

## **Ridgepoint (Major Plat) by Village Bank Copies of Previous Minutes (Planning Commission and City Council)**

### **Planning Commission: April 3, 2014**

#### **5.03: Review Sketch Plan for Parcel Owned by Village Bank located at 6080 Highway 10 NW; Case of Village Bank**

##### **Presentation**

Development Services Manager Gladhill presented the staff report stating the purpose of this case was to review a submitted Sketch Plan for a seven (7) lot single-family subdivision that is immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. The site is located on the easternmost border of the City, adjacent to the City of Anoka. The purpose of the Sketch Plan is to review the general layout of the proposed lots, street/cul-de-sac and overall use of the property. He reviewed the comments received from Lano Equipment noting this company had concerns with the compatibility of the development of seven single-family homes adjacent to their business. He reported the subdivision (plat) application would require a Comprehensive Plan Amendment, Zoning Amendment, and Easement Vacation. It was noted the site was currently guided as Business Park and is located within the E-1 Employment District, and a portion of the site is located within the Mississippi River Corridor Critical Area (MRCCA). The request generally complies with the minimum standards of the R-1 Residential district; however, there were some potential deficiencies in the minimum lot width, side yard setbacks and the length of the cul-de-sac. Staff requested comment from the Commission and to then recommend the applicant either begin or not begin preparing a preliminary plat for further review.

##### **Commission Business**

Commissioner VanScoy asked if this parcel was zoned R-1 Residential if a transition zone would be required.

Development Services Manager Gladhill stated buffering would be necessary and the City did not have a landscaping plan at this time. He indicated staff could look at different alignments for the proposed lots.

Chairperson Levine requested comment from the applicant.

Don Kveton, owner of Village Bank, 5750 177<sup>th</sup> Avenue, explained Village Bank has owned this property for several years and after the site has not sold, he was proposing to build homes. He stated new home sales were on the rise and he hoped to make the proposal work.

Curt Lano, Lano Equipment, expressed concern that the subject property was currently zoned E-1 Employment. He feared that if single-family homes were placed on this proposed parcel, that the future residents would be bothered by the adjacent industrial properties. He recommended the City also decide how the frontage road would be handled prior to considering this single-family development.

Development Services Manager Gladhill requested comment from the applicant on the range of housing prices for this parcel.

Mr. Kveton anticipated that the home prices would vary with the values increasing for the homes on river. He reported the homes would be built to meet the needs of the buyers.

Commissioner VanScoy commented the Mississippi River Trail currently follows the contours of the property. He asked if the trail location would change.

Development Services Manager Gladhill stated the trail location would not be altered, but the building pads would be increased in height.

Commissioners questioned how the Highway 10 Access Study could impact this parcel.

Development Services Manager Gladhill stated the Highway 10 Access Study had just finished its first phase and feedback had been provided to the City through an open house in 2013. From this point, Bolton & Menk was directed to provide lower costs and incremental improvements to meet the City's vision. He reported a second open house was held and additional adjustments would be made to the plans. He discussed the potential need for a frontage or backage road for local businesses along Highway 10. He commented the Highway 10 Access Study was not final and the City continues to work through this matter.

Mr. Lano explained he was presented only one frontage road option at the recent Open House. He stated two additional options were emailed to business owners after the meeting. He encouraged the City to make a decision on where the frontage road would be located as this would assist in how this area should develop.

Development Services Manager Gladhill stated 30 feet of right-of-way would be needed to place a frontage road along Highway 10. This would impact future expansions of the businesses along this roadway. He stated no decision has been made by the City regarding the frontage road at this time. It was noted the trail corridor would be installed in the current alignment.

Mr. Kveton asked if the trail location would hinder future development.

Development Services Manager Gladhill explained the trail location would not hinder development, and would provide a valuable connection to King's Island in Anoka, Minnesota.

Commissioner Field questioned where the trail was located on the plan.

