

TABLE OF CONTENTS

1. CALL TO ORDER 2

2. PRESENTATION..... 2

3. CITIZEN INPUT 2

4. CONSENT AGENDA 5

5. APPROVE AGENDA 5

6. PUBLIC HEARING 6

 6.01: Public Hearing to Introduce Ordinance #18-13; Amendment to City Code Chapter 117 (Zoning and Subdivision of Land) to add a Neighborhood Business District..... 6

7. COUNCIL BUSINESS..... 12

 7.01: Consider Road Funding Communication Proposal..... 12

 7.02: Consider Adopting Resolution #18-160 Approving Request for a Home Occupation Permit for Auto Detailing at 7950 149th Lane NW, Case of Linda and Troy Neiss..... 13

 7.03: Consider Adopting Resolution #18-159 Approving a Conditional Use Permit for 9411 Alpine Drive NW (Project #18-127); Case of Ruan Transport Corporation 14

 7.04: Consider Adopting Resolution #18-162 Approving Site Plan, Preliminary Plat and Conditional Use Permit for Motor Vehicle Sales and Repair Facility Expansion (Project #18-126); Case of Lazydays RV 14

 7.05: Receive Progress Report on Comprehensive Plan Update 15

 7.06: Review Request from AKM Farms for Revision to the 2040 Comprehensive Plan Update 16

 7.07: Consider Adopting Resolution #18-174 Accepting Draft Feasibility Report and Ordering Public Input Meeting for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions..... 21

 7.08: Consider Adopting Resolution #18-175 Ordering Feasibility Report for Improvement Project #19-01, Ford Brook Estates Street Reconstructions..... 21

 7.09: Consider Adopting Resolution #18-176 Ordering Feasibility Report for Improvement Project #19-02, Brookview Estates Street Reconstructions..... 22

 7.10: Consider Adopting Resolution #18-177 Ordering Feasibility Report for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions 22

8. MAYOR, COUNCIL AND STAFF INPUT 22

9. ADJOURNMENT 22

**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, August 28, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
 Councilmember Jill Johns
 Councilmember Mark Kuzma
 Councilmember Chris Riley
 Councilmember Melody Shryock

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
 Police Chief Jeff Katers
 Parks and Assistant Public Works Superintendent Mark Riverblood
 Community Development Director Timothy Gladhill
 City Engineer Bruce Westby
 City Planning Intern PeggySue Imihy
 City Planner Chloe McGuire Brigl

1. CALL TO ORDER

Acting Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Acting Mayor LeTourneau.

2. PRESENTATION

None.

3. CITIZEN INPUT

Justin Jackson, 5950 158th Avenue NW, stated that his neighborhood does not have traffic control, sidewalks or streetlights and believes that issue needs to be addressed. He stated that there is traffic that pours through his neighborhood and believes that stop signs are needed. He referenced the pedestrian bridge proposed to cross Highway 10 and asked the number of signatures that would be needed to halt that project.

Acting Mayor LeTourneau commented that no signatures are needed to halt that project. He explained that the City is proposing and investigating that option for the community. He asked what specifically the resident is opposed to in regards to the project.

Mr. Jackson asked why the pedestrian bridge is needed as he did not believe that many Ramsey residents would use the bridge and did not believe that the bridge would be used much during the winter months. He noted that the bridge would be positioned between two intersections, which would already allow for crossing the highway on foot or bicycle. He agreed that Ramsey Boulevard could use crosswalks and a sidewalk but did not believe that a pedestrian bridge would be needed. He believed that the pedestrian bridge would mainly be used by people outside the community and did not believe that the bridge would fit well in the community. He did not think it would be a good use of the tax funds. He believed that the grant funds could be better spent in the community if obtained. He stated that there are only one or two parks in the community that have shade structures over the play equipment, he suggested using the grant funds within the parks and trails system.

Acting Mayor LeTourneau thanked Mr. Jackson for his comments. He stated that there were complex issues brought forward which will be addressed by staff. He stated that staff is continually investigating issues of safety in the community in terms of infrastructure and public safety. He noted that the comments have been heard and staff will give a reply.

Councilmember Riley stated that the Public Works Committee hears requests for stop signs and semaphores. He noted that once a number of signatures are received requesting the action, the Committee will hear the request. He appreciated the input on the pedestrian bridge, noting that the vote for the potential project has not been unanimous as he is opposed to the project as well.

