

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 4, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent:                   None

Also Present:                       Community Development Director Timothy Gladhill  
  City Planner Chris Anderson  
  Planning Intern Geoff Solomonson

**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 amended placing Item 5.01 after 5.05.

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

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated May 7, 2015**

Commissioner Brauer did not believe there was a reason to amend the Comp Plan for the proposed townhome development. He feared if the Comp Plan were amended for this request, the City would be setting a precedent.

Commissioner VanScoy understood that this property has been for sale for roughly nine years and the property owner has had no offers.

Commissioner Brauer stated an economic hardship was not grounds for approval of a Comp Plan amendment.

Commissioner Bauer did not believe this small parcel could support the proposed amount of residential. He recommended that the request be reconsidered.

Chairperson Andrusko did not oppose residential, but believed the proposed request was too intense for the small lot size. He suggested that additional parcels be added or considered and that the density be reduced.

Chairperson Levine agreed with these concerns.

Commissioner VanScoy was not comfortable with the request as presented.

Commissioner Maul agreed that the lot was too small for the proposed density.

Development Services Gladhill reported that staff understood the concerns of the Commission and noted that staff would consider another use for this site.

**5.01: Public Hearing: Request for a Conditional Use Permit to Exceed Sign Size Restrictions on the Property Generally Located North of 161<sup>st</sup> Avenue NW and west of Variolite Street NW; Case of the Church of St. Katherine Drexel.**

**Public Hearing**

Chairperson Levine called the public hearing to order at 8:56 p.m.

Commissioner Bauer explained he was a deacon at St. Katharine Drexel and he submitted the Conditional Use Permit request.

Commissioner VanScoy reported he was a parishioner at St. Katharine Drexel.

**Presentation**

Planning Intern Solomonson presented the staff report stating the City has received an application from the Church of St. Katharine Drexel requesting a conditional use permit (CUP) to exceed sign size restrictions for their parcel located north of 161<sup>st</sup> Avenue NW and west of Variolite Street NW. The subject property is the site of the planned future campus for St.

Katharine Drexel, not their current location of operation. Since this is not a traditional real estate sign in the sense that it is marketed for sale, nor an institutional sign identifying such a use currently occurring on the subject property, staff finds that processing a CUP ensures equitable enforcement of sign regulations for parcels located in the R-1 Residential District and removes any uncertainty on how this sign should be classified. Costs to process this application are very minimal, so a majority of the submitted escrow is anticipated to be refunded. Staff reviewed the request in further detail and recommended approval of the request for a CUP to exceed the square footage limitation for a real estate sign in a residential district.

### **Citizen Input**

Commissioner Andrusko questioned how the City would categorize the proposed sign.

Planning Intern Solomonson reported that the sign would be viewed as a real estate sign.

City Planner Anderson discussed the sign standards in further detail for the residential zoning district. He explained that staff was supported of the proposed sign size request.

Billy Sibilski, Boy Scout Troop #90, commented that he was doing his Eagle Scout project with St. Katharine Drexel. He believed that the property currently had two 48 square foot signs and he was proposing to build one slightly larger (6' x 9') sign that could be read from all directions. He discussed his further plans for his Eagle Scout project.

Motion by Commissioner Andrusko, seconded by Commissioner Maul, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 9:04 p.m.

### **Commission Business**

Commissioner Andrusko asked if the City had permanent sign requirements.

City Planner Anderson reported that future proposed signage would be reviewed by staff under the B-1 zoning district standards, and the signage would be limited to 100 square feet.

Commissioner Brauer questioned how many small signs the property could have.

City Planner Anderson indicated the site could have two 32 square foot signs.

Commissioner Brauer was in favor of clarifying the City Code with regard to the number and square footage of signs. He inquired why the City was classifying this sign as a real estate sign.

City Planner Anderson clarified that the sign was announcing the future real estate use for the site and was therefore considered a real estate sign.

Community Development Director Gladhill further discussed the differences between real estate, permanent and temporary signs in the City of Ramsey.

Chairperson Levine commented he did not believe the sign should be considered a real estate sign, but rather should be viewed as a permanent sign.

Motion by Commissioner Andrusko, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #15-06-142 approving Findings of Fact #0946.

### **Further discussion**

Commissioner Brauer recommended that the findings include a language that discusses the amount of square footage of signage that would be allowed, along with the number of signs.

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

Motion by Commissioner Andrusko, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #15-06-143 relating to the Church of St. Katharine Drexel's request for a conditional use permit to exceed sign size restrictions established by City Code in the R-1 Residential Zoning District.

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

## **6. COMMISSION / STAFF INPUT**

### **6.01: Staff Update**

A Staff Update was provided.

### **6.02: Zoning Bulletins**

Zoning Bulletins were noted.

## **7. ADJOURNMENT**

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

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