

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 6, 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 Jessica Perez
 Commissioner Gary Van Scoy

Members Absent: Commissioner Robert Schiller

Also Present: Development Services Manager Timothy Gladhill
 Assistant Planner/Environmental Coordinator Chris Anderson

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 Van Scoy, seconded by Commissioner Field, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 4, 2012

Motion by Commissioner Bauer, seconded by Commissioner Brauer, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 4, 2012.

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

5. NOTE CITY COUNCIL MINUTES

5.01: Note the Following City Council Meeting Minutes:

5.01.1: City Council Meeting Minutes Dated August 13, 2012

5.01.2: City Council Meeting Minutes Dated August 28, 2012

5.01.3: City Council Meeting Minutes Dated September 11, 2012

5.01.4: City Council Meeting Minutes Dated September 25, 2012

5.01.5: City Council Meeting Minutes Dated October 9, 2012

5.01.6: City Council Meeting Minutes Dated October 23, 2012

Informational; no action required.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Request for Sketch Plan Review of Seasons of Ramsey; Case of the Seasons of Ramsey Limited Partnership

Presentation

Development Services Manager Gladhill presented the staff report. He noted Seasons of Ramsey was requesting a Sketch Plan Review for a major plat for the development of fifty (50) townhome units in the Town Center Gardens 3rd Addition. He indicated the proposed development is a reconfiguration of an existing platted, undeveloped portion of Town Center Gardens. The style of the townhomes proposed varies from the original approval of the previous plat, involving wider units and a net decrease in the number of forecasted units over the entire development area for the project. Staff recommended the Developer proceed with the preparation and submittal of the Preliminary Plat.

Citizen Input

Mike Podawiltz, Podawiltz Development, thanked Staff for their presentation this evening. He looked forward to working with the City on this development.

Chairperson Levine asked if Staff had any concerns with the Sketch Plan.

Development Services Manager Gladhill indicated his only concerns were with the proposed turning movements and setbacks in the development. These items would be worked out in the Preliminary Plat. He stated the Fire Marshall had no concerns at this time.

Commissioner Brauer asked if the developer was comfortable with the single ownership for utilities.

Mr. Podawiltz stated this was the practice and he understood this would be the practice in this development.

Development Services Manager Gladhill commented further information on the utility plan would be available for the Commission to review with the Preliminary Plat.

Commissioner Bauer questioned if there would be any building on the east end of the development.

Development Services Manager Gladhill stated that portion of the development would be used for storm water management and no building was proposed for this area of the development.

Commissioner Bauer asked where the playground would be located.

Development Services Manager Gladhill explained this would be located adjacent to the community building. The “tot lot” would be available to townhome owners and would not be a public park.

Commissioner Field was pleased the development was reduced in size from 70 units to 50 units as this would create wider units and more open space.

The Commission supported the Sketch Plan.

Commission Business

No action was needed at this time.

6.02: Staff Update

The Staff Update was noted.

6.03: Zoning Bulletins

Zoning Bulletins were noted.

7. COMMISSION / STAFF INPUT

None.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:19 p.m.

Respectfully submitted,

Tim Gladhill
Development Services Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.