

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Randy Bauer  
  Commissioner Bruce Anderson  
  Commissioner Ralph Brauer  
  Commissioner Cheri Gengler  
  Commissioner Cindy Nosan  
  Commissioner Gary VanScoy

Members Absent:                   Commissioner Patrick Surma

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

**1.     CALL TO ORDER**

Chairperson Bauer 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 VanScoy, to approve the agenda as presented.

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

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017**

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

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

#### **4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017**

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

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

### **5. PUBLIC HEARINGS/COMMISSION BUSINESS**

#### **5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District**

##### **Public Hearing**

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

##### **Presentation**

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

##### **Citizen Input**

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

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

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

### **Commission Business**

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

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

## **5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District**

### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:15 p.m.

### **Presentation**

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

### **Citizen Input**

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

### **Commission Business**

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

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

## **6. COMMISSION BUSINESS**

### **6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin**

#### **Presentation**

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

#### **Commission Business**

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

Commissioner VanScoy stated he believed the proposed use was acceptable and he welcomed the proposed site improvements.

Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

## **6.02: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities**

## **Presentation**

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). Staff reviewed the proposed plan and requested feedback from the Commission.

## **Commission Business**

Commissioner Brauer requested further information on Potassium Street.

Community Development Director Gladhill commented on the Potassium Street easements and the gravel cul-de-sac. He explained the developer would have to bring the infrastructure at his own cost. He anticipated the developer would approach the City for a cost-share plan. He stated there was no intention to spread these costs out with the existing neighborhood. He provided further comment on the public benefit from turning this roadway from gravel to asphalt.

Commissioner VanScoy asked if Potassium Street was a public roadway.

Community Development Director Gladhill reported this was the case. He discussed the other roadways within the development and noted one street would be private.

Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157<sup>th</sup> would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

### **6.03: Review Rum River Hills Redevelopment Concept**

#### **Presentation**

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

### **Commission Business**

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167<sup>th</sup>. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

**Dick Toulette**, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167<sup>th</sup>.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4<sup>th</sup>.

#### **6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots**

##### **Presentation**

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

##### **Commission Business**

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

## **7. COMPREHENSIVE PLAN UPDATE ITEMS**

### **7.01: Review Previous Public Engagement on the Comprehensive Plan Update**

#### **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**

#### **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**

#### **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**

#### **7.01.4: Review Feedback from October 26 Public Workshop**

### **7.02: Review Background and Graphic Data for the Comprehensive Plan Update**

### **7.03: Review Draft Land Use Chapter of Comprehensive Plan**

### **7.04: Review Remaining Schedule for Comprehensive Plan Update**

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned if the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for 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**

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

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

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

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Tim Gladhill  
Community Development Director

ATTEST:

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JoAnn Shaw  
Planning Division Secretary

Drafted by Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*