

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 4, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Commissioner Ralph Brauer

Also Present: Community Development Director Timothy Gladhill
 City Planner 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 Bauer, seconded by Commissioner VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for a Home Occupation Permit to Operate a Frozen Foods Sales and Delivery Business on the Property Located at 14920 Chameleon Street NW; Case of Abdelfettah Benzoubair

Public Hearing

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

Presentation

City Planner Anderson presented the staff report stating through the Code Enforcement program, the City became aware of a Home Occupation being operated at 14920 Chameleon Street NW. In response to Notice of Violation, the City received an application for a Home Occupation Permit to operate Pipestone Deliveries, a frozen foods sales and delivery business from the subject property. Due to the number of 'non-resident' employees (2) and the fact that there is exterior evidence of the Home Occupation (vehicles) this request is subject to review by the Planning Commission and action by the City Council. Staff reviewed the request in further detail, noting the applicant was working to find a commercial site and recommended approval of the Home Occupation Permit.

Citizen Input

Sharon White, 14921 Chameleon Street NW, explained the applicant has improved the yard and house greatly over the past three years. She fully supported the home occupation.

Abdelfettah Benzoubair, 14920 Chameleon Street NW, discussed his home occupation in further detail with the Commission. It was his hope to expand his business to a commercial site in the near future. He thanked the Commission for considering his request.

Commissioner Bauer asked how long the employee vehicles were parked onsite along with the vans. Mr. Benzoubair estimated there was a 20 to 30 minute span each morning and evening.

Commissioner Bauer recommended striking the trips per hour restriction within the Findings of Fact. City Planner Anderson supported this recommendation.

Commissioner VanScoy inquired if the applicant would be placing any screening on his property. Mr. Benzoubair explained he would be placing a fence along the side of his garage that would screen 50% of the vans.

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

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

Chairperson Levine closed the public hearing closed at 7:13 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend approval of Resolution #14-12-248 adopting Findings of Fact, amending Finding #4 eliminating the traffic trips restriction.

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #14-12-249 approving a Home Occupation Permit for a frozen foods sales and delivery business at 14920 Chameleon Street NW, eliminating Item #4 regarding the number of traffic trips per hour.

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

5.02: Consider Recommendation for Resolution #15-01-002 Granting Site Plan Approval of Fire Station No. 2 Replacement to be Located at 5650 Alpine Drive NW; Case of the City of Ramsey

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to consider a recommendation to the Council on a proposed site plan for a new Fire Station No. 2 to be located at 5650 Alpine Drive NW. This is the first of multiple steps for the City Council to consider in advancing towards construction of a new Fire Station No. 2. Approval of a Site Plan for Fire Station No. 2 does not give final authorization to commence construction. The Council will still need to advertise for competitive bids and award a contract if it chooses to move forward with construction.

Community Development Director Gladhill explained that the proposed 10,000+ square foot building will provide office, meeting, locker room, and apparatus bay areas for a paid on-call fire department to replace the existing fire station located at 15153 Nowthen Boulevard NW, the former municipal center. The facility is not designed for a full-time Fire Department staff. This will be a multi-purpose facility with space for a Police Department sub-station, Allina Health Emergency Medical Services, and polling location for local elections. The site also currently is the location of an Anoka County Communications Tower (800 MHz). The proposed facility will gain access from both Helium Street and Alpine Drive. Staff reviewed the request and recommended approval of the Site Plan for Fire Station No. 2.

Fire Chief Dean Kapler further reviewed the layout of proposed Fire Station No. 2 in detail with the Commission. He believed that the paid on-call fire department would be needed going into the foreseeable future. He explained how the proposed location was in a prime location to serve the City of Ramsey. He provided comment on the building design noting it would be multi-use, serving both the police and fire department.