

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 2, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Ralph Brauer
 Commissioner Cindy Nosan
 Commissioner Patrick Surma
 Commissioner Gary VanScoy

Members Absent: None

Also Present: Community Development Director Timothy Gladhill
 City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

Kyle Swenson, 15049 Iguana Street, talked about the property being rezoned near his home.

Chairperson Bauer encouraged Mr. Swenson to address this matter when discussed by the Planning Commission under agenda Item 5.02.

3. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, 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 January 5, 2017

4.01.2: Planning Commission Worksession Meeting Minutes Dated January 5, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes and Planning Commission Worksession Minutes dated January 5, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for Zoning Amendment, Comp Plan Amendment, Site Plan and Variance for Regency Commons (Project No. 16-108); Case of National Self Storage, LLC.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application for approval of a Zoning Amendment, Comprehensive Plan Amendment, Site Plan, Variance, Preliminary Plat and Final Plat approval for Regency Commons. The project proposes to consolidate PID #s 27-32-25-22-0006, 27-32-25-22-0003, and 27-32-25-22-0002 (combined, the "Subject Property") into two (2) lots, one of which would be developed with a self-storage facility and the second would be available for future commercial development. The Planning Commission previously reviewed the Sketch Plan for this project in November of 2016. Staff discussed the request in further detail and recommended approval.

Citizen Input

Commissioner VanScoy asked if the maximum building coverage was 45%.

City Planner Anderson reported this was the case.

Reed Schultz, Landform Professional Services, thanked staff for their assistance with his application. He introduced the team members that were in attendance. He briefly reviewed the requests he had before the Planning Commission for consideration and stated he appreciated the comments received from the public during the sketch plan phase. He noted cross access easements would be offered for the two parcels. He explained he reviewed the Resolutions proposed by staff and general supported the conditions recommended by staff. He reported the site would be over landscaped to assist in buffering the site from the neighbors. He stated his

only concern with the request was that he has not received a list of full engineering comments. He hoped to receive this list prior to his application being considered by the City Council.

Community Development Director Gladhill reported the city engineer review memo would be provided to the applicant prior to the City Council meeting.

Chairperson Bauer asked if the architecture of the building had changed since November.

Mr. Schultz reviewed the architectural plans for the self-storage building with the Commission and noted only minor changes have been made to the plans.

Chairperson Bauer requested further information on how the site will be accessed.

Mr. Schultz reported the property would have full access from Ramsey Boulevard.

William Thomas, 14716 Limonite Street NW, questioned what would happen to Lot 2.

Mr. Schultz explained the plan was to have Lot 2 remain as is until it was purchased for commercial development. He noted the ponding and some tree cleanup may occur, along with some grading.

Mr. Thomas expressed concern with the noise and light pollution that would come from this lot after trees were removed from the lot and questioned how the applicant would address this concern.

City Planner Anderson commented he was unaware of the tree clearing the applicant was proposing and this matter would have to be addressed with the applicant.

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

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

Chairperson Bauer closed the public hearing closed at 7:29 p.m.

Commission Business

Commissioner Anderson understood the concerns being raised by the resident regarding the trees. He indicated Lot 2 had a thick line of trees and he opposed these being removed. He stated he could support the scrub trees being removed but recommended no significant trees be removed until the site was ready for development.

City Planner Anderson understood there was a nice line of evergreen trees on this property and were considered significant trees.

Chairperson Bauer recommended the site plan be approved contingent upon the tree removal being addressed by City staff prior to being completed.

Mr. Schultz stated he was proposing to remove 54% of the trees and by code he was allowed to remove 70% of the significant trees without replacement. He requested the proposed site plan contingency address this City Code language.

City Planner Anderson reviewed the applicant's tree preservation plan for Lots 1 and 2. Staff was comfortable with the Site Plan as recommended.

Community Development Director Gladhill explained that at some point in the future the row of trees on Lot 2 would go away when the property was developed.

City Planner Anderson clarified that the building coverage was less than 45%, which should be amended within the Findings of Fact.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to adopt Resolutions #17-02-034 and #17-02-035 approving Findings of Fact favorable to the Applicant and granting a Variance to the impervious surface requirements in the Shoreland Overlay District, amending the building coverage percentage within the Findings of Fact.

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

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #17-05 to rezone the Subject Property to E-1 Employment District and B-1 Business District.

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

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-02-036 granting a Comprehensive Plan Amendment to re-guide the Subject Property as Business Park and Commercial, contingent upon approval by the Metropolitan Council.

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

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-02-037 granting Site Plan approval, contingent upon the City Engineer memo.

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

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolutions #17-02-038 and #17-02-039 approving the Preliminary and Final Plat approval.

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

5.02: Public Hearing: Consider Resolution #17-02-040 Approving a Comprehensive Plan Amendment for the Armstrong West Area.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:48 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to hold a public hearing and make a recommendation to City Council regarding a Comprehensive Plan Amendment. Staff discussed the proposed amendment in detail with the Commission and recommended approval of the amendment for the Armstrong West Area.

Citizen Input

Chairperson Bauer asked if there was any specific zoning being recommended at this time.

Community Development Director Gladhill stated E1, E2 and E3 were being recommended. He reported the zoning would be addressed after the City approved a Comprehensive Plan Amendment.