Todd Embury, 9041 159th Lane, stated that 20 years ago he took a business trip to Germany and was impressed with how easy it was to get from the suburbs to the larger cities using their mass transit. He stated that six years ago his daughter went to school in Chicago and he has also been impressed with their mass transit system which allows people to move around without having to own a vehicle, purchase gasoline, and pay for car insurance. He stated that mass transit is the future and the City has to put money together to make it work. He stated that the money spent on mass transit, especially when using grant funds, is money well invested in the community. He stated that parks and mass transit will bring people from all over the metro area and believed that the City should take advantage of the funds available to create that infrastructure.

Heidi Miller, 16390 Uranimite, asked if this is the appropriate manner to communicate to the City that residents are opposed to a project, such as the pedestrian bridge.

Acting Mayor LeTourneau noted that making comments during citizen input is appropriate. He noted that another method would be to simply call a Councilmember or the Mayor to express opinions. He explained that the Council are elected officials that are meant to represent the residents of their wards and therefore input from residents is important. He noted that the Councilmembers attempt to weigh the opinions of the community as a whole in order to make the best decision for Ramsey.

City Administrator Ulrich stated that the City is in the process of updating the Comprehensive Plan. He noted that a number of citizen forums have been held to gather public input on the different elements, including infrastructure and the parks and trails system, which is another great platform for providing input.

Councilmember Riley stated that he welcomes all resident input and welcomes anyone to contact him with comments or questions.

Councilmember Shryock stated that all members of the Council welcome contact from residents and would love to receive more input. She stated that residents can access agendas and minutes from Boards, Commissions and Council meetings on the City website.

Councilmember Kuzma stated that the City Council holds a worksession prior to the regular meeting and stated that the agendas are published prior to the regular meeting. He noted that most of the discussion of the Council occurs during that time and welcomed residents to attend if there is a topic of interest to them. He agreed that resident input is very important.

Acting Mayor LeTourneau stated that if there are neighborhood concerns, those should be brought forward to the staff or City Council to ensure that they can be addressed, as it was tonight. He stated that in reference to the pedestrian bridge there were questions on why the bridge was necessary and regarding the funding. He welcomed staff to provide a brief response on the status of the project and funding source. He stated that this is one of 100's of projects that the community is working on. It is in a proposal stage only where cost and feasibility are being researched. He noted that the pedestrian bridge is not a certain project at this time.

Parks and Assistant Public Works Superintendent Riverblood stated that the capital improvement project list includes ten years of potential projects, and there are about 300 distinct projects included. He stated that there is a grant request in to the Metropolitan Council for the pedestrian bridge for federal funds in the amount of \$3,400,000. He noted that those grant funds are only available for use in regional trail connections and trails. He stated that there are other partners in the potential project, noting a recent contribution of \$490,000 from the National Park Service. He stated that the project is regional in nature and the endeavor would attempt to connect regional elements. He noted that this would be a safety improvement, using the example of Anoka where pedestrian crossings have become a safety issue. He stated that as Ramsey continues to grow, the community would like to get ahead of that issue and provide a connection for people on the other side of the highway to have safe access. He stated that the railroad is a barrier in the community and the bridge would provide a connection to the regional park.

Acting Mayor LeTourneau stated that as the City continues to investigate the project, the information will continue to be shared with the community. He suggested that an update be provided at a future Council meeting that will provide a forum to continue this discussion. He encouraged residents in attendance that did not step forward, to fill out a comment card with their input and their name and address.

Community Development Director Gladhill stated that the City is in the process of receiving comments for the update of the Comprehensive Plan, which includes the transportation plan. He stated that there are also two corridor studies occurring on Highway 47 and Highway 10 to explore solutions. He stated that for immediate safety concerns, the public works and engineering departments can work with residents to address concerns.

City Administrator Ulrich suggested that City Engineer Westby provide the information necessary to Mr. Jackson, which would allow a resident to submit a petition for a stop sign. He noted that if there are issues with cut-through traffic or speeding, additional police units can be sent to increase enforcement in the neighborhood.