Development Services Manager Gladhill reviewed the trail locations with the Commission. He reported the City needed to proceed with the Mississippi River Trail as presented as the cities of Anoka and Ramsey had secured a federal grant to build the trail and a contract had already been awarded. The Developer would need to realign the trail at its own costs and work through approvals related to the federal grant award.

Commissioner Brauer stated the subject property has been challenging for years given its location and proximity to Highway 10. He inquired if multi-family residential should be considered for this parcel or if further analysis was necessary before proceeding with the single-family development. He believed the Planning Commission needed additional information before a decision could be made regarding this property. He thought the applicant needed a more compelling case in order for the City to consider a Comprehensive Plan amendment.

Commissioner Bauer recommended the landowner review the proposed frontage road as this would reduce the size of the necessary cul-de-sac. In addition, Lot 6 should be removed from the plan and be made into Outlot A. He stated Lots 1 through 4 had issues with their side yard setbacks and by eliminating Lot 6 this would create additional land to improving the spacing of the lots.

Development Services Manager Gladhill responded the Comprehensive Plan did provide the City with a vision. He stated if the Commission supported the proposed sketch plan, a motion could be made to this effect. However, the Commission also needs to consider how to develop riparian lots while also keeping in mind the Highway 10 Access Study. Staff commented additional stakeholder meetings would need to be held as this matter proceeds.

Commissioner Brauer asked if the Commission could direct staff to proceed with the trail plan.

Development Services Manager Gladhill stated the trail alignment and construction would proceed as presented this evening. He reported a contract had already been awarded by the City. He indicated the City has been engaging the public throughout this process. He explained staff was seeking comment from the Commission on if a second look was needed regarding the Comprehensive Plan Amendment.

Commissioner Brauer commended staff for bringing the public together through the Open House process. He believed this process would greatly benefit this sketch plan.

Development Services Manager Gladhill questioned if the sketch plan should be a priority for City staff. He noted a broader City-initiated public processes for this Comprehensive Plan Amendment was not a budgeted item for 2014.

Commissioner Brauer did not believe this was a priority for the City in 2014 as only one landowner was requesting the Comprehensive Plan Amendment. For this reason, the matter could be put on the backburner until staff had the time and resources to address the matter.

Development Services Manager Gladhill thanked the Commission for their input.

Commissioner VanScoy expressed concerns mostly with the location of the future frontage road. He stated the trail would need to be taken into consideration by the developer.

Chairperson Levine stated this property has been a challenge for years and he would like to see a development work. He did not want redevelopment for this property to lose momentum.

Commissioner Bauer asked when a decision regarding the frontage road would be made.

Development Services Manager Gladhill clarified that the Highway 10 Access Study would be completed in June of 2014. The alignment of the frontage road would be determined after the study was given consent by the City. This could take approximately 12 to 18 months.

Commissioner Bauer explained that the Highway 10 Access Study was a significant event that would impact the subject property and could perhaps require a Comprehensive Plan Amendment.

Motion by Commissioner Bauer, seconded by Commissioner Field, to recommend the applicant begin preparing a Preliminary Plat for review after the completion of the Highway 10 Access Study was completed in June of 2014, with the frontage road serving as a buffer between the employment and residential properties.

### **Further discussion**

Commissioner Brauer wanted to see a process that would include the neighborhood as this would ensure all surrounding landowners supported the development of this property.

Development Services Manager Gladhill stated if the sketch plan matter were delayed until June 2014 this could push the project back to 2015.

Commissioner Brauer understood there may be consensus among the Planning Commission that a change in the highway plan and the trail supported a Comprehensive Plan Amendment. He indicated he supported the homes adjacent to the river, but had issue with how the homes adjacent to the existing businesses would be buffered.

Development Services Manager Gladhill thanked Commissioner Brauer for his comments and requested comment from the applicant.

Mr. Kveton stated the frontage road remained an uncertainty and his plans would need to be further reviewed by Mr. Gorham. He thanked staff for working with him on this development and reiterated that he had not purchased this land, but it was given back to his bank. He was simply hoping to see the property developed.

