

## **5.05: Public Hearing: Consider Preliminary Plat and Zoning Amendment for Pearson place (Project No. 16-31); Case of Development Consulting Services, LLC**

### **Public Hearing**

Chairperson Bauer called the public hearing to order at 8:32 p.m.

### **Presentation**

City Planner Anderson presented the staff report stating the City has received an application for a Zoning Amendment and Preliminary Plat for Pearson Place, a proposed twelve (12) lot single family residential subdivision located on the north side of Bowers Drive near the end of the cul-de-sac where there is a gap between existing homes (the "Subject Property"). The Planning Commission reviewed a concept plan for this project in March of 2016 and the City also hosted two (2) public workshops regarding that concept plan in 2016 as well. The Planning Commission reviewed the official Sketch Plan for Pearson Place on June 1, 2017. Staff recommends approving the Zoning Amendment and Preliminary Plat contingent upon compliance with the Staff Review Letter.

### **Citizen Input**

John Dobbs, 22 McClelland Street in Maplewood, thanked staff for their assistance through the Preliminary Plat process. He stated he was excited to be bringing a development to the City of Ramsey.

Terry Luke, 14250 Bowers Drive, stated he loved living in the country. He expressed concern with the zoning for the property to the north and east beyond the 50-foot area. He questioned if this land would be zoned high density.

Chairperson Bauer indicated this property was not being considered this evening but noted it was currently zoned R-1 Residential MUSA.

John Fuhreck, 14573 Bowers Drive, stated he was generally in favor of the proposed Preliminary Plat and urged the Commission to offer their support.

John Jacobson, 14691 Bowers Drive, expressed concern with the zoning of the property behind his home. He understood a 50-foot buffer was in place, but he did not want to see an apartment complex behind his home.

Chairperson Bauer reported the land behind Mr. Jacobson was not being considered this evening.

Mr. Dobbs explained the 50-foot buffer zone was an outlot that would be deeded to the City.

Mr. Luke appreciated the plat that has been presented and encouraged the Commission to offer their support.

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

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

Chairperson Bauer closed the public hearing closed at 8:51 p.m.

### **Commission Business**

Commissioner Van Scoy thanked the developer for working with the neighborhood on this project.

Motion by Commissioner Van Scoy, seconded by Commissioner Surma, to recommend that City Council adopt Ordinance #17-10 approving the Zoning Amendment.

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

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-07-163 approving the Preliminary Plat for Pearson Place, contingent upon compliance with the Staff Review Letter.

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