

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 1, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Cindy Nosan
 Commissioner Patrick Surma
 Commissioner Gary VanScoy

Members Absent: Commissioner Ralph Brauer

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

5.02: Public Hearing: Consider Request for Preliminary Plat and Final Plat for COR StoneBrook Academy, and Site Plan for StoneBrook Academy (Project #17-101); Case of Michael and Kristen Johnson.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:13 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the City has received an application for Preliminary Plat, Final Plat and Site Plan for StoneBrook Academy, a proposed 9,132 square foot building for a new child care center to be located west of Sunwood Village between Sunwood Drive and Veterans Drive. Staff reviewed the request in detail with the Commission and recommended approval of the project, contingent on revisions outlined in the Staff Review Letter (including architectural corrections).

Citizen Input

Commissioner Nosan asked what changed on the plan.

Community Development Director Gladhill reviewed the changes that were made to the building façade in detail with the Commission.

Commissioner VanScoy asked if the request required a variance.

Community Development Director Gladhill explained the Planning Commission had the ability to waive the variance for the architectural design elements.

Commissioner Anderson believed a door needed to be added to the elevation facing Sunwood Drive. He stated he did not support the asphalt roof as this was out of character with the surrounding buildings. He indicated he would rather see a flat roof.

Community Development Director Gladhill commented the applicant could construct a flat roof, but the applicants supported a pitched roof for their building design. He explained that for safety purposes, the applicants wanted the building to have no access point from Sunwood Drive.

Chairperson Bauer indicated he would rather see a pitched roof on this building than a flat roof.

Quinn Hudson, C&H Architects, stated he has been working with City staff to address the comments and concerns expressed by the Planning Commission. He discussed the numerous changes that were made to the building façade in order to create a four-sided building. He explained the playground had been placed in the target zone. He stated he would continue to work on upgraded building materials with staff. He requested the pitched roof be allowed to remain in place as this created a more comfortable, residential atmosphere for the proposed daycare.

Chairperson Bauer supported the elevation on Sunwood Drive not having a door. He believed this would be an extreme danger.

Commissioner Surma asked if the fire department had reviewed the proposed building designs.

Community Development Director Gladhill explained the entire Public Safety Team has reviewed the building plans and were supportive.

Commissioner Anderson did not believe this building had the same look and feel as the other buildings within The COR and for this reason he would not be offering his support on this request.

Commissioner Nosan stated she appreciated the mix of the flat and gable rooflines as this provided more character to the building. She was pleased the building now had brick and had a more pronounced entrance.

Commissioner VanScoy agreed that the applicant had made significant improvements to the building. He suggested brick be placed along the windows on Sunwood Drive to further enhance the building.

Commissioner Nosan supported the building having brick half-way up to enhance the entire building.

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

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

Chairperson Bauer closed the public hearing closed at 7:36 p.m.

Commission Business

Commissioner VanScoy questioned how staff would address the comments made by the Commission this evening.

Community Development Director Gladhill recommended staff make a motion clarifying the items they would like addressed within the building materials or building façade.

Commissioner Anderson stated he would not be offering his support for this project as presented.

Community Development Director Gladhill indicated the Planning Commission could opt to table action on this item to June 12th in order to further review the proposed changes.

Chairperson Bauer supported this item moving forward.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-06-127 approving the Plat for COR Stone Brook Academy and approving Site Plan for StoneBrook Academy, contingent upon revisions outlined in the Staff Review Letter, with the design for the elevation along Sunwood Drive being amended to be more consistent with Page 52 of the design framework.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, and Gengler. Voting No: Anderson and Surma. Absent: Brauer.