Development Services Manager Gladhill recommended the Planning Commission proceed with the motion on the table and that staff continue to work with Mr. Kveton on the development.

Mr. Lano discussed how the frontage/backage road would impact his property.

Development Services Manager Gladhill clarified that the City would not be purchasing land at this time for purposes of redevelopment.

Commissioner VanScoy asked who would be making the final decision on the frontage road.

Development Services Manager Gladhill stated MnDOT would be completing a study and this study would then be given municipal consent by both Ramsey and Anoka.

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

## **Planning Commission: June 5, 2014**

### **5.05: For Discussion Only: Receive Update and Work Plan for Major Plat and Comprehensive Plan Amendment for Ridgepoint Located at 6080 Highway 10 NW; Case of Village Bank**

#### **Presentation**

Community Development Director Gladhill presented the staff report stating the City has received a request for a Major Plat from Village Bank for an amendment to the City's Comprehensive Plan to allow seven (7) single family lots located on the existing parcel at 6080 Highway 10 NW. This parcel is currently guided as Business Park and located in the E-1 Employment District. The proposed use would require an amendment to the Comprehensive Plan for Low Density Residential (LDR) and a Zoning Amendment to R-1 Residential (MUSA).

Community Development Director Gladhill reviewed the request in further detail and the Planning Commission's past consideration of this proposal and interaction with the Highway 10 Access Planning Study. He explained the applicant desires to better define upcoming steps and whether some items can be run concurrently. This is an opportunity for the Planning Commission to comment on the proposed Work Plan.

Chairperson Levine stated the Planning Commission felt the Highway 10 Access Planning Study was an important consideration.

Commissioner Bauer agreed that the important issue is the access location so it is kind of "jumping the gun" to consider a Major Plat at this point. He stated the southern lots make a lot of sense, regardless of where the other road goes, so those lots could be considered at this point and give Village Bank something to work on this summer.

Community Development Director Gladhill agreed there are impacts with the southern outlet and the Highway 10 Access Planning Study will provide viable options once the City's has a Land Use Plan surrounding that. He stated there are too many differing opinions on what that opportunity is, there is no consensus, but may be more consensus by the end of July when the Study is completed. He suggested Village Bank address phasing the plat and the resulting impact on the investment they would put into Rivlyn Avenue.

Randy Diers, President of Village Bank, stated they appreciate the massive scope of the redevelopment and focus of the Highway 10 Access Planning Study to eliminate over 200 access points along Highway 10. Unfortunately, it falls during a time they are platting this 5.7 acre site. Mr. Diers stated they believe the extension of the southern Rivlyn Avenue is the best use for their property, as it opens seven lots with access through an outlot onto the Mississippi River. He stated these lots will be popular during this economic recovery and the highest and best use of the site. Mr. Deers stated nice homes will be built, establishing a good tax base. He noted Rivlyn Avenue will be extended with a cul-de-sac and Outlot C will extend the bicycle path. This pushes the frontage road to the north. Mr. Diers stated they are new to this process and understand it hits at a time when Highway 10 is at the forefront of the City's plan. As the land owner, they want to move through this process as expeditiously as possible as the economy is improving. He stated phasing would be difficult because a prospective homeowner will want to know the road alignment prior to making an investment. In addition, they will be significant lots.

Commissioner Bauer stated concerns relate to the length of the cul-de-sac and whether an extension to Rivlyn Avenue could eliminate the cul-de-sac concern.

Mr. Deers stated the southern route is impactful to this site with a residential use so they hope for the northern service road option that would provide access to the industrial area more efficiently and still accomplish the goal of eliminating Highway 10 access points.

Commissioner Bauer asked about the zoning.

Community Development Director Gladhill indicated the parcel owned by Village Bank is almost entirely E-1 Employment with a sliver piece of Single Family Residential on the opposite side of the future Mississippi River Trail.