4. CONSENT AGENDA

Motion by Councilmember Riley, seconded by Councilmember Johns, to approve the following items on the Consent Agenda:

- 4.01: Receive July 2018 Financial Reports – General Fund and Enterprise Funds
- 4.02: Receive Cash and Investments for Period Ending July 31, 2018
- 4.03: Note the Following Boards and Commission Meeting Minutes:
 - Economic Development Authority Meeting Minutes dated July 12, 2018
 - Park and Recreation Commission Meeting Minutes dated July 12, 2018
 - Planning Commission Meeting Minutes dated July 12, 2018
 - Environmental Policy Board Meeting Minutes dated July 16, 2018
- 4.04: Approve the following Meeting Minutes:
 - 1) City Council Work Session dated August 6, 2018
 - 2) City Council Regular dated August 6, 2018
 - 3) Canvassing Board dated August 17, 2018
- 4.05: Approve Licenses
- 4.06: Adopt Resolution #18-172 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 2, 2018 through August 22, 2018
- 4.07: Adopt Resolution #18-173 Approving Americans with Disabilities Act (ADA) Transition Plan
- 4.08: Adopt Resolution #18-179 Authorizing Partial Payment to Pearson Bros., Inc. for Improvement Project #18-04, 2018 Crackseal and Seal Coat Improvements
- 4.09: Adopt Resolution #18-180 Approving Final Payment to Killmer Electric Co., Inc. for IP #17-06, Ramsey Well House No. 3 Emergency Generator
- 4.10: Adopt Resolution #18-181 Approving Final Payment to MN Boardwalk LLC for IP #18-08, Trott Brook Boardwalk

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Johns, Kuzma, and Shryock. Voting No: None.

5. APPROVE AGENDA

Motion by Councilmember Johns, seconded by Councilmember Shryock, to approve the agenda as presented.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Johns, Shryock, Kuzma, and Riley. Voting No: None.

6. PUBLIC HEARING

6.01: Public Hearing to Introduce Ordinance #18-13; Amendment to City Code Chapter 117 (Zoning and Subdivision of Land) to add a Neighborhood Business District

Presentation

City Planning Intern Imihy reviewed the staff report and recommendation to adopt Ordinance #18-13. She stated that this would update the Zoning Code to include a new district called the Neighborhood Business District.

Public Hearing

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to open the public hearing.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Kuzma, Shryock, Johns, and Riley. Voting No: None.

The public hearing was called to order at 7:39 p.m.

Citizen Input

Jacqueline Abendroth, 15810 Sodium Street NW, stated that she neighbors the property and has seen many changes over the years. She stated that the secretarial service has reduced in scale and is unsure how the daycare is doing. She noted that other businesses have failed in that location. She stated that she would be hesitant to support changing the zoning because a number of businesses have failed in that location and therefore she would not want to see additional buildings constructed. She asked how close additional buildings could be constructed to the residential properties.

City Planning Intern Imihy stated that there is not a proposal for the business to expand or the building to change. She stated that the space does not fit within the zoning code and therefore that is the primary purpose for the change in zoning. She stated that requests to change or expand would need to come back before the Council.

Ms. Abendroth asked if there are limits on the property.

City Planning Intern Imihy stated that there would be prohibition of the uses not allowed but this would simply make the parcel a conforming use.

Community Development Director Gladhill stated that the City has approved the uses over the years for the parcel, but the appropriate tool was not in place for the zoning. He stated there are setback and buffering requirements for commercial/retail structures neighboring residential properties. He stated that the parcel would be rezoned for the district, which would match the

use of the business. He stated that if the business wanted to change, that would need to come back before the Council as a request.

Ms. Abendroth asked the type of barrier that would be between the building and the homes, whether there would be landscaping or just the back of the buildings.

Community Development Director Gladhill stated that the setback would be from the property line to the back of the building and noted that there could be landscaped buffering required between the structure and residential properties.

Ms. Abendroth asked if anything would change if the ownership changed.

Community Development Director Gladhill stated that the zoning would not allow for changes and would only allow for the uses specified within the zoning district.

Councilmember Shryock stated that this action would simply clarify the business that already exists and ensure that the zoning is more appropriate. She stated that at this time there are not any future plans for changes to the property or businesses and this simply changes the zoning to what it should have been for the allowed use.

Community Development Director Gladhill confirmed that to be true.

Councilmember Shryock reviewed the permitted uses in the proposed zoning district, noting that all of those uses have existed on the site previously. She stated that if anything else wanted to come to that site, the Council would have the ability to deny the request.

