

5.04: Public Hearing: Adopt Resolution #17-01-013, #17-01-014, and #17-01-015 Related to the Preliminary Plat for Vistas at North Commons (Project No. 16-90); Case of Lifestyle Properties (Project Originally Known as Ramsey Town Center 12th Addition/Gleason Plat).

Public Hearing

Chairperson Bauer called the public hearing to order at 7:52 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to hold a Public Hearing and consider a recommendation on a Preliminary Plat for a development known as Vistas at North Commons. The proposed development consists of twelve detached single-family dwellings. The Sketch Plan has already been reviewed by the Planning Commission, which has provided policy direction on net density and sidewalk requirements. Staff reviewed the request in detail with the Commission and recommended approval.

Citizen Input

Bill Gleason, 215 Merry Avenue in Wayzata, explained he brought the proposed development to the City. He stated he was excited about the project and believed the proposed product would benefit the City. He thanked staff for all of their assistance on this project.

Commissioner Surma understood Mr. Gleason had a great relationship with the City.

Mr. Gleason discussed his development history with the City noting he excelled at developing difficult properties.

Commissioner Nosan was pleased to see this type of housing product being brought to the City of Ramsey and thanked Mr. Gleason for working with the City on this development.

Chairperson Bauer understood senior housing was a priority for the City.

Commissioner Anderson commented he lives near the proposed development and he and his neighbors support the proposed single-family development. He asked if the units would be screened from the trail.

Mr. Gleason stated he was proposing to have landscaping in order to assist in screening the units from the trail.

Commissioner Brauer supported the development and believed it fit well on the proposed site.

Commissioner VanScoy thanked Mr. Gleason for all of the work he had put into the development.

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

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

Chairperson Bauer closed the public hearing closed at 8:05 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to recommend that City Council adopt Resolutions #17-01-013 (Findings of Fact) and #17-01-014 (Variance) granting a Variance to Vistas at North Commons as indicated in the report.

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

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-01-015 recommending that the City Council approve the Preliminary Plat for Vistas at North Commons.

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