Commissioner Bauer stated maybe Outlot A should be zoned E-1. He supported starting a rezoning process because it would be necessary before the lots can be sold for residential.

Community Development Director Gladhill agreed it makes sense to have those lots zoned Residential but the frontage road remains to be resolved. He stated there are comments on both sides of which alternative is best so the City is awaiting the outcome of the Study. He stated staff will do their best to keep the process moving forward, but it will be tight because the City is also considering significant Comprehensive Plan amendments at peak times. Community Development Director Gladhill explained the Study was commissioned by the Department of Transportation so ultimately it will be their Study. It was funded partially by Anoka County and the City will be asked to adopt that Study, probably in July. At that point, preliminary and final design will occur within the broader Study.

Chairperson Levine stated he is trying to understand the timeline of this process.

Community Development Director Gladhill stated the final open house on the Study is June 25, 2014, at Greenhaven in Anoka. At that meeting, final comment will be accepted. Those comments will then be provided to regulating agencies so it may be mid-July to the end of July before the City adopts the Study. Community Development Director Gladhill stated he understands that is not the best timing for Village Bank but the City may learn enough through the process by the end of July/early August, where the Planning

Commission and City Council could potentially eliminate one of the alternatives and not have to wait for the final Study.

Chairperson Levine stated that is what he thought because it could take several months to complete this process.

Commissioner Brauer stated if it takes six months, then that is what it takes because it needs to be done right in conjunction with the existing process and one should not be able to drive it one way or the other. He agreed with Commissioner Bauer that the consensus is that the lots along the River are prime lots but as for the rest of it, it is still up in the air. Commissioner Brauer stated this is a prime example of why the City needs the public process because the Planning Commission has heard from one party for using the Rivlyn Avenue approach but not heard from the others.

Community Development Director Gladhill stated the discussion tonight was to provide comment on the Village Bank proposal. He noted there have been many opportunities for public comment on the Highway 10 Study and the land use discussion has also been on going, but mostly related to traffic impacts. Community Development Director Gladhill agreed the process needed to unfold and the discussion was whether some things could run parallel at the same time.

Commissioner Nosan stated this is a difficult situation because if the road is put on the north side, all of the businesses will be affected and if on the south side, Village Bank would be affected. She stated she understands the difficult position of Village Bank and asked if there is a way to consider a partial plat for just the lots along the River.

Community Development Director Gladhill stated a phased plat could be considered and from that, Village Bank will have to make their economic decisions whether it makes sense to continue the path of developing as residential or instead find a user consistent with the zoning.

Mr. Deers stated it is not only their lots but other lots along Rivlyn Street will be impacted if the southern route is chosen.

Commissioner Brauer stated this is a Comprehensive Plan amendment so that timeline will be different than for a zoning change.

Chairperson Levine stated if things can be run parallel, that is an option, and the City will assure an appropriate process is followed.

Commissioner Bauer stated if the Planning Commission can get a good sense at the July meeting of whether it will be the north or south route, then it can proceed.

Chairperson Levine stated that is why the Planning Commission has to wait.

Community Development Director Gladhill stated if a consensus is reached, there will be substantial divisiveness in what that alternative will be so the pros and cons of each will need to be considered.

## **Planning Commission: July 10, 2014**

5.03: Consider Recommendation and Approvals Related to Ridgepointe, a Major Subdivision, Case of Village Bank

1. Resolution #14-07-134 Adopting Findings of Fact #0930 Related to a Request for a Variance to Maximum Cul-De-Sac Length
2. Resolution #14-07-135 Granting a Variance to Maximum Cul-De-Sac Length

3. Resolution #14-07-136 Adopting Findings of Fact #0931 Related to a Request for Comprehensive Plan Amendment, Zoning Amendment and Preliminary Plat

4. Resolution #14-07-137 Approving Comprehensive Plan Amendment, Zoning Amendment and Preliminary Plat

#### Public Hearing

Chairperson Levine called the public hearing to order at 7:15 p.m.