Elaine (last name/address not audible), stated that she would be opposed to allowing liquor at this location. She stated that Nowthen Boulevard is a very busy road with high speed traffic and a lack of sidewalks. She stated that she and her husband have called the police for additional enforcement and a patrol will come out for a few days but once they leave, the high speeds resume. She noted that there have been accidents and safety concerns on the roadway and she would be concerned with adding alcohol service to the mix. She was concerned with traffic and pedestrian safety. She asked the Council not to allow a business to serve alcohol at this location. She did not believe that trees provide adequate screening and believed that additional measures would be needed to provide appropriate screening. She stated that she does not mind the small businesses in that location but would not support a nighttime business or a business that serves alcohol.

Acting Mayor LeTourneau asked if the resident believes that the businesses in the location contribute to the traffic and problems that she cited in her comments.

Elaine replied that the issues that have occurred thus far have not caused the issues with traffic or alcohol in the area, but she believes that serving alcohol in that location would amplify those issues.

City Planning Intern Imihy stated that liquor is not a permitted use and would be a conditional use, explaining that if a potential business would like to serve liquor, that request would come before the Council and the decision would be made at that time whether or not to allow that activity.

Acting Mayor LeTourneau explained that the request would have to be brought forward to a regular meeting and public comment would be allowed.

Elaine (last name not audible) stated that her position continues that alcohol should not be an option as a possible opportunity for the site.

Acting Mayor LeTourneau asked for clarification on how that language would appear in the ordinance.

Community Development Director Gladhill stated that if the Council wishes to eliminate that opportunity, that could be stricken from the conditional use list. He noted that the Council could allow the activity as a conditional use and if a potential use seems appropriate, the Council could attach a list of conditions. He noted that the Planning Commission did recommend including that as a conditional use and advised that minutes from the Planning Commission were included in the case.

Councilmember Johns noted that this parcel is within a residential area. She noted that the ordinance would apply throughout the entire City and therefore perhaps allowing alcohol would be appropriate for other locations but not be appropriate for this location.

Acting Mayor LeTourneau agreed that while alcohol service would not be appropriate for this location, the ordinance would be applied throughout the City and alcohol service may be appropriate in other locations. He asked the resident and received confirmation that she would be in agreement with leaving the language in, allowing alcohol service as a conditional use, with the understanding that this ordinance could be applied throughout the City and while that use may not be appropriate for the parcel bordering her home, it could be appropriate in other locations.

Terry Petro, 6140 157th Lane NW, stated that he moved into his property in 1979 when the parcel was occupied by a church. He stated that the church had a need to expand and moved down the road, selling the parcel to the secretarial service. He stated that a few years later, the secretarial service business was reduced, and the daycare joined the site. He stated that the Conditional Use Permit was then expanded to allow a larger building for an expanded daycare service. He stated that the expanded use has increased the amount of traffic that enters and exits the site daily. He believed that the daycare business was limited between the hours of 6:00 a.m. and 6:00 p.m., which ensures that the site is quiet during the evening hours. He was concerned that if additional buildings are added to the site, perhaps those limited hours would not apply. He stated that when he moved to his home the church was only open on Sundays and Wednesday evenings. He asked if there is an expiration on the Conditional Use Permit.

Community Development Director Gladhill stated that the Conditional Use Permit was approved for a list that is not listed as a conditional use. He stated that the City has agreed to apply a more appropriate zoning as the existing situation has created problems for financing for the business. He stated that because the City approved the use, the City is obligated to resolve the situation that was created.

Mr. Petro stated that it appears that the City's only option is to rezone the parcel or tear down the building.

Community Development Director Gladhill confirmed that the City's only option would be to zone the parcel appropriately to support the uses that have been approved.

Acting Mayor LeTourneau noted that the City is attempting to resolve a situation that has already occurred and uses that have already been approved.

Mr. Petro stated that this property would be worth more money for the business owner as a business parcel rather than a residential parcel with a Conditional Use Permit. He believed that the neighboring property owners would be the ones to suffer if a restaurant serving alcohol until 2:00 a.m. is allowed on the site compared to the daycare which closes at 6:00 p.m. He stated that he does not mind the daycare use but would not support the additional uses. He believed that additional structures would be added to the property once the zoning is changed.

Community Development Director Gladhill stated that the property owner relied on the City acting in good faith on its own ordinances 20 years ago. He stated that case law has since changed, and the zoning would need to be changed to list the allowed uses that have already been approved. He stated that looking at the existing use and previous uses, the site has been used commercially and the City is simply allowing the correction to the zoning to support uses that have already been approved and existed on the site. He stated that there is always a potential for expansion and new uses whether the zoning changes or not and he believed that it would be better to have the appropriate controls in place prior to receiving any requests.

