

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 1, 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:                   Commissioner 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**

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 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 Work Session Minutes Dated September 9, 2018**

**4.01.2: Planning Commission Meeting Minutes Dated September 9, 2018**

**4.01.3: Planning Commission Meeting Minutes Dated October 4, 2018**

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Work Session Minutes dated September 9, 2018; Planning Commission Meeting Minutes dated September 9, 2018; and Planning Commission Meeting Minutes dated October 4, 2018.

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

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

### **5.01: Public Hearing: Consider a Variance Request to Allow an Addition to an Existing, Detached Accessory Building Nearer the Front Lot Line than the Home at 17630 Nowthen Boulevard NW (Project No. 18-157); Case of Richard and Shirley Watson**

#### **Public Hearing**

Chairperson Bauer 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 from Richard and Shirley Watson (the "Applicant") for a variance to allow an addition to a detached accessory building to be nearer the front property line than the home on the property generally known as 17630 Nowthen Boulevard NW (the "Subject Property"). The Subject Property is approximately 1.70 acres in size and City Code restricts the siting of detached accessory buildings to the side or rear yard of a lot when under two (2) acres in size. The existing building is 728 square feet, and the proposed addition is 728 square feet; the proposed building would be 1,456 square feet.

#### **Citizen Input**

Commissioner VanScoy questioned what the maximum size allowed was for accessory structures.

City Planner Anderson reported the applicant would be eligible for 2,400 square feet of total accessory structure for the space and right now the site would have approximately 2,000 square feet.

Richard Watson, 17630 Nowthen Boulevard NW, explained he built his home 50 years ago and added the detached garage years later. He explained the new garage would allow him the space to have a woodshop.

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

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

Chairperson Bauer closed the public hearing closed at 7:10 p.m.

### **Commission Business**

Motion by Commissioner Surma, seconded by Commissioner VanScoy, to recommend adoption of Resolution #18-227 granting a variance to allow an addition to a detached accessory building to be nearer the front property line than the home on the Subject Property.

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

### **5.02: Public Hearing: Request for Consider Conditional Use Permit (CUP) Application for Truck Garant at 6021 Highway 21 (Project 17-151); Case of Roman Gadaskin**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:11 p.m.

#### **Presentation**

Consulting Planner Maass presented the staff report stating Roman Gadaskin (the "Applicant") has submitted an application for a Conditional Use Permit (CUP) at 6021 Highway 10 NW (the "Subject Property") to allow a Truck Garant, a dispatch trucking company to operate from the subject property. Dump trucks from Truck Garant are dispatched to haul construction material all over the metropolitan area. No construction material is brought back to the subject property. The Applicant is proposing to utilize this location as a dispatch center where the vehicles will be stored and where minor maintenance and fabrication would occur. The facility would not be available to the general public. This business was first brought to the attention of Staff through its code enforcement program. Over the past several months the applicant and business owner have been working with Staff to make corrections prior to being brought forward for CUP consideration.

#### **Citizen Input**

Commissioner VanScoy asked if the Conditional Use Permit was for the back of the property and not the front.

Consulting Planner Maass reported this was correct.

Commissioner VanScoy questioned if there was a plan to provide access to the back of the property.

Consulting Planner Maass described the location of the two access points on the site.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, reported he owned the property but would not operate the proposed business.

Chairperson Bauer asked how many trucks the proposed building would be able to accommodate, given the fact inoperable trucks could not be parked outdoors.

Mr. Gadaskin explained the proposed building was 1,800 square feet and could only accommodate two trucks.

Commissioner VanScoy indicated this would be a nice improvement to this lot.

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 7:18 p.m.

### **Commission Business**

Motion by Commissioner VanScoy, seconded by Commissioner Onyambu, to recommend that City Council adopt Resolution #18-211 approving a Conditional Use Permit for Truck Garant at 6021 Hwy 10 contingent upon conformance with the Staff Review Memo and approval of construction plans by the City Engineer noting the Findings of Fact are favorable to the applicant.