#### Presentation

Development Services Manager Gladhill presented the staff report stating the purpose of this case was to consider a Comprehensive Plan Amendment, Zoning Amendment and Preliminary Plat approval for a seven (7) lot single family subdivision that is immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. The site is located on the easternmost border of the City, adjacent to the City of Anoka. The purpose of the Preliminary Plat is to provide approval of the layout and configuration of the Plat. The Planning Commission should consider Preliminary Plat approval to be approval of the plat itself, with the Final Plat approving a document for recording as well as approving the final construction plans to achieve the approved layout. The Final Plat is not reviewed by the Planning Commission. A video from MnDOT on the plans for Highway 10 was viewed. He requested the Commission consider how the proposed plat fits in with the Highway 10 Access Study. Staff reviewed the proposal in further detail and questioned how the Commission wanted to proceed with the subdivision. It was noted the request was under the 60 day review.

#### Citizen Input

Chairperson Levine supported this case be postponed.

Commissioner Bauer was in favor of holding off as well until the service road location has been determined. He stated it would make the most sense for the service road to have the southern route.

Commissioner Brauer recommended the public hearing be recessed. He suggested the Commission not make a decision on this matter until the MnDOT study was completed. He did not want the Planning Commission to have to deny the request because it did not have enough information. Development Services Manager Gladhill explained the public hearing could be postponed, but suggested comments be taken this evening.

Commissioner Nosan questioned where the trail would be located. Development Services Manager Gladhill reviewed the proposed trail location on the current plans with the Commission. He indicated the Parks Commission supported the reconfiguration of the trail. He commented that the trail location can be approved by the Park Commission prior to this item moving forward.

Randy Deers, representative from Village Bank, explained the subject property has been for sale for the past two years and there has been no interest. After discussing the property with a developer, the plan before the Commission was designed. He indicated the proposed plat would give the seven property owners access to the river. He stated Village Bank would prefer the northern route for the frontage road as it would impact the homeowners less. He believed the plan would benefit the City.

Chairperson Levine questioned how the Commission should move forward. Development Services Manager Gladhill suggested the Commission close the public hearing and begin discussing each item requested from Village Bank.

Commissioner Brauer asked if the applicant would be willing to move forward with this case even if the location of the frontage road was unknown. Mr. Deers stated this was a tough position and was hoping to have the frontage road moved to the north.

Commissioner Brauer commented the alternative would be that the Commission could take no action. He had concern with the City stepping on MnDOT's toes. Mr. Deers believed that after conversations with MnDOT, the frontage road was a City issue.

Chairperson Levine inquired if the Planning Commission had to take action this evening, or if the request could be delayed. Development Services Manager Gladhill reported the Planning Case could be delayed, as the City could extend the Planning Case another 60 days, which would allow staff time to review the final report on the MnDOT Highway 10 Access Study. He stated it would be appropriate to approve or deny the Comprehensive Plan Amendment.

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

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

Chairperson Levine closed the public hearing closed at 7:57 p.m.

Commission Business

Development Services Manager Gladhill further reviewed the options available to the Commission for this Planning Case. He commented a variance was being requested for the cul-de-sac length and the Comprehensive Plan Amendment would entitle the plat to move forward. He stated if the plat were approved as presented, the rear road was in conflict, and this alternative would have to be removed from the study.

Commissioner Bauer believed that residential made the most sense for this parcel.

Commissioner Brauer was in favor of waiting to take action on this Planning Case until MnDOT weighed in on this. Development Services Manager Gladhill stated the Commission could wait for the final study from MnDOT or wait for direction from MnDOT. He reported the Commission could make a recommendation contingent upon this information. He proposed holding a joint worksession with the City Council and Planning Commission for this item.

Commissioner Nosan could not support the proposed plat until the location for the frontage road was determined.

Chairperson Levine agreed.

Development Services Manager Gladhill suggested the Comprehensive Plan Amendment still be discussed and approved this evening.

