

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 3, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Daniel Onyambu
 Commissioner Patrick Surma
 Commissioner Gary VanScoy

Members Absent: Commission Matt Woestehoff

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

Several students from Elk River High School stepped forward and introduced themselves to the Commission noting they were in attendance for a government class.

3. APPROVAL OF AGENDA

Chairperson Bauer requested Item 6.03 under Commission business be moved up and discussed prior to Item 6.01.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to approve the agenda as amended.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated April 5, 2018

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated April 5, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Variance Request to Permit the Use of a Private Septic System and Well as part of the Lavern Estates Subdivision at 7009 175th Avenue NW (Project No. 17-137); Case of Joshua Peterson

Public Hearing

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

Presentation

City Planner Anderson presented the staff report stating in September of 2017, the City Council approved a Plat known as Lavern Estates (the "Plat"), which subdivides the the property generally known as 7009 175th Ave NW (the "Subject Property") into two (2) lots, one of which would have the existing home on it. Joshua Peterson (the "Applicant") has indicated that he intends to construct a new single family residential home on the other lot. As part of the approvals in 2017, the City also approved a Zoning Amendment (from R-1 MUSA to R-1 Rural Developing) and a Comprehensive Plan Amendment (from Low Density Residential to Rural Developing), the latter of the two contingent upon approval by the Metropolitan Council.

City Planner Anderson explained as part of discussions with the Metropolitan Council pertaining to the Comprehensive Plan Update, Staff recommends this Variance step until such time the above referenced Comprehensive Plan Amendment can be included as part of the broader Comprehensive Plan Update, rather than a standalone Amendment. This will allow the City to react in a much quicker manner and permit the construction of one (1) single-family home as proposed. Staff recommends granting the variance to deviate from connecting to municipal services.

Citizen Input

There was no citizen input.

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

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

Chairperson Bauer closed the public hearing closed at 7:07 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-089 granting a variance to deviate from connecting to municipal services.

Further discussion

Commissioner VanScoy asked if the Findings of Fact had to be approved separately.

City Planner Anderson reported the Findings of Fact have been incorporated into the Resolution.

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

5.02: Public Hearing: Consider Ordinance #18-09 Amending Conditional Uses in the H-1 Highway 10 Business District (Project No. 18-113); Case of Baker White, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:09 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating the City of Ramsey has received an application for an ordinance amendment to allow light manufacturing as a conditional use in the H-1 Highway 10 Business District. Staff has intended to look at the permitted and conditional uses in this district as part of the larger Highway 10 corridor effort. This application has prompted moving this topic forward sooner than previously anticipated. After the Comprehensive Plan Update, Staff will still look at the corridor as a whole and consider permitted, conditional, and accessory uses.

Citizen Input

Commissioner VanScoy asked how the City defined light manufacturing within City Code.

Community Development Director Gladhill reported this was defined by industry code, noting light manufacturing was to take place indoors and enclosed. He indicated light manufacturing was not to create noise, vibrations or air pollution which would disturb neighboring properties.

Commissioner Anderson suggested the definition of light manufacturing be added to this Ordinance.

Chairperson Bauer questioned if outdoor storage would be allowed with this request.

City Planner McGuire Brigl indicated this could be a made a condition for approval to not allow outdoor storage.

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 Onyambu. Voting No: None. Absent: Commissioner Woestehoff.

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Commissioner VanScoy asked if there were other light manufacturing businesses in the H-1 district.

Community Development Director Gladhill reported there were several businesses operating in the H-1 district as non-conforming uses along the Highway 10 corridor.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Ordinance #18-09.

Further discussion

Commissioner VanScoy recommended the light manufacturing be allowed with no outdoor storage.

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

5.03: Public Hearing: Consider Request for a Conditional Use Permit for Light Manufacturing at the Property located at 6111 Highway 10 NW (Project No. 18-113); Case of Baker White Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:21 p.m.

Presentation

City Planner Anderson presented the staff report stating in late December, 2017, Baker White Inc. (the "Applicant") submitted a building permit application for tenant improvements at 6111 Highway 10 NW (the "Subject Property") to create a new product known as Sample Sticks. After multiple discussions with the City Attorney's office, it was determined that the improvements were

for a use that is classified as Light Manufacturing, which is not permitted in the H-1 Highway 10 Business District (the zoning district in which the Subject Property is located). Staff relayed this information to the Applicant, as well as the owner of the property, and after multiple conversations, as well as an update to the City Council, the Applicant proceeded to apply for both a Zoning (text) Amendment to permit Light Manufacturing as a Conditional Use and a Conditional Use Permit (CUP) for this use. Staff recommends approval of the Conditional Use Permit contingent upon adoption of the Zoning Text Amendment identifying Light Manufacturing as a Conditional Use in the H-1 Highway 10 Business District.

