

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 4, 2018, 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
 City Planner Chloe McGuire Bergle

1. CALL TO ORDER

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

Chairperson Bauer welcomed City Planner McGuire Bergle to the City of Ramsey.

2. CITIZEN INPUT

None.

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, Gengler, and Nosan. Voting No: None. Absent: Commissioner Brauer.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated December 7, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated December 7, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Comprehensive Plan Amendment, Zoning Amendment, and Site Plan for Ramsey Elementary Campus 2 (Project #17-109)

Public Hearing

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

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review the Comprehensive Plan Amendment to reguide the property from Low Density Residential to Public/Quasi Public, Rezoning from R-1 Residential (MUSA) to Public/Quasi Public, and Site Plan for Ramsey Elementary Campus 2. This case is being reviewed based on the standards within the B-1 General Business Zoning District. This is in keeping with the City's past practice for similar projects. Staff provided further comment on the request and recommended approval.

Citizen Input

Commissioner VanScoy commented on the importance of a traffic study and discussed how safety would be of the utmost importance given the fact there could be a large number of children walking to the elementary school from the neighborhood to the west (Brookfield Addition). He asked if a crosswalk was being considered.

Community Development Director Gladhill explained this may or may not be a walkable neighborhood. He noted this determination would be made by the school district. He stated pedestrian safety would have to be addressed by the school district if it was deemed walkable and a traffic signal and crosswalk would have to be pursued. He reported further information on this topic would be available once the traffic study was complete.

Commissioner Surma questioned how the school district would handle getting busses in and out of the school in a safe manner.

Community Development Director Gladhill deferred this question to the school district representatives.

Steve Anderson, School District representative, explained the school was waiting on the traffic study before making any final decision but he anticipated a signal would be installed at 170th. He stated conversations with the County were being held regarding a second controlled intersection. He described the site layout and noted busses would be kept separate from parent cars.

Chairperson Bauer stated an underpass or tunnel under County Road 5 would be much safer than a crosswalk for students walking to and from the school.

Mr. Anderson anticipated students from the Brookfield Addition would be bussed noting a final determination would be made after the School District receives the traffic study.

Chairperson Bauer asked how many staff and teachers would be working out of this building.

Mr. Anderson estimated this school would have 140 staff and support members.

Chairperson Bauer questioned how the building would handle overflow and additional parking for an event that occurred during the school day, given the fact there would only be 20 extra parking spaces.

Mr. Anderson stated typically large events would be held afterschool and overflow parking could run into the overflow/bus area.

Jay Pomeroy, landscape architect for the School District, estimated that 80 to 100 cars could be parked in the overflow/bus area.

Commissioner Nosan anticipated the same signage and crossing guards would be used at this elementary school as was used at the other elementary school in Ramsey, also located on County Road 5. She recommended that a middle turn lane be installed along County Road 5 to allow cars to turn left into the school without holding up traffic.

Mr. Anderson stated he has had conversations with the County regarding traffic flow along County Road 5. He understood some sort semi-four was needed at 170th. He explained that conversations would continue with the Anoka County Highway Department after receiving the results from the traffic study.

Community Development Director Gladhill commented further on the potential semi-four that would be installed at 170th and discussed how this would assist with traffic safety surrounding the school.

Chairperson Bauer questioned if this semi-four was necessary given the fact it traffic in and out of the school would only be heavy two times a day for short periods of time.

Community Development Director Gladhill explained the City would know more about the semi-four once the traffic study was complete. He anticipated that a flashing yellow light would be

installed to assist those turning left into the school. He believed that a traffic light was a better option than no traffic light.

Commissioner Nosan stated a roundabout may be a better option at this intersection as it would slow traffic down.

Commissioner Gengler asked what the capacity would be for this school.

Mr. Anderson explained the school district was anticipating the school would have 750 students with a maximum of 1,000.

Commissioner VanScoy questioned how many students were at the current Ramsey Elementary.

Mr. Anderson stated this numbers was about 1,200 to 1,300 students.

Commissioner Surma inquired if the elementary school could be expanded to have a second floor.

Mr. Anderson explained the School District was proposing a two-story building with room for expansion.

Commissioner VanScoy appreciated the fact that the School District would be separating the vehicle and bus traffic. He stated he supported the overall design of the project and Site Plan.

Ralph Brauer, 14419 Waco Street, stated he appreciated how well the School District works to manage traffic. He explained that it was in the best interest of himself and his family that he resign effective immediately from the Planning Commission. He thanked the City for allowing him to opportunity to serve this community.

Chairperson Bauer thanked Commission Brauer for his years of dedicated service to the City of Ramsey. He offered Commissioner Brauer a standing ovation and was joined by the other members of the Planning Commission.

Carla Thompson, 6210 Green Valley Road, stated her mother's home was just north of the proposed school. She expressed frustration that her mother never received notice of the School District regarding their plans. She believed this was unfair and requested a buffer be put in place to screen the school at the north property line.