Commissioner Brauer supported the joint worksession meeting with the City Council. He did not believe the Comprehensive Plan Amendment request could be considered until the frontage road location was resolved.

Development Services Manager Gladhill asked if the applicant would support the request being postponed until August. Mr. Deers agreed to the postponement to August with the understanding that action would be taken at that time.

Commissioner Brauer was comfortable making a recommendation to approve the lots along the river, and not the ones in the cul-de-sac. Development Services Manager Gladhill did not believe the applicant wanted to proceed in this manner. He recommended the Planning Case be postponed to allow for review of the final MnDOT report and for further discussion with the City Council.

Motion by Commissioner Bauer, seconded by Commissioner Maul, to postpone action on this request to the August Planning Commission meeting.

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

## **City Council: July 22, 2014**

7.01: Consider Adopting Resolution #14-07-147: Receive Update on Highway 10 Access Planning Study and Consider Removal of One Riverdale Drive Extension Alternative

Community Development Director Gladhill presented the staff report and recommendation to adopt a resolution requesting Mn/DOT remove the backage road concept as an alternative for the extension of Riverdale Drive east of Tungsten Street, contingent upon discussions and coordination with the City of Anoka. He reviewed the consideration and recommendation of the Planning Commission that is consistent with staff's recommendation. Community Development Director Gladhill presented the anticipated timeline for the Study and anticipation the final Study will be presented to the Council early August, 2014.

The Council considered the two alignments (frontage road and backage road) and asked questions of Community Development Director Gladhill.

Community Development Director Gladhill explained that with a frontage road, the area was tight and would require right-of-way acquisition and necessitate retaining walls. He reviewed the proposed frontage and backage alignments, noting both impact opportunity for development. He reported that Lano Equipment has also voiced concern about the loss of outdoor storage space and how it fits within its long-term goals. Community Development Director Gladhill stated staff has discussed how a frontage road may preclude future Highway 10 improvements (i.e., additional lanes to increase capacity) and staff is holding that conversation with Mn/DOT. He stated staff has prepared land use concepts that indicate other options.

Councilmember Backous stated he finds the Council has not yet received enough information to select an alternative but his priorities would be: 1. Highway 10; 2. existing businesses; and, 3. developable property.

Mayor Strommen agreed that more information may be needed and asked about Mn/DOT's criteria. She shared the concern with precluding future Highway 10 improvements.

Community Development Director Gladhill explained Mn/DOT had prepared several alternatives to address identified problems and improve traffic flow and safety on Highway 10. Mn/DOT is now looking for Ramsey to make a decision, and vice versa. Since either alternative meets that goal, Mn/DOT would agree with either. With regard to the need for additional information, Community Development Director Gladhill stated Lano Equipment did not indicate preference for either alternative but it is clear they have concerns and want to also consider the option for relocation. Community Development Director Gladhill reviewed comments received from residents and indicated other businesses have not formally opposed either alternative but the automotive use may support the frontage road.

Mayor Strommen stated the frontage road seems more efficient with land use, keeps businesses oriented toward the highway, creates clear impression of how to access the businesses, and creates distance from residential uses. Her concern is whether it forecloses future opportunity with respect to Highway 10.

Community Development Director Gladhill stated this will become the vision of Highway 10 and he thinks there will be resistance to adding Highway 10 capacity in this location. He stated Village Bank has been very accommodating of this process even while they have submitted a project application.

Councilmember Backous stated a third alternative is to not select either one. He stated this request came forward because of a residential development request.

Councilmember LeTourneau stated he appreciates staff's diligence in determining all of the angles and since Mn/DOT is awaiting the City's decision, he supports staff's recommendation.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to Adopt Resolution #14-07-147 Requesting Removal of the Southerly Alignment of Riverdale Drive Extension East of Tungsten Street from the Trunk Highway 10 Access Planning Study, contingent upon discussions and coordination with the City of Anoka.