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

### **5.03: Public Hearing: Consider Conditional Use Permit (CUP) Application for Auto Sales and Service at 6021 Highway 21 (Project 17-151); Case of Roman Gadaskin**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:20 p.m.

#### **Presentation**

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider a conditional use permit request to allow car sales and service to be conducted from 6021 Hwy

10 which is the former ICO gas station. Automotive sales and service are a conditional use within the H-1 Highway 10 zoning district. The Applicant has received interest from prospective dealerships that would like to utilize the site and has submitted building plans that would renovate the former gas station building for the purposes of serving as a dealership office and service center.

### **Citizen Input**

Commissioner VanScoy asked if Mr. Gadaskin had a concern with the connection between the Anoka Tech parking lot and his property being closed.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, stated he supported this connection being closed.

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

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

Chairperson Bauer closed the public hearing closed at 7:25 p.m.

### **Commission Business**

Commissioner Anderson stated he hoped this was one of the last used car lots in Ramsey.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #18-212 approving a Conditional Use Permit for Auto Sales and Service at 6021 Hwy 10, contingent upon conformance with the Staff Review Memo and approval of construction plans by the City Engineer, adding a Condition that the parking lot connection between the Subject Property and Anoka Tech be closed and noting the Findings of Fact are favorable to the applicant.

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

**5.04: Public Hearing: Consider Request to Rezone Property Identified by PID #35-32-25-32-0062 from R-1 Residential (MUSA) to E-1 Employment (Project No. 155); Case of Rocky MTN Investment LLC**

### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:28 p.m.

### **Presentation**

City Planner Anderson presented the staff report stating the City has received an application from Rocky Mountain Investment LLC (the "Applicant") to rezone the property identified by PID # 35-32-25-32-0062 (the "Subject Property") from R-1 Residential (MUSA) to E-1 Employment. The Applicant is attempting to work with a nearby business (just to the east of the Subject Property but on the north side of the street) that is interested in utilizing the land for outside storage. Staff provided further comment on the rezoning and recommended the Commission not approve the request.

### **Citizen Input**

It was noted the applicant was not in attendance at the meeting.

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 7:35 p.m.

### **Commission Business**

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend to the City Council the zoning of the Subject Property remain as R-1 Residential (MUSA).

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

## **6. COMMISSION BUSINESS**

### **6.01: Review Preliminary Plat for Residential Subdivision (PUD) for Shade Tree Cottages (Case 17-130); Case of Shade Tree Communities, LLC**

#### **Presentation**

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a preliminary plat application for Shade Tree Cottages made by Shade Tree Communities, LLC (The Applicant) for a 35-home subdivision off Nowthen Boulevard and Potassium Street. The site was previously granted preliminary and final plat approval for a subdivision via Planned Unit Development (PUD) in 2005, but the final plat has since expired. Since the previous approval, City Code requirements for lot depth and wetland setbacks have changed. The PUD zoning remains on the parcel, though the underlying zoning was R-1 (MUSA).

## **Commission Business**

Commissioner Anderson expressed concerns with the proposed 24-foot-wide road within the new development. He noted the City's standard roadway width was 28 feet and he would like to see the applicant make a change to comply with this requirement. He asked if houses 5 through 10 could be flipped to have the backyards facing each other. He stated he did not like the fact that one of the lots would have three streets around it.

Mark Strandland, 1696 229<sup>th</sup> Avenue NE in East Bethel, reported the original plat had Potassium Street at 24 feet. He indicated if the roadway width were to change, the development would have an increased impact on the wetlands. In addition, the cost share for this roadway would increase. He commented he was not interested in flipping the street adjacent to lots 5 through 10 as these lots currently had a full walk-out basement. He described the location of the proposed retaining walls noting the homes would be less visually impactful if the plans were to remain as is given the topography of the land. He noted landscaping would be added near the retaining wall to assist with screening.

Commissioner Anderson encouraged the applicant to work with City staff to bring the street up to City Code requirements.

Mr. Strandland stated he would speak with the City Engineer to try and make something work but anticipated an increase in the roadway width would have a negative impact on the surrounding wetlands.