Janice Wright, 17105 Nowthen Boulevard, requested the City put a row of evergreen trees along the property line in order to separate her property from the school. She explained she has 42 acres north of the school that she would like to remain quiet.

Community Development Director Gladhill commented on the Site Plan and noted a berm with landscaping was proposed for this property line.

Mr. Anderson stated the School District would be willing to work with the City to install trees and landscaping on the berm to alleviate Ms. Wright's concerns.

Community Development Director Gladhill questioned what the School Districts timeline was for bidding and construction.

Mr. Anderson explained the School District would like to bid the project in February in order to break ground sometime in April.

Chairperson Bauer asked if there were any other contingencies that should be added to this item.

Commissioner Anderson stated he could support the School Districts request noting the berm with landscaping would have to be included.

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: Commissioner Brauer.

Chairperson Bauer closed the public hearing closed at 7:44 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #2018-04 Approving the Comprehensive Plan Amendment; Ordinance #2018-03 Rezoning the Subject Property from R-1 Residential (MUSA) to Public/Quasi Public; and Resolution #2018-05 Approving the Site Plan for Ramsey Elementary Campus 2.

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

6. COMMISSION BUSINESS

6.01: Consider Sketch Plan Review for Affinity at Ramsey (Project #17-142); Case of Inland Group

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has a purchase agreement in place to sell about four (4) acres of land adjacent to Municipal Plaza for a proposed residential apartment building (intended for 55+). The City has received an application for Sketch Plan review of a new, 173-unit apartment building at the southwest corner of Ramsey Parkway and Center Street (the "Subject Property"). The project would serve the 55+ demographic.

Commission Business

Commissioner VanScoy thanked staff for the thorough staff report for this Sketch Plan. He stated he was pleased to see how the proposed parking met the City's vision for this area.

Commissioner Nosan requested further information regarding the property lines for the proposed project.

Community Development Director Gladhill reviewed the property lines for the project with the Commission. He noted a portion of the project would be greenway for Municipal Park.

Keith James, Inland Group, thanked the Commission for their time. He thanked staff for the thorough presentation. He commented on his intent to utilize a three-story building over a parking structure. He explained the development would have 1.5 parking stalls per unit. He provided further comment on the amenities that would be included in the development.

Commissioner Anderson asked if this would be a 55+ age restricted community.

Mr. James reported this was the case.

Commissioner Anderson questioned if the cost for the parking space would be included in the rent.

Mr. James stated it was his intention to have a parking stall, cable, internet, etc. all included in the price of rent.

Commissioner Anderson explained he was very pleased by the proposed exterior building materials and noted they would be a nice fit into this part of the City.

Commissioner Surma requested further information on how the site will be managed.

Mr. James reported the building would be constructed by a contractor and the property would be managed by six or seven full-time employees.

Commissioner Surma recommended the units have sound-deadening measures in order to assist with controlling sound within the units.

Nick Conniff, Kaas Wilson Architects in Minneapolis, explained these R-2 apartments would meet all sound measure requirements within State building code.

Commissioner Surma stated he supported the Site Plan as proposed by Inland Group and asked for further information on the gazebo and four-season porch.

Mr. Conniff discussed these amenities and noted they would be used as sitting areas.

Commissioner Surma requested all vent pipes be painted to match the roof color.

Commissioner Gengler questioned how this development would be separated from the public greenspace.

Mr. James reported there would be a walkway between the two spaces. He provided the Commission with further information on Inland Groups proposed construction timeline noting he hoped to begin construction in July of this year.

Commissioner VanScoy believed the building had a fabulous design and he appreciated how the developer had worked to meet the City's parking requirements. He stated he offered his support to the proposed project.

Commissioner Anderson recommended the Parks Commission review the sidewalk connections from this development to the public green space.

Community Development Director Gladhill reported the Parks Commission would be discussing this valuable trail connections.

Chairperson Bauer thanked Mr. James for addressing the Commission's questions and encouraged him to move forward with his project as presented.

6.02: Receive Update on Variance Request located at 7214 167th Terrace NW; Case of Brandon Sis

Presentation

City Planner Anderson presented the Staff Report stating the purpose of this case is to receive an update on a case previously reviewed by the Planning Commission. No action is being requested, as additional discussions are ongoing. Staff is currently working with the Anoka Conservation District and Lower Rum River Watershed Management Organization to establish a broader solution and noted a wetland delineation would be completed this spring.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Draft Economic Development Chapter of Comprehensive Plan

7.02: Review Draft Natural Resources Chapter of Comprehensive Plan

Community Development Director Gladhill reviewed the draft Economic Development Chapter with the Commission.

City Planner Anderson discussed the draft Natural Resources Chapter of on the Comprehensive Plan with the Commission.

Commissioner Surma recommended that the City address the use of salt on its roadways and that a shift to sand be made.

Commissioner VanScoy recommended the City's drinking water also be a priority within the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

Chairperson Bauer noted he would not be able to attend the February Planning Commission meeting.

Commissioner Anderson stated he would not be able to attend the March or April Planning Commission meetings.

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

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

The regular meeting of the Planning Commission adjourned at 8:47 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.