Further discussion: Councilmember Backous stated he is not comfortable with either alternative until more information is gained from Lano Equipment and Mn/DOT. Mayor Strommen noted the resolution is contingent upon additional discussions with the City of Anoka. She stated the discussions can continue and it is known that Mn/DOT's goals are to improve safety by eliminating points of access to Highway 10. Councilmember Backous stated he does not want to make a decision that results in favoring one business for future development while also negatively impacting one long-time Ramsey business. Mayor Strommen stated for her, the consideration is how to meet Highway 10 safety goals, the most effective land use, land use goals, and needs of the City of Ramsey, not a particular business. Councilmember Johns stated her support for the motion, noting the uncertainty of not making a decision also impacts the businesses. She felt the motion on the floor would provide certainty to those businesses so they can move forward with their long-term plans. Mayor Strommen invited Planning Commissioners to make comment. Planning Commissioner Gary VanScoy stated his concern with the backage road alignment was routing traffic through a residential area in addition to routing that traffic into the businesses. He stated he sees advantages and disadvantages with both alternatives and indicated the Council's discussion points mirror that of the Planning Commission. He agreed that a decision is needed so this matter can move forward and stated his preference is the frontage road. Planning Commission Chair Gary Levine stated this decision has been under consideration for a long time and it is important to now make a decision and move forward. He noted once that occurs, the City can determine who needs help and how that can be addressed. Mayor Strommen thanked the Planning Commission for its deliberation, recommendation, and to those in attendance tonight.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, and Kuzma. Voting No: Councilmember Backous. Absent: Councilmember Tossey.

## **Planning Commission: August 7, 2014**

5.06: Public Hearing: Consider Recommendation and Approvals related to Ridgepointe, a Major Subdivision; Case of Village Bank

5.06.1: Resolution #14-07-134 Adopting Findings of Fact #0930 Related to a Request for a Variance to Maximum Cul-de-Sac Length

5.06.2: Resolution #14-07-135 Granting a Variance to Maximum Cul-de-Sac Length

5.06.3: Resolution #14-07-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat

Public Hearing

Chairperson Levine called the public hearing to order at 8:54 p.m.

## Presentation

Community Development Director Gladhill presented the staff report noting this case was previously discussed on April 10th and was postponed on July 10, 2014 to the August 7th meeting in order to receive additional direction from the City Council regarding the implications of the Highway 10 Access Planning Study. On July 22, 2014, the Council adopted Resolution #14-07-147 officially requesting removal of the 'backage road' that conflicts with the current subdivision proposal, contingent upon discussions with the City of Anoka whom is also impacted by the future local road connection. It was noted on July 29, 2014, staff from the City of Anoka and Ramsey met to discuss Ramsey's request. It was noted the Highway 10 Access Planning Study was still not complete. Staff provided further comment on request and he was comfortable with the Planning Commission approving the applicants request with contingencies.

## Citizen Input

Commissioner Bauer questioned what the issues were with the frontage road.

Community Development Director Gladhill reported the frontage road scenario creates a loop in the road in order for the road to properly align with Highway 10, which would mean the loss of developable commercial property in Anoka. He stated this matter was still being discussed by staff and had yet to be reviewed by the Anoka City Council. He explained that the road may be pushed to the east to reduce or eliminate the need for the loop.

Commissioner Bauer asked if the Anoka approved of the frontage road.

Community Development Director Gladhill explained that the contingent plans had been reviewed by staff but that nothing had been approved by Anoka Council or staff.

Randy Diehrs, 2344 Inland Drive North in Blaine, thanked staff for continuing to work on his request. He believed that the frontage road was appropriate and would allow for the creation of seven buildable lots. In addition, the frontage road would keep the Highway 10 traffic away from the residential lots.

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

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

Chairperson Levine closed the public hearing closed at 9:08 p.m.

## Commission Business

Commissioner VanScoy supported the request with the contingencies recommended by staff.

