

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 9, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Gary Levine
 Commissioner Randy Bauer
 Commissioner Matthew Maul (arrived at (6:02 p.m.)
 Commissioner Cindy Nosan
 Commissioner Gary VanScoy

Members Absent: Commissioner Andrew Andrusko
 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 6:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 4, 2015

Commissioner VanScoy requested that his and Commissioner Bauer's vote on the St. Catherine issue be changed from absent to abstain.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to approve the following minutes as amended: Planning Commission Meeting Minutes dated June 4, 2015.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: PUBLIC HEARING: Request for a Conditional Use Permit to Exceed Sign Size Restrictions at 6228 Highway 10 NW; Case of Country Side Services of Minnesota, Inc.

Public Hearing

Chairperson Levine called the public hearing to order at 6:02 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the City has received an application from the Country Side Services of Minnesota, Inc. requesting a conditional use permit (CUP) to exceed sign size restrictions for their parcel located at 6228 Highway 10 NW. The subject property is vacant and located directly adjacent to the east of Country Side Services' current site. The applicant desires to add a twenty-eight (28) square foot dynamic display sign to an existing 105 square foot sign. Staff finds the request reasonable for the Highway 10 Corridor and recommends approval of the CUP to exceed the square footage limitations for a ground sign in a business type district.

Citizen Input

There was no Citizen Input.

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

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

Chairperson Levine closed the public hearing closed at 6:04 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-07-169 approving Findings of Fact #0951.

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-07-170 relating to Country Side Services of Minnesota, Inc's request for a Conditional Use Permit to exceed sign size restrictions established by City Code.

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

5.02: PUBLIC HEARING: Consider Request for a Variance to Minimum Lot Size to Facilitate a Lot Split at 16520 Germanium Street NW: Case of Paul and Mary Johnson

Public Hearing

Chairperson Levine called the public hearing to order at 6:05 p.m.

Presentation

City Planner Anderson presented the staff report stating the City received an application from Paul and Mary Johnson for a variance to the minimum lot size in the R-1 Residential (Rural Developing) district as well as the Scenic River Overlay District. Ultimately, the applicant desires to complete a lot split of their property located at 16520 Germanium Street NW to create one (1) new buildable lot. However, prior to expending the necessary funds to prepare a Minor Plat, the applicants wanted to first see if a deviation from the minimum lot size requirement would be possible. Thus, should this request be approved, the applicant would still be subject to the standard Minor Plat application process outlined in City Code. Staff reviewed the request in further detail and recommend approval of the variance contingent upon completion of a wetland delineation that is approved by the LRRWMO and application providing evidence of a recorded drainage and utility easement for the rerouted ditch section or dedicating a drainage and utility easement that encumbers the rerouted ditch section.

Citizen Input

Paul Johnson, 16520 Germanium Street NW, thanked staff for the thorough report. He explained he has lived on this property and noted he would like to create a single level house.

Commissioner VanScoy asked if the homeowner would have access issues to the newly created lot.

Mr. Johnson did not believe this would be a problem.

City Planner Anderson reported that a wetland delineation would have to be completed on the new lot prior to construction. He did not anticipate that the home or driveway would impact the

wetlands. If an impact were to happen, the applicant would have to work with the LRRWMO. He provided further comment on the LRRWMO meeting schedule. He reported that the applicant's variance would last for one year and after that time, an extension could be requested.

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

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

Chairperson Levine closed the public hearing closed at 6:17 p.m.

Commission Business

Commissioner Bauer asked how the easement would be addressed.

City Planner Anderson commented that the easement would be handled by the applicant through the minor platting process.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #15-07-162 approving Findings of Fact #0948.