Citizen Input

Commissioner VanScoy requested further information on the number of suites involved in this light manufacturing work.

City Planner Anderson reviewed a site map of the building with the Commission noting two suites were used for the light manufacturing.

Commissioner Anderson asked if nicotine was the only hazardous material being used by this business.

City Planner Anderson commented this was his understanding after speaking with the Anoka County Inspector.

Commissioner Anderson questioned where the nicotine would be housed within the cleanroom.

Dan Baker, 6111 Highway 10 NW, reported the nicotine would be stored in a small controlled access freezer within Suite 600. He noted the nicotine was packaged very securely and were stored in sealed containers. He explained any spill within a cleanroom would be self-contained. He provided further comment on the standards he has to keep within his cleanroom and described how hazardous waste was regulated by the County.

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 Onyambu. Voting No: None. Absent: Commissioner Woestehoff.

Chairperson Bauer closed the public hearing closed at 7:37 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-090 approving a Conditional Use Permit to allow Light Manufacturing on the Subject Property, contingent upon adoption of a Zoning Text Amendment identifying Light Manufacturing as a Conditional Use.

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

5.04: Public Hearing: Review Draft Comprehensive Plan Update

Public Hearing

Chairperson Bauer called the public hearing to order at 7:38 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating staff is not asking for action on this draft at this time. Based on a number of requests that have come in since the April 9 Workshop, Staff requests additional time to update drafts. The Public Hearing was previously advertised, and Staff recommends taking this opportunity to take additional public comments on the current drafts. It was noted staff will be updating this case with updates to Chapters and additional materials to help the Planning Commission navigate this document. The focus has been organization and content. The document will be formatted into a final design prior to final approval. Staff provided the Commission with a broad overview on the draft Comprehensive Plan, along with the key implementation strategies and requested feedback.

Citizen Input

Commissioner VanScoy asked if staff had considered pursuing additional east-west roadways through the City.

Community Development Director Gladhill commented staff was aware that additional east-west roadway connections were needed in the community. He explained Green Valley may be a route the City could pursue in the future.

Patrick Lindmark, AKM Farms, requested the City extend the MUSA line into his property.

Community Development Director Gladhill reviewed the location of the existing MUSA line, noting lines currently ran halfway up Puma Street.

Commissioner Anderson asked if lines could be extended into Mr. Lindmark's property.

Community Development Director Gladhill reported the lines do have capacity to complete this task. He explained additional discussion would have to be held to see if this extension could be completed. He discussed the history of the Northfork property and indicated there were some staff members that believed this land should remain rural in nature.

Commissioner Anderson anticipated that Mr. Lindmark would have to have a conversation with the adjacent landowner in order for this MUSA extension to be considered. He believed this matter should be looked at further in order for direction to be included within the Comprehensive Plan.

Community Development Director Gladhill reported the Commission did not have to make a decision on this matter tonight but could provide staff with direction to pursue this matter further.

Commissioner Anderson asked if there were any plans to develop the property at this time.

Mr. Lindmark reported there were no immediate plans and noted this properties development would change if the site had municipal services.

Dave Nathey, 14453 Llama Street, explained he owns 174 acres and has lived at this location since 1971. He expressed concern that he would be losing his river frontage for a City trail. He explained that these would be the best lots for him if he was to subdivide his property. He stated he was not interested in having a park on his property and noted his neighbors do not have a park or trail running through their property. For this reason, he requested the City not take this land from him. He noted he would be willing to sell the land to the City if the City was interested in pursuing a river crossing.

Commissioner Anderson requested further information from staff on the proposed river crossing.

Community Development Director Gladhill reviewed with the Commission the location of the proposed river crossing.

Chairperson Bauer reported the proposed river crossing would run right down the middle of Mr. Nathey's property.

Mr. Nathey commented this was the case and noted this would put him out of business as he would no longer be able to farm his land.

Chairperson Bauer questioned how Mr. Nathey would like the river crossing to be.

Mr. Nathey stated he understood another river crossing was necessary. He noted he would be willing to sell his property.

Chairperson Bauer indicated realistically this may not happen before 2040 and stated it would be best to ensure houses were not built along the proposed roadway river crossing alignment.

Community Development Director Gladhill stated there were concepts that would be worked through with Mr. Nathey and the City of Dayton. He commented that the City would not be able to resolve this issue tonight but could continue to work with Mr. Nathey and the Parks Board.