Councilmember Shryock stated that the Council understands the concerns of the community and attempts to make decisions based on input from the community. She stated that the Council would not permit activities that would not be appropriate because of the location. She asked for clarification on the difference between the neighborhood business district and general business district.

Community Development Director Gladhill stated that the intent was to be very restrictive and selective on the uses. He noted that this would be much more restrictive than the Highway 47 corridor businesses, which is already more restrictive than the Highway 10 corridor businesses. He noted that there would be much more protection in this district compared to the other business districts.

Councilmember Shryock noted that there is no change for the parcel at this time. She stated that, in the future, perhaps a small café or coffee shop would be considered but did not believe that the Council would allow a full restaurant on this site.

Community Development Director Gladhill stated that there may be requests to expand in the future but noted that staff has rejected some proposals in the past because they would not fit on the site. He stated that this traffic corridor does not support high traffic businesses and therefore those businesses would not be looking at this site and would not be allowed on this site.

Acting Mayor LeTourneau confirmed that the resident is concerned with a high impact use above the existing daycare. He stated that this zoning district would be the most restrictive business district within the city. He asked if the resident is comfortable that the Council understands the concern of the neighborhood with a high impact business, and would not support a high impact business in that location.

Mr. Petro stated that he is not comfortable allowing the Council to make the decision. He stated that in the past the neighborhood expressed concern with a connection to a new development and were promised that the connection would be gated and used for emergency use only. He stated that when the development was constructed, it was full access and caused a lot of additional traffic. He stated that he is also concerned with property values, as after consulting with realtors he has been told that property values could decrease when bordering commercial property. He stated that 157th currently does not warrant a turn lane and asked if the Council is willing to upgrade the road to support the traffic.

Acting Mayor LeTourneau stated that as the community continues to grow, the City attempts to analyze and anticipate traffic impacts and infrastructure needs. He noted that as this is a County road, the City also has to work with the County for improvements. He stated that this zoning district would be the most restrictive to allow the use to continue to remain in a calm manner that is safe for the community.

Mr. Petro stated that he would agree with continuing to allow the daycare facility to operate without increasing the overall use on the site.

Community Development Director Gladhill stated that staff would be open to holding a single workshop with the residents, before the Council takes action, to allow for more open dialogue to resolve some of the concerns.

Councilmember Johns clarified that this would be a city-wide ordinance for zoning. She stated that a change has not been requested by the daycare center itself.

Community Development Director Gladhill stated that the request was from the daycare center as the City allowed the use without using the appropriate tool and therefore it is a legal issue to change the illegal non-conforming use.

Councilmember Riley suggested that the public hearing be closed, and the issue be tabled to allow for the public workshop as suggested by staff.

Acting Mayor LeTourneau stated that he would like to provide the opportunity for everyone present that would like to comment.

Carol Lubin, owner of the property, stated that she has owned the property since 1991. She stated that when she purchased the business for the secretarial service, she had 90 employees. She stated that as technology increased, employees were able to work from home, which left a lot of the building empty. She stated that a daycare was an allowed use when she purchased the property and that is what she created. She stated that they have been good neighbors. She noted that a neighboring property owner was using part of her property as a turnaround for their garage and therefore she gave the property owner the necessary property to allow that activity on their property. She stated that there have only been three businesses on the site, the secretarial site, the daycare, and the café. She stated that the café and the daycare was expanded. She stated that additional space may be allotted to the daycare to allow for an indoor play area. She referenced a drug deal that was mentioned in the parking lot. She noted that the activity was noticed by staff and police were alerted to resolve the situation. She estimated that 75 people are employed between the secretarial site and daycare and they have been good neighbors. She stated that she was surprised by the comments tonight as she has allowed for a resident to have parking in her lot for an event at their home. She noted that if there have been issues, using the example of a trash enclosure tipping over, it is immediately resolved. She believed that the business has added character to the area and the property is maintained well. She stated that perhaps in the future she would think of adding a café as she believes that would be a good fit for the neighborhood.

Acting Mayor LeTourneau thanked her for her comments. He noted that the comments tonight have seemed to support the existing use. He stated that it seems that the Council would like to allow for additional discussions on how to put the next layer of protection in place.