Commissioner Bauer was uncomfortable taking the southern route off the table entirely. He would like to receive additional feedback from neighboring business and property owners. He explained the report presented by staff would eliminate the southerly route.

Community Development Director Gladhill reported this was the case.

Commissioner VanScoy believed that the Council recommended the southerly route be removed from consideration.

Community Development Director Gladhill reported a policy direction was provided by the Council on this matter that the southerly route should be removed consideration. A final determination on this matter could not be made until further discussions were held with the City of Anoka.

Commissioner Bauer questioned how the City would proceed if Anoka requested the frontage route be removed from consideration.

Community Development Director Gladhill stated Ramsey had the ability to make land use decisions within its borders and did not have to wait until the Highway 10 study was complete. He reported the City would continue to work with Lano Equipment, Inc. to address their concerns.

Commissioner Nosan supported the major subdivision request from the Village Bank and hoped that the frontage road would be pursued by the City.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend adopting Resolution #14-07-134 adopting Findings of Fact #0930 related to the request for a Variance to Maximum Cul-de-Sac length.

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

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend adopting Resolution #14-07-135 approving a Variance to Maximum Cul-de-Sac length.

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

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #14-07-136 approving a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for Ridgepointe, contingent upon Compliance with the Staff Review File dated July 3, 2014 and the following:

1. Execution of a Development Agreement with the City.
2. Approval of a Letter of Map Revision related to Flood Plain Boundaries.
3. Elimination of Highway 10 Access Planning Study Tungsten Street Area Local Road Connection Alternative #2 (Backage Road).
4. Final Agreement with the City of Anoka on the placement of the roadway.

Further discussion

Commissioner Bauer asked if the applicant would have to wait to develop the property until the City of Anoka approved the roadway placement.

Community Development Director Gladhill stated the City would have to work through the Highway 10 Access Study to resolve these concerns. He believed that Council could grant contingent approval.

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

## **City Council: August 26, 2014**

7.02: Consider Approvals Related to Ridgepoint, a Major Subdivision; Case of Village Bank

- Resolution #14-08-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat
- Ordinance #14-13 Approving Zoning Amendment from E-1 Employment District to R-1 Residential (MUSA) District

Community Development Director Gladhill reviewed the staff report and recommendation to approve a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for a seven-lot, single-family subdivision that is immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. He answered questions of the Council relating to how the Mississippi River Trail and Highway 10 realignment will be addressed and incorporated into these plans.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #14-08-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for Ridgepoint, contingent upon compliance with the Staff Review File dated July 3, 2014, and the following:

1. Execution of a Development Agreement with the City
2. Approval of a Letter of Map Revision related to Flood Plain Boundaries
3. Elimination of Highway 10 Access Planning Study Tungsten Street Area Local Road Connection Alternative #2 (backage road)

and to Introduce Ordinance #14-13 Approving Zoning Amendment from E-1 Employment District to R-1 Residential ((MUSA) District.

Further discussion: Councilmember Backous stated he had voted against these Amendments previously and intended to oppose this motion as well.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Johns, and Tossey. Voting No: Councilmember Backous. Absent: Councilmember Riley.

## **City Council: September 23, 2014**

7.05: Receive Update on Highway 10 Access Planning Study as it Relates to Ridgepointe, a Seven Lot Subdivision Located at 6080 Highway 10 NW

Community Development Director Gladhill provided an update on the Highway 10 Access Planning Study as it relates to Ridgepointe, a potential single-family subdivision proposed by Village Bank. He provided alternatives for consideration and explained the developer is planning to construct their own improvements prior to winter weather. Community Development Director Gladhill asked the Council for direction whether it would support allowing the developer, at their own risk, to proceed with the final plat.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to allow the developer to proceed, at their own risk, to final plat.

Further discussion: Mayor Strommen noted the risk is in the cost to prepare the final plat and design. Community Development Director Gladhill confirmed that was correct.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, Kuzma, and Tossey. Voting No: None. Absent: Councilmember Backous.