

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 7, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Randy Bauer
 Commissioner Ralph Brauer
 Commissioner Matthew Maul
 Commissioner Cindy Nosan
 Commissioner Gary VanScoy

Members Absent: Commissioner Joseph Field

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 7:01 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 3, 2013

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 Krier, 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.

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

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

Chairperson Levine closed the public hearing closed at 7:47 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to adopt a Resolution adopting the Findings of Fact related to the Variance.

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

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to adopt a Resolution granting the Variance.

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

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to recommend that City Council approve Diehl Acres.

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

5.03: Consider Request for Sketch Plan Review of Alpine Woods Third Addition; Case of Oakwood Land Development

Presentation

Development Services Manager Gladhill presented the staff report stating the submitted minor subdivision proposes to plat approximately 0.30 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot. Staff reviewed the sketch plan in further detail and recommended the Commission approve the final plat based on sketch plan review.

Commission Business

Brad Ehrler, 15548 Uranium Street, discussed the proposed sketch plan. He was pleased that the cul-de-sac size would be reduced. He commented his son required 24 hour nursing care and

these nurses would be parking in the cul-de-sac at times. He expressed concern about the amount of space available for cars to be parked in the street.

Development Services Manager Gladhill stated the roadway and cul-de-sac would have parking restrictions due to its reduced size. He commented the Commission did not have to approve the sketch plan as presented. Staff could work with the applicant and property owner to the north on another solution, perhaps a hammerhead roadway configuration would better meet the needs of the homeowners along this street.

Chairperson Levine was in favor of staff speaking with the property owner to the north as this would address the roadway restrictions.

Commissioner Bauer agreed.

Commissioner Brauer was not in favor of the City creating a hardship for an existing property owner. He did not find this to be fair.

Commissioner Nosan questioned how long Mr. Ehrler had lived at his address.

Mr. Ehrler commented he purchased his home in 2011, but the home was built in 2007.

Commissioner VanScoy asked what the standard size of a cul-de-sac was.

Development Services Manager Gladhill stated the standard amount of right-of-way was 120 feet.

Mr. Ehrler indicated he would be interested in purchasing the outlot to avoid further development or alteration of his neighborhood.

Chairperson Levine recommended Mr. Ehrler speak with staff further.

Development Services Manager Gladhill thanked the Commission for their feedback this evening. He explained he would bring this information back to the applicant.

5.04: Discuss ‘Statement of Goals’ for the Area new the 167th Avenue and Saint Francis Boulevard (TH 47)

Presentation

Assistant to the City Administrator Brama presented the staff report stating the retail node located at the intersection of 167th Avenue and Trunk Highway 47 was the focus of this discussion. He reported the purpose was to discuss a proposed policy, which outlines the City’s position regarding the future development of the 167th retail node. This policy would be known as a “Statement of Goals” and would identify a common goal, vision, working parameters and a

process to garner public input. Staff reviewed the background of this matter in further detail and recommended the Commission adopt the “Statement of Goals” for the 167/47 Node.

Commission Business

Chairperson Levine requested an update on the old supermarket building at 167/47.

Assistant to the City Administrator Brama reported staff visited the site recently and the building was coming along nicely. New electrical and plumbing had been installed, along with a concrete floor. The developer was marketing the property again.

Commissioner Brauer asked if a gun range was still being considered at this property. He did not support this use at the node. He suggested Roman numeral II and II on Page 5 be removed.

Development Services Manager Gladhill explained a potential gun range had been submitted to the City and may come back for reconsideration. He indicated a gun range could be a conditional use, if a zoning code amendment were approved, and would require an applicant to go through the conditional use permit process.

Commissioner Nosan questioned what uses would be allowed in the node.

Development Services Manager Gladhill indicated this would include general retail, or commercial recreation. He stated these uses could be expanded to allow for additional flexibility while redeveloping the node.

Commissioner Bauer asked if the node would allow warehousing and light industrial uses.

Assistant to the City Administrator Brama commented this would not be allowed, based on the majority of the comments gathered by the public. He further discussed the proposed zoning restrictions within the policy.

Development Services Manager Gladhill understood the Commission’s hesitancy to proceed with the document as is and stated staff could remove the zoning section from the policy. Staff could instead make the necessary amendments to the Comprehensive Plan in order for the proposed Statement of Goals to proceed.

Chairperson Levine agreed with this recommendation.

Commissioner Bauer wanted to see the property redeveloped while generating traffic and employment.

Development Services Manager Gladhill stated this procedure could be followed by staff. He explained he would bring forward for the Commission’s next meeting a Comprehensive Plan Amendment to allow the indoor shooting range component. He also proposed removing Section C II and III from the Statement of Goals.

Chairperson Levine requested that the Commission be allowed to review potential redevelopment requests for this node, even if the zoning was not a proper fit. It was his opinion that a Comprehensive Plan Amendment to allow for the indoor shooting range was not necessary at this time.

Commissioner Brauer agreed with this suggestion.

Motion by Commissioner Brauer, seconded by Commissioner Maul, to recommend that City Council adopt the “Statement of Goals” for the 167/47 Node removing Roman Numerals II and III on Page 5.

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

5.05: Review Preliminary Metropolitan Council 2040 Forecasts

Presentation

Development Services Manager Gladhill presented the Staff Report stating Minnesota Statutes Chapter 473 provides direction to the Metropolitan Council in regard to the foundation for regional planning. This chapter provides guidance for communities within the metropolitan area to prepare Comprehensive Plans. The Regional Planning Cycle updates once every ten (10) years following completion of the US Census. He reviewed the next stage in the Regional Planning Cycle was to prepare the 2040 Regional Development Framework. This task was completed by the Metropolitan Council and was currently underway. He discussed the preliminary forecasts in detail and requested the Commission recommend that the City Council adopt the Preliminary Response to the Metropolitan Council Preliminary 2040 Forecasts.

Chairperson Levine was pleased that this report was a more close reflection to reality with the preliminary forecasts.

Commissioner Bauer requested the Met Council adjust the population and number of households projected within the preliminary forecast.

Development Services Manager Gladhill indicated this discrepancy would be addressed with the Metropolitan Council Council.

Motion by Commissioner Brauer, seconded by Commissioner Maul, to recommend that City Council adopt the Preliminary Response to the Metropolitan Council Preliminary 2040 Forecasts.

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

5.06: Adopt Resolution of Comprehensive Plan Compliance for Tax Increment Finance District No. 2 Modification

Development Services Manager Gladhill explained TIF District 2 was set to decertify on December 31, 2013. The distribution of those tax dollars would then be distributed to three taxing districts. He stated the TIF plan would have to be modified. He requested the Commission make a recommendation that the modification to the TIF plan remains consistent with the Comprehensive Plan.

Chairperson Levine questioned why the Commission had to take action on the TIF District closing.

Development Services Manager Gladhill indicated this would align the estimated and actual revenue generated by the TIF district.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend adoption of Resolution #13-11-186, finding that the modification to the TIF plan remains consistent with the Comprehensive Plan.

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

The Staff Update was noted.

5.07: Staff Update

The Staff Update was noted.

5.08: Zoning Bulletins

Zoning Bulletins were noted.

6. COMMISSION / STAFF INPUT

None.

7. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:53 p.m.

Respectfully submitted,

Tim Gladhill
Development Services Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.