Ms. Lubin stated that the church previously owned the property and paid zero property taxes. She stated that she has paid property taxes and the amount of property taxes has increased as the daycare use expanded.

Justin Jackson, 5950 158th Lane, referenced the cut-through traffic that happens in the neighborhood on 157th. He stated that he is already concerned with traffic in his neighborhood and increased traffic that would occur. He believed that additional traffic control should be placed in the neighborhood to protect the existing residents as well as no cut through traffic concerns.

Acting Mayor LeTourneau acknowledged the concern from the resident on the road conditions and safety concerns. He encouraged Mr. Jackson to learn more about what the City is doing towards road construction, maintenance, and reconstruction. He stated that the Council has spent a lot of time developing the plans for the roads as that was an issue that had not been planned for appropriately in the past.

Mr. Jackson asked if this zoning would apply only to this parcel, or whether it would apply throughout the community.

Community Development Director Gladhill noted that this parcel would be the first of the zoning district and confirmed that there could be a few other parcels throughout the community that could be a fit but noted that it would be sparsely used.

Motion by Councilmember Riley, seconded by Councilmember Johns, to close the public hearing.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Johns, Kuzma, and Shryock. Voting No: None.

The public hearing was closed at 8:44 p.m.

Council Business

Councilmember Johns asked if this parcel would be rezoned by moving this item forward.

Community Development Director Gladhill noted that this is a policy decision and therefore the action does not trigger directly but would start the process and the request to rezone the parcel would follow.

Councilmember Shryock stated that she agrees that the new zoning district should be done properly

Motion by Councilmember Shryock, seconded by Councilmember Johns, to table Ordinance #18-13 amendment to City Code Chapter 117 (Zoning and Subdivision of Land) to add a Neighborhood Business District to allow staff to do additional research and hold a neighborhood workshop to discuss the possible ordinance amendment.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Shryock, Johns, Kuzma, and Riley. Voting No: None.

Community Development Director Gladhill noted that there will be a mailing to alert residents of the neighborhood workshop. He stated that residents can also contact the planning department and watch agendas but confirmed that a mailing would be done to residents within 350 feet, similar to the notification for the meeting tonight.

7. COUNCIL BUSINESS

7.01: Consider Road Funding Communication Proposal

City Administrator Ulrich reviewed the staff report and recommendation to enter into an agreement with WSB to provide consulting services for road funding communications.

Councilmember Riley welcomed the representative from WSB.

Kristin Gray, WSB, explained that the proposal is part assessment and part communications. She stated that this is not just an assessment of how to develop an appropriate pavement management system, but also to develop a communication system to ensure that all voices of the community are heard through many different formats.

Councilmember Johns agreed that it is important to get intelligent and accurate information out to the public as road maintenance is a large part of the City budget and infrastructure system. She believed that it is important to get the information out and engage residents in many different methods to develop a solution as a community.

Ms. Gray stated that she is here representing WSB and the proposal but is not representing a certain choice on pavement management and funding. She stated that the purpose of the assessment is to determine the right choice for Ramsey.

Acting Mayor LeTourneau acknowledged that WSB brings a layer of depth because of their experience in assisting other communities with their assessments.

Ms. Gray confirmed that WSB assisted Rogers and is currently assisting Princeton.

Acting Mayor LeTourneau stated that this process began five years ago when an analysis was done of the road conditions in Ramsey. At that time, the City made a concise decision of how to address the issue to move forward. He noted that at that time it was determined that in five years the City would reassess the process to determine if the process needs to be changed to address the continuing need for road improvement and funding. He noted that the City is now at that five-year mark and wants the input of the residents.

Councilmember Shryock stated that for the past five years the City has been using the process of assessing properties adjacent to road improvement projects and hoped to have input from residents that have been assessed as well as input from those that have not yet been assessed. She stated that assessment will continue to be one option for road funding, but other options will also be reviewed because of the large burden on the City budget and levy that roads will continue to have.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to approve entering into an agreement with WSB to provide consulting services for road funding communication as described in the proposal, in an amount not to exceed \$35,000, plus printing and mailing expenditures not to exceed \$5,000.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Shryock, Kuzma, Johns, Kuzma, and Riley. Voting No: None.

7.02: Consider Adopting Resolution #18-160 Approving Request for a Home Occupation Permit for Auto Detailing at 7950 149th Lane NW, Case of Linda and Troy Neiss

City Planner Brigl reviewed the staff