Leslie Roering, 7463 161st Avenue, stated she served on the Comprehensive Plan Subcommittee and discussed a potential Rum River crossing.

Chairperson Bauer commented this maybe should be considered as a discussion item for the next 20 years. He noted the Council's focus at this time was on the Mississippi River crossing and did not want to divert their attention away from this project.

Community Development Director Gladhill indicated staff could support having some sort of narrative included in the Comp Plan with the understanding this type of crossing would involve the City of Andover. He noted Andover was not currently planning to create a crossing of the Rum River.

Commissioner Surma encouraged the City of Dayton to get their act together as he would like to see the river crossing completed. He explained this matter has been talked about since the 1960's and he would like to see it completed.

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

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

Chairperson Bauer closed the public hearing closed at 8:33 p.m.

Chairperson Bauer reported this item would move forward to the City Council and would be addressed at their Tuesday, May 22nd meeting.

6. COMMISSION BUSINESS

6.03: Discussion Item: Feedback on Possible Lot Split at 16950 Neon Street NW

Presentation

City Planner Anderson presented the Staff Report stating City Staff received an inquiry a couple weeks ago from Jill Hauck (the "Property Owner") as to the steps to complete a simple lot split involving the property located at 16950 Neon St NW (the "Subject Property"). As Staff reviewed the information about the Subject Property, it was discovered that it was only 3.54 acres, which is deficient of the minimum required acreage for the Zoning District. Due to the cost associated with survey work that would be necessary for a Minor Plat, Staff thought it may be prudent to bring forth a brief discussion item for the Planning Commission, which may give the Property Owner more insight into the potential of a variance before incurring significant expenses.

Commission Business

Chairperson Bauer asked if this area was all private well and septic.

City Planner Anderson reported this was the case.

Commissioner Anderson stated he supported the request noting this would fit in with the neighbors.

Commissioner VanScoy agreed stating the request would be consistent with the neighborhood.

Jill Hauck, 16950 Neon Street NW, explained she was hoping to split her lot and sell her home so she could move to Michigan and provide a house for her grandson.

The Commission supported Ms. Hauck moving forward with her lot split.

6.01: Review Concept Plan for Greenway Terrace Phase 2 (Project #18-02); Case of Aeon

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a concept plan for Phase 2 of Greenway Terrace. The proposed apartment building has approximately 60 workforce housing units, ranging from 1 to 4 bedrooms. The proposed project has parking on the first sub-level, partially sub-grade, with units on levels 1 through 4. Each floor has approximately 15 units. The current site plan shows a community garden, a playground, and the building will mirror phase 1 in order to create a courtyard between the buildings.

City Planner McGuire Brigl commented the site is generally on the west half of the parcel north of E Ramsey Parkway, east of East Town Center Drive, south of 146th Ave NW and west of Traprock St. Phase 1, approved in 2017, is currently being built and is located east of this project. The site is zoned COR 4c, generally allowing a minimum density of 15 units per acre. The site is approximately 1.4 acres. The City of Ramsey Community Development Department wrote a letter of support for this project to the Minnesota Housing Finance Agency as Aeon attempts to secure financing for this workforce housing project. This project supports the goals of the City in relation to transit-oriented development, workforce housing near the COR and Northstar Station, and will help us reach the goals of our 2040 Comprehensive Plan. It was noted Aeon is looking for general feedback relating to this project.

Commission Business

Commissioner VanScoy stated he was excited to see this project move forward.

Leslie Roering, Aeon representative, explained her company would be applying for funding in June and hoped to break ground on this project next spring. She anticipated the new housing would be open to the public in 2020.

The Commission supported this item moving forward.

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). While the final plat and site plan have expired, the zoning of PUD has not. The applicant has submitted a revised concept plan taking into account current zoning regulations.

Commission Business

Chairperson Bauer asked if additional greenspace could be added to the development at Lots 8 or 9.

Mark Strandlund, Shade Tree Communities, discussed the open space and trails that would run through the development. He explained that if Lots 8 and 9 could not be developed the development would have additional green space.

Commissioner VanScoy believed this would be a nice development.

The Commission encouraged the developer to proceed with his plans.

7. COMPREHENSIVE PLAN UPDATE ITEMS

There was nothing additional to report.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

Commissioner Surma stated he would like to see the City working with Anoka County to lower the speed on Bunker Lake Boulevard.

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 Anderson, Gengler, Onyambu, Surma, and VanScoy. Voting No: None. Absent: Commissioner Woestehoff.

The regular meeting of the Planning Commission adjourned at 9:05 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.