the driveways be 60 feet apart for traffic safety purposes.