Commissioner VanScoy asked what type of landscaping was being proposed for the top of the retaining walls.

Ms. Strandland reported there would be shrubs and pine trees.

Patrick Hampton, 15551 Potassium Street NW, explained he lived across the street from the proposed development. He expressed frustration that he did not receive a notice from the City regarding this Planning Case. He questioned who would be responsible for paying for the upgrades to Potassium Street. He reported he spent close to \$30,000 in attorney's fees 12 years ago to ensure his land would remain as is. He stated he did not want to lose any more of his land and was not in favor of paying excessive roadway assessments.

Chairperson Bauer asked if the City would be seeking additional land from adjacent landowners if Potassium Street were to increase its width to 28 feet.

Community Development Director Gladhill reported the additional width would have to come from the applicant. He explained no assessments were being proposed at this time. He noted the project would be cost-shared between the City and the developer.

\_\_\_\_\_ Hampton, 15551 Potassium Street NW, explained 12 years ago she was forced to prove that she owned the road, which her husband put in. She encouraged the City to not reopen

old wounds. She discussed the expense she had to pay for lawyer's fees in order to protect her land. She stated she did not want to fight with the City Council and encouraged the Planning Commission to ensure her land remained intact. She commented on how her neighborhood would be impacted by increased traffic and suggested the City develop this property in a responsible manner.

Community Development Director Gladhill clarified for the record the previous legal debate was not about the project itself, but rather about existing Potassium Street and its easements.

Terry Petro, 6140 157<sup>th</sup> Lane NW, stated he lived to the northwest of the proposed development. He expressed concerns with how the City was allowing a number of different road widths within the Shade Tree Cottages development. He commented on how he would be impacted by increased traffic.

Community Development Director Gladhill described the City's road width standards. He explained currently Potassium Street was 20 feet wide and was a gravel surface, which meant going to 24 feet in width would be an improvement.

Mr. Petro expressed concern with the proposed size of the lots within Shade Tree Cottages and stated he believed this was not a good fit considering the size of the adjacent residential lots.

City Planner McGuire Brigl reviewed the size of the proposed lots and noted the units would have a detached townhome look and feel with a great deal of greenspace surrounding the lots.

Ron Schmitz, 15641 Potassium Street NW, asked what the traffic flow would look like from Nowthen Boulevard onto Potassium Street. He stated he had concerns with the fact Potassium Street would only be 24 feet wide and questioned if this width would support all of the additional traffic. He inquired if the development would have a sidewalk on either side of Potassium Street.

City Planner McGuire Brigl reported the development would have a trail behind the lots and along Radium.

Mr. Schmitz stated he would like to see a sidewalk along Potassium Street to protect the children in the neighborhood from the increased levels of traffic.

Shannon Schmitz, 15641 Potassium Street NW, explained the bus stop for the children in the neighborhood was at the T. She indicated she would like a sidewalk installed for their safety.

Mr. Strandland anticipated that the bus stop location would change since the road would be pushed through to the north and additional children would require bussing to school.

Mr. Petro stated he supported the design and layout of this development more than the design that was previously brought before the City.

Commissioner VanScoy asked what the length of the driveways would be.

City Planner McGuire Brigl reported the driveways would be 25 feet wide.

Commissioner Anderson questioned what the proposed townhome units would look like. He inquired what the 30-foot easement going through the property was for.

City Planner McGuire Brigl reported the 30-foot easement was for a roadway and would be outside the proposed plat.

Community Development Director Gladhill reviewed a photo of a project Shade Tree was completing in Anoka, Minnesota.

Commissioner Anderson expressed concern with the fact the proposed trails did not connect to any other trails within the City. He stated the proposed trails would only serve this small community and not the City at large.

Community Development Director Gladhill stated it would be the City's intention to make connections to the north to 157<sup>th</sup> and south to Alpine Drive. He explained that the Planning Commission could require the developer to install a sidewalk along Potassium Street if this was a safety concern.