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #15-07-163 approving a Variance to minimum lot size on the property located at 16520 Germanium Street NW contingent upon:

- Completion of a wetland delineation that is approved by the LRRWMO; and
- Application providing evidence of a recorded drainage and utility easement for the rerouted ditch section or dedicating a drainage and utility easement that encumbers the rerouted ditch section

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

5.03: PUBLIC HEARING: Consider Request for a Variance to Driveway Setback Standards on the Property Located at 17209 Tungsten Street NW

Public Hearing

Chairperson Levine called the public hearing to order at 6:19 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application from Frank and Dorothy Frederick for a Variance to the required setback for a driveway on the property located at 17209 Tungsten Street NW. The applicant is requesting a variance to allow a new concrete driveway to be installed up to the side lot line (extending a line event with the front wall of an attached garage) and to continue use of an existing gravel surface along the side of the attached garage for parking purposes. Staff reviewed the request in detail with the Commission and recommended approval of the variance to the driveway setbacks for a portion of the driveway but not the entire length of it. He commented that staff approved of the 41-foot length of the variance as requested by the applicant.

Citizen Input

Frank Frederick, 17209 Tungsten Street NW, explained that he purchased his home last August and noted he was planning to upgrade his driveway. He discussed the turning radius required to park his motorhome alongside his garage and requested the 41 feet be approved by the Planning Commission.

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

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

Chairperson Levine closed the public hearing closed at 6:29 p.m.

Commission Business

City Planner Anderson stated the drainage and utility easement required an encroachment agreement. He reported that the applicant was aware of this fact and staff would work with him to prepare the agreement, which would be reviewed by the City Council.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to adopt Resolution #15-07-164 approving Findings of Fact #0949.

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

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to adopt Resolution #15-07-165 approving a Variance to allow a portion of the driveway to be up to the side lot line on the property located at 17209 Tungsten Street NW contingent upon executing an Encroachment Agreement with the City and amended by the applicant's Site Plan dated July 9, 2015.

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

5.04: PUBLIC HEARING: Consider Request for Conditional Use Permit for Auto Sales in a B-2 Highway Business District; Case of Dumark's Auto Sales, LLC

Public Hearing

Chairperson Levine called the public hearing to order at 6:32 p.m.

Presentation

Planning Intern Solomonson presented the staff report stating the City received an application from Dumark's Auto Sales, LLC requesting a conditional use permit (CUP) to allow auto sales on the property at 6650 Highway 10 NW. The applicant currently conducts auto sales at 7127 Highway 10 NW and plans to relocate to the subject property. The subject property currently houses Twin Cities Pawn in the northern section of the structure and the applicant would be leasing the southern portion, on the condition that the current tenant for the southern portion has officially vacated before the applicant's occupation. Staff reviewed the request further with the Commission and recommended approval of the request for a conditional use permit to allow auto sales in a B-2 Highway Business District.

Citizen Input

Commissioner Bauer asked how many parking spaces would be set aside for employees.

Planning Intern Solomonson reviewed the parking spaces on the Site Plan that were designated for employees.

Ryan Duccette, Dumark's Auto Sales, explained that he was interested in relocating his business. He discussed his niche market was in used auto sales. He indicated that he was interested in keeping his business within the City of Ramsey.

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

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

Chairperson Levine closed the public hearing closed at 6:36 p.m.

Commission Business

Motion by Commissioner Maul, seconded by Commissioner Nosan, to recommend that City Council adopt #15-06-158 approving Findings of Fact #0947.

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

Motion by Commissioner Maul, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #15-06-159 relating to Dumark's Auto Sales, LLC request for a Conditional Use Permit to allow auto sales in a B-2 Highway Business District.

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

6. COMMISSION / STAFF INPUT

Staff then provided the Commission with an update on the development taking place in and around the City.

Commissioner Bauer was in favor of reviewing the City's Sign Ordinance given the number of variances that were being reviewed by the Planning Commission.

Community Development Director Gladhill understood this concern and noted staff was also interested in reviewing the Sign Ordinance.

6.01: Zoning Bulletins

Zoning Bulletins were noted.

7. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 6:47 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.