Kyle Swenson, 15049 Iguana Street, stated he lived directly north of the proposed business park. His family supported the business park and asked if the DNR wetland would be impacted.

Community Development Director Gladhill stated the DNR wetland would not be impacted in any way.

Al Pearson, 14821 Bowers Drive, stated he owned the 91 acres and supported the proposed rezoning of this land.

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

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

Chairperson Bauer closed the public hearing closed at 8:00 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-02-040 granting a Comprehensive Plan Amendment for portions of the Armstrong West area.

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

5.03: Stone Brooke Academy Site Selection.

Presentation

Chairperson Bauer stated it would be appropriate to postpone discussion on this item until the applicant can be in attendance at the Planning Commission meeting. The Commission was in agreement.

Community Development Director Gladhill recommended the Commission hear the presentation from staff regarding the recent developments surrounding the Stone Brooke Academy site selection. The Commission was in agreement to hear the update from staff.

Assistant City Administrator/Economic Development Manager Brama stated Stone Brooke apologized for not being able to attend this evenings meeting. He presented the staff report stating the City Council has indicated more information is needed before a final decision can be made regarding the Stone Brooke Academy site selection. The Council was concerned about the ramifications this single project (about 1 acre) would have on the development of the larger parcel/block (about 5 acres). The Council desires to know more about how the various development challenges associated with this site will play out in various development scenarios (i.e. Stone Brook proposal vs. single developer master planned site).

Development Challenges

- (1) Yolite Street connection. Existing curb cuts. Existing intersection. Existing Storm water line.
- (2) Remnant lots. 1/2 acre lot. 3 acre lot.
- (3) The well, and well easement.

(4) Location of existing utility stubs.

Assistant City Administrator/Economic Development Manager Brama explained per Council direction four professional drafted development scenarios were being offered for Commission consideration/discussion. It was noted the Council requested this case be reviewed one more time by the Planning Commission before the Council made a final decision. Staff reported the Council would like to receive feedback from the Planning Commission on the four concepts.

Commission Business

Commissioner Anderson thanked staff for the thorough detail included in each of the four site plans. He stated he supported Concept B and Concept A.

Commissioner Nosan respected the wishes of Stone Brooke. She believed they would be a welcome addition to The COR and would draw people to this area. She indicated she supported both Concepts A and B.

Commissioner Anderson recommended Yolite Street be a thru street.

Commissioner VanScoy stated commercial day care centers were an allowed use in COR2. He supported Yolite being a thru street as well. He commented if the City chose not to sell because of land price, he would understand, but otherwise he supported Concept B.

Community Development Director Gladhill reported staff would continue to work through the Yolite Street connection.

Commissioner Brauer understood the state looks at daycare centers and early childhood education and two separate things. He described how the two differed. He appreciated the fact that Stone Brooke wanted to be something different. He believed the proposed use fit the zone and in principle he would offer his support of the request for Concept B.

Commissioner Anderson recommended the Stone Brooke Academy have two entrance points for traffic flow purposes.

Commissioner VanScoy reported educational facilities are not allowed in COR2.

Commissioner Surma stated he liked Concept B but wanted to see the conversation postponed until the applicant could come before the Commission.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council pursue negotiating a Purchase Agreement with conditions.

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

Commissioner VanScoy recommended staff speak with the applicant and strongly encourage them to attend the March Planning Commission meeting.

5.04: Review Concept Plan and Policy Document for Pearson Farm; Case of Capstone Homes.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm.

Commission Business

Commissioner VanScoy asked if it was appropriate to require storm shelters.

Community Development Director Gladhill stated no storm shelters were being proposed and were not required by the City zoning code.

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to recommend that City Council adopt the Policy Document for Pearson Farm.

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

5.05: Receive Update on Mississippi River Corridor Critical Area (MRCCA) Revised Rules.

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case was to receive an update to the newly adopted Revised Rules for the Mississippi River Corridor Critical Area (MRCCA). The rules have been adopted by the Minnesota Department of Natural Resources. Staff explained the City must incorporate the revised rules into City Code.

Commission Business

Chairperson Bauer thanked staff for engaging the public on the proposed changes and for addressing the resident's concerns.

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to direct Staff to allow the utilization of a Variance or a Planned Unit Development (PUD) in instances where proposed project meet the revised State Rules until such time the City is able to update its Comprehensive Plan and Zoning Code.

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

6. COMPREHENSIVE PLAN UPDATE ITEMS

6.01: Receive Progress Report for the 2040 Comprehensive Plan Update

Community Development Director Gladhill provided the Commission with a progress report on the 2040 Comprehensive Plan. He explained a saturation mailing was being sent to every Ramsey resident. Staff would continue to work on the transportation and parks plan.

7. COMMISSION / STAFF INPUT

7.01: Receive Update on Planning Commission Work Plan

Community Development Director Gladhill reviewed the 2017 Planning Commission Work Plan with the Commission.

Chairperson Bauer was interested in making organics recycling more convenient for Ramsey residents.

7.02: Staff Update

The Staff Update was noted.

7.03: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Brauer, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:07 p.m.

Respectfully submitted,

Tim Gladhill
Development Services Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.