Commissioner Surma asked if the wetland was a designated wetland by the DNR.

City Planner Anderson reported this was a DNR protected public wetland.

Commissioner Surma questioned if the residents in attendance would support the proposed development if the roadway were widened and sidewalks were included.

Mr. Hampton stated he supported sidewalk and bike paths so long as they did not run on the east side of the street.

Community Development Director Gladhill commented on how the project would have to address the wetland impacts if the roadway were widened and sidewalks were required. He recommended a sidewalk be placed on the west side of the road. He explained the developer would have to amend his plans prior to seeking Final Plat approval in order to address the comments and concerns being raised by the Planning Commission.

Commissioner Gengler stated she supported the development noting it included trails, protected the wetlands and provided open space. She asked if a traffic study should be completed for this development.

Commissioner VanScoy questioned how many homes would be included in this development.

City Planner McGuire Brigl reported this development would include 35 homes.

Commissioner VanScoy stated he would support deferring to staff's recommendation, which included a traffic study.

Motion by Commissioner Gengler, seconded by Commissioner Onyambu, to recommend that City Council adopt Resolution #18-209 Granting Preliminary Plat for Shade Tree Cottages, contingent upon compliance with the Staff Review Letter and City Engineer Approval requiring a traffic study for this request.

### **Further discussion**

Commissioner Surma recommended City staff consider how to push slowly into the wetland.

Commissioner VanScoy asked if a 28-foot road and sidewalk was included in the motion for approval.

Community Development Director Gladhill reported these recommendations were not made a part of the motion but could be added as a friendly amendment.

Friendly Amendment by Commissioner VanScoy to recommend the roadway be 28 feet wide and that a sidewalk be installed on the west side of Potassium Street.

Commissioner Anderson stated he was not comfortable with this development and therefore would not be offering his support. He did not believe the development had any public benefit.

Commissioner VanScoy explained he would like to further discuss the entire PUD process as a Planning Commission so as to better understand these types of developments.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Onyambu, Surma, and VanScoy. Voting No: Commissioner Anderson. Absent: Commissioner Woestehoff.

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

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan.

## **8. COMMISSION / STAFF INPUT**

### **8.01: Review Site Plan for Parkside Village, Ramsey Town Center 9<sup>th</sup> Addition Build-Out; Case of Centra Homes, LLC**

City Planner McGuire Brigl stated the purpose of this case is to review a site plan application made by Centra Homes, LLC for the build-out of Ramsey Town Center 9<sup>th</sup> Addition via Parkside Village. Ramsey Town Center 9<sup>th</sup> Addition was platted in 2005 but never fully finished. The original developer built two townhouse buildings and put the first lift of asphalt on the private road, but the road needs to be completed, and the remainder of the townhomes built.

## **Commission Business**

Commissioner Surma asked if this development would connect to **Varilite**.

Community Development Director Gladhill stated this was a possibility but was uncertain at this time.

Commissioner Anderson questioned how much the new units would deviate from the existing units.

Tate Baxter, Centra Homes, explained the new units would deviate slightly but noted in general the units would be very similar. He reported the new buildings would have five units that were two story townhomes. He provided further comment on the stone that would be installed on the exterior elevations.

Community Development Director Gladhill stated he would like to see the developer step up a little more and provide further enhancements to the porches, front façade and decks, in order for the new buildings to more closely match the existing building.

Commissioner Anderson inquired when construction would begin.

Mr. Baxter stated he would begin construction as soon as he could receive a building permit from the City. He noted he was proposing to construct 65 units, which would take several years to complete.

Commissioner Anderson asked if the proposed development would be added to the existing HOA.

Mr. Baxter reported this was the case.

Commissioner Anderson recommended the back sides of these buildings, which face the park, be improved.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-228 granting site plan approval for Parkside Village, contingent upon modifications to Exterior Elevations and City Engineer Review.

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

**8.02: Zoning Bulletins**

Zoning Bulletins were noted.

**9. ADJOURNMENT**

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

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

The regular meeting of the Planning Commission adjourned at 8:58 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.*