

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 1, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Patrick Surma
 Commissioner Gary VanScoy

Members Absent: Chairperson Randy Bauer
 Commissioner Cindy Nosan

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated January 4, 2018

Vice Chairperson VanScoy noted a spelling correction within the minutes.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated January 4, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Sketch Plan and Zoning Amendment for a Proposed Lot Combination; Case of ACE Solid Waste, Inc.

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an Application for a Sketch Plan and Zoning Amendment related to two parcels owned by ACE Solid Waste, Inc. The two properties include 6601 McKinley Street (ACE's headquarters) and 14050 Basalt Street (together referred to as the "Subject Properties"). While no site improvements are proposed at this time, ACE Solid Waste is anticipating a potential future expansion of their transfer station building, which would extend across an existing property boundary between the Subject Properties, and additional parking/storage area, prompting the requested actions. Staff provided further comment on the request and recommended approval of the proposed lot combination.

Citizen Input

_____, Division President for ACE Solid Waste, thanked the Commission for their consideration and stated the request would allow for future expansion at this location.

Vice Chairperson VanScoy questioned how the expansion site would be accessed.

Mr. _____ reported the site would be accessed from the northwest corner of the current site off of 141st Avenue.

Vice Chairperson VanScoy asked if staff had addressed access issues with the applicant.

City Planner Anderson reported this matter was discussed by the engineering department and there were no concerns.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:09 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Gengler, to recommend that City Council adopt Ordinance #18-07 rezoning 14050 Basalt Street to E-2 Employment District.

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

5.02: Public Hearing: Consider Preliminary Plat and Variance Request for Rum River Prairie (Project #17-149); Case of Eric Thomsen

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:10 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is to review the Preliminary Plat for a proposed twenty-five (25) lot, detached single family residential subdivision located at the intersection of Armstrong Blvd and Tiger Street (PIDs 07-32-25-14-0001 and 07-32-25-13-0001, together, the "Subject Property"). The Subject Property is zoned R-1 Residential (Rural Developing) and the subject lots would be serviced by private well and septic services. Staff discussed the request in detail with the Commission and recommended approval of the Variance and Preliminary Plat.

Citizen Input

Vice Chairperson VanScoy asked if 169th was put in this neighborhood to be a through street to Tiger Street.

City Planner Anderson stated this was an interesting scenario as there was a sliver of land remaining that was still needed in order to complete the through street. He explained there was no dedicated easement or right-of-way over the unplatted sliver of land. He indicated this issue has been discussed with the developer and he was aware of this concern. He reported the adjacent property owner would be contacted to have a discussion with City staff.

Eric Thomsen, 6210 Green Valley Road, thanked the Commission for their consideration. He stated if a cul-de-sac were added, he would need another variance for lot sizes. While he was sympathetic to the through street situation, he stated this was a prior situation created by City.

Vice Chairperson VanScoy commented a cul-de-sac or a through street would improve this development. He questioned which outcome the applicant preferred.

Mr. Thomsen indicated he would like to see the development remain as is but noted he would be willing to work with the City if a cul-de-sac had to be added.

Commissioner Surma explained he supported the roadway remaining as is. He did not want to see the property rights of the adjacent property owners impacted given the fact this road only serviced one person.

Vice Chairperson VanScoy noted that this roadway serviced three homes.

Commissioner Anderson commended the applicant on his creative use of this space.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:28 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-022 approving a Variance to lot size for Rum River Prairie including the favorable Findings of Fact.

Further discussion

Vice Chairperson VanScoy offered a friendly amendment to the motion stating the roadway situation was not the result or action of the applicant, but rather this was a unique landlocked parcel.

Commissioner Anderson and Commissioner Surma accepted the friendly amendment.

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

Motion by Commissioner Anderson, seconded by Commissioner Surma, to adopt Resolution #18-023 approving the Preliminary Plat approval of Rum River Prairie.

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

5.03: Public Hearing: Consider Preliminary Plat of Affinity at Ramsey (Project No. 17-142); Case of Inland Group

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:32 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review an application for preliminary plat and site plan approval of Affinity at Ramsey, a one hundred and seventy-five (175) unit apartment development on the property generally located at the southwest corner of Center Street and Ramsey Parkway. The Developer, Inland Group of Spokane, Washington, is focusing this development on ages 55+. The parcel is legally described as Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota. Staff provided further comment on the proposed project and recommended approval of the Preliminary Plat and Site Plan.

Citizen Input

Keith James, Inland Group, thanked the Commission for their time. He stated this was his fourth time before the Commission and indicated he was available to answer questions.

Commissioner Anderson stated he appreciated the fact the applicant had adopted the recommendations from the City Council. He commented he was very pleased with the proposed building.

Vice Chairperson VanScoy agreed and stated this was a great project to be coming to the City of Ramsey and The COR. He requested further information on the landscaping plan.

Mr. James commented on the landscaping plan and noted all trees and shrubs would meet the City's size requirements.

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

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

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

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #18-032 granting Preliminary Plat approval of Affinity at Ramsey and recommend adoption of Resolution #18-033 granting Site Plan approval of Affinity at Ramsey.

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

5.04: Public Hearing: Ordinance #18-001 Amending Lot Width Requirements for Cul-De-Sac lots in the R-1 Rural Developing District

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:46 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is for the Planning Commission to review and consider a proposed amendment to reduce the required lot width standards from 200 feet to 100 feet for lots zoned R-1 Rural Developing and located on a Cul-De-Sac. Staff discussed the proposed Ordinance in detail and noted a language change stating the lot width shall be 100 feet at the front yard setback.

Citizen Input

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:50 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend the City Council adopt Ordinance #18-01 Amending the Lot Width Requirement for Cul-De-Sac lots in the R-1 Rural Developing District with the language as recommended by staff.

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

6. COMMISSION BUSINESS

6.01: Receive Update on Home Occupation at 5751 177th Avenue NW; Case of Tracer Landscaping LLC

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to gather feedback from the Planning Commission as it relates to an existing home occupation located at 5751 177th Ave NW. The Applicant has not at this time submitted an official application for a home occupation permit as it is Staff's request that the Planning Commission consider the home occupation prior to a formal application being made.

Commission Business

Commissioner Anderson asked how staff defined home occupation.

Community Development Director Gladhill stated this was defined as any business or commercial activity that is conducted or petitioned to be conducted from the principle or accessory structure on the property that is zoned for residential use by persons residing on the property.

Travis Longfield, 5751 177th Avenue NW, stated he wanted to use his property as described in the letter he drafted to the City. He explained he did not want to make any of his neighbors angry and noted he has not heard any complaints from his neighbors. He indicated his equipment would be stored in the woods on his property. He reported three trucks left his property in the morning and returned in the evening.

Commissioner Anderson questioned if people at the residence were driving the vehicles.

Mr. Longfield stated this was the case.

Vice Chairperson VanScoy questioned where the gravel pad was located on the property.

Mr. Longfield noted the location of the gravel pad on his property and stated the gravel pad area would be removed.

Further discussion ensued regarding the proposed size of the accessory structure and City requirements regarding detached structures.

Vice Chairperson VanScoy asked if the applicant needed such a large accessory structure.

Mr. Longfield stated he did not want to have to construct a building twice.

Commissioner Anderson questioned when construction would begin on the accessory structure.

Mr. Longfield reported he would put footings in this spring.

Commissioner Anderson inquired what type of driveway Mr. Longfield would have.

Mr. Longfield indicated he would have a crushed concrete driveway.

Commissioner Surma asked if the applicant would be using his property to store large quantities of sand, gravel or black dirt.

Mr. Longfield stated this was not his intent, unless he would be working on landscaping for his own property.

Vice Chairperson VanScoy explained this was not a Public Hearing, but he wanted to open the meeting at this time for public comment.

Stephanie Trapp, 5829 177th Avenue NW, explained she has lived in her house with her family since 2005. She stated she has a long commute to work but considers her home to be her oasis. She indicated she appreciates the rural feel of her neighborhood and stated it was a great place for her to raise her two boys. She commented she has had amicable relations with her neighbors for the past 12 years and commented on how the neighborhood changed after September of 2016 when Travis Longfield moved onto the street. She discussed how the property at 5751 177th Avenue NW has changed since that time. She indicated she appreciated the improved landscaping but not the traffic being generated from the property. She described the numerous deliveries that have been made to the Longfield property over the past two years. She stated she has tried to be patient with her neighbor noting she understood he was working to improve his property. She commented that while the deliveries have ceased, the commercial vehicle traffic moving to and from the property has continued. She stated her main concerns with the home occupation was the noise and traffic being generated by the use as this was impacting the enjoyment of her property. She feared she would be prematurely be reassessed for a roadway given the high amount of heavy traffic going to and from Mr. Longfield's property. She respectfully requested the City take these concerns under advisement.

Dan Lenhard, attorney for Don and Jamie Ketum at 5750 177th Avenue NW, addressed the concerns being raised by his clients. He stated the Ketum's do not want to see this commercial operation continue in their neighborhood. He commented the loading and unloading of commercial vehicles in the morning and evening was disruptive to a residential neighborhood. He indicated the vehicles were impeding access through the cul-de-sac and at times his clients could not access their own driveway or mailbox. He reported Mr. Longfield has conducted open burning which was a concern to his clients. In addition, his clients have concerns regarding the aggressive driving, speed of commercial traffic, along with the wear and tear these commercial vehicles are having on the roadway. He noted Mr. Longfield's employees have thrown beer cans and made vulgar comments to his clients. He stated this type of behavior has to be curtailed.

Scott DeJares, 5910 177th Avenue NW, commented Mr. Longfield has employees coming to and from his property and noted they have not always lived at his house. He expressed concern with the amount of equipment going up and down his street.

Maria Gobernath, 5880 177th Avenue NW, stated she has the youngest child on the block, age four. She noted Travis Longfield has two young children. She expressed concern with letting her son play at the Longfield property given number of large vehicles coming and going from the property. She feared the roadway would prematurely need repairs given the high volume of commercial trucks. She explained she didn't have a problem with Travis or his family, but stated she did have concerns with the business operations.

Rob Shaneus, Attorney for Travis Longfield, addressed the Commission. He described how the neighborhood was structured and the lots were oriented. He reported the neighboring property was a working farm and had much of the same traffic the neighbors were concerned about. However, because this property was zoned agricultural, the traffic was allowed. He stated his client had no intention of parking trucks on the street long-term. He noted this was a short-term situation during construction on the property. He commented on his client's intention to store all company vehicles within an accessory structure which would be built on his property. He stated his client received a letter from the City identifying two options to bring the property into compliance and explained his client had chosen to build an accessory structure.

Mr. Longfield stated it was not his intention to drive recklessly down his street and explained he was unaware of any beer can throwing incident. He indicated he was not trying to make anybody mad. He noted he has allowed to have a fire on his property and explained he had all the necessary permits in place.

Commissioner Gengler asked if all employees would be living onsite during the 2018 landscaping season.

Mr. Longfield stated his plan was to have his employees staying on his property.

Vice Chairperson VanScoy commented traffic was a concern for him. He noted the applicant was allowed eight trips per day without becoming excessive. He understood that only six trips were being generated at this time. He encouraged employees to carpool into and out of the site in order to reduce the traffic to the property.

Community Development Director Gladhill recommended that the applicant pursue a home occupation through the conditional use permit process and that this not be approved by staff administratively given the complexity of the request and location of the employees. He anticipated the request would require conditions.

Vice Chairperson VanScoy and the entire Planning Commission supported this recommendation.

Mr. Shaneus expressed concern that a conditional use permit was being proposed when home occupations are entitled if an applicant complies with a list of conditions. He stated applicants have three options with home occupations, one being staff can approve home occupations administratively with conditions. He reported that only if an applicant does not comply with these conditions, is a conditional use permit required. He explained that his client has made every effort to comply with City Ordinance. He stated if Mr. Longfield installs a garage and

driveway as has been requested by the City, he would be in compliance with City Code and has eliminated all exterior evidence. Therefore, his client would not require a conditional use permit.

Vice Chairperson VanScoy stated this was not his understanding.

Community Development Director Gladhill commented he did not want to get into a long debate regarding this request. He stated there were a number of commercial vehicles being stored on this property. He recommended that City staff and the City attorney meet with the applicant in order to sift through the home occupation request further.

Mr. Shaneus stated he would be happy to work through this further with City staff and the City Attorney.

Community Development Director Gladhill stated until the City receives more information regarding Mr. Longfield's employees staff would continue to recommend a conditional use permit for this home occupation.

Commissioner Anderson encouraged Mr. Longfield to work with staff on this matter.

Vice Chairperson VanScoy encouraged Mr. Longfield to work with his neighbors in order to keep the peace on this street. He thanked everyone from this neighborhood for coming forward and expressing their concerns. It was his hope that all of the issues brought up would be addressed by staff and the applicant in the near future.

Vice Chairperson VanScoy recessed the meeting at 8:53 p.m.

Vice Chairperson VanScoy reconvened the meeting at 8:58 p.m.

6.02: Discussion Item: Auto Sales at 6750 Highway 10

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has been approached by a party interested in conducting motor vehicle sales/service on the property located at 6750 Highway 10 NW (the "Subject Property"). The Subject Property is located in the B-2 Highway Business District and is approximately 1.32 acres. There are several interrelated questions regarding surfacing and the lawful, non-conforming designation that have come up that Staff wanted to review with the Planning Commission before providing direction to the prospective Applicant. A Conditional Use Permit shall be required for this use. The question at hand is to also allow the expansion of a lawful, non-conforming use (storage on an unimproved surface) to allow the storage of motor vehicles staged for service.

Commission Business

Commissioner Surma asked why staff wants to see the gravel area paved.

Community Development Director Gladhill stated the paved surface regulation was a zoning requirement for aesthetic and erosion control purposes.

Vice Chairperson VanScoy asked if the gravel area was fenced in.

Community Development Director Gladhill reported this was the case.

Commissioner Surma supported the gravel area remaining as is.

Steve Fisher, 10766 Dunkirk Lane, explained his client was in the due diligence phase for this property. He reported his client currently leases space and was looking to purchase.

Dave Evenson, 7867 Park Court NE, stated has owned a business in Ramsey for the past 10 years and it was his dream to own his own property. He commented further on the auto detailing and auto sales business he owns and noted one of his main clients was Luther Automotive. He explained he would be able to grow his business through retail sales and higher visibility along Highway 10.

Vice Chairperson VanScoy questioned why the applicant was requesting to keep the gravel area.

Mr. Evenson stated this was a cost issue for him.

Commissioner Gengler asked how tall the fence was.

Mr. Evenson estimated the fence was eight feet in height. He noted the fence could not be seen through.

Vice Chairperson VanScoy questioned how many cars would be moved in and out of the site per day.

Mr. Evenson anticipated he would be moving eight to ten vehicles in and out of the site per day.

Vice Chairperson VanScoy stated his only concern is with moving that number of vehicles in and out of the property constantly on an unimproved surface, the gravel would be damaged.

Commissioner Anderson asked if boats and trailers would be sold on this property.

Mr. Evenson commented this was not the type of work he would do. He explained the Sunwater Sports business would be going away.

Commissioner Anderson indicated he did not want to see any additional used car lots in the City. In addition, he supported the entire gravel area being paved. He stated he wanted Ramsey to look nice and this property had to be brought into compliance with City Code.

Community Development Director Gladhill commented the utilization of the area in the back was a concern without paving the site. If motor vehicle sales could be conducted on the already paved surface, this would not be a concern.

Vice Chairperson VanScoy questioned if a phased approach could be taken regarding the paving.

Mr. Evenson stated his main concern at this time was the expense. He appreciated how staff approached this issue and commented he was still considering if this property would work for his business. Further discussion ensued regarding the boat storage activity that was occurring on this property currently. He explained he would be greatly improving the outdoor storage situation if he were able to purchase the property.

Vice Chairperson VanScoy supported a phased approach for this property.

Community Development Director Gladhill commented staff was willing to work with the applicant on a phased approach.

Vice Chairperson VanScoy asked if the applicant could support a phased approach.

Mr. Evenson stated he was uncertain at this time.

Community Development Director Gladhill suggested cost estimates be provided by City staff and that negotiations be held between staff and the applicant. The Planning Commission encouraged the applicant to work with staff.

Commissioner Surma anticipated that if the gravel area was paved the property value would be greatly enhanced.

6.03: Discussion Item: Oversized Signage in the COR

Presentation

City Planner Bergle presented the Staff Report stating members of the City Council and public wanted to visit the topic of over-sized signage in the COR to potentially develop City standards in-line with the mission of the COR. It was noted this was a discussion topic only.

Commission Business

Commissioner Anderson stated he would need more context in order to provide staff with feedback. He commented he could not support a 75-foot sign in the COR as this would be out of place.

Community Development Director Gladhill reviewed a zoning map for the properties along Highway 10. He requested feedback on the Commission's level of comfort for sign height in this particular area. He reported the common sign height request was 75 feet.

Commissioner Anderson commented he would be comfortable with a 75-foot-tall sign in this particular zone so long as there was not an abundance. He noted he liked the idea of collocating signs.

Commissioner Surma believed that the zoning area along Highway 10 was too wide and should be narrowed.

Vice Chairperson VanScoy agreed.

Community Development Director Gladhill suggested the area be shrunk to include the area inside of Sunwood Drive and Riverdale Drive.

The Commission supported this recommendation.

Vice Chairperson VanScoy stated he could support staff approving a 75-foot-high sign request inside of Sunwood Drive and Riverdale Drive and anything beyond this area should be reviewed by the Planning Commission.

Commissioner Surma stated he would like to see the City consider wayfinding signs for the COR.

Vice Chairperson VanScoy stated he did not want to see a forest of 75-foot signs along Highway 10.

Community Development Director Gladhill reported staff would work to further refine the zone in order to narrow the corridor and would report back to the Commission at a future meeting.

6.04: Select Winning 2017 Photo – ‘Life in Ramsey’

Presentation

Community Development Director Gladhill presented the Staff Report stating as a member of a City of Ramsey board/commission, the Commission was invited to participate in the voting process for the 2017 photo contest. The photo contest was implemented to gather photos to supplement the City’s Comprehensive Plan and the Parks System Plan, as well as City publications. Staff reviewed the photo contest categories and winning photos with the Commission.

Commission Business

Vice Chairperson VanScoy asked if the Commission could get access to the photos.

Community Development Director Gladhill stated he could provide the Commission with access to the photos.

7. COMPREHENSIVE PLAN UPDATE ITEMS

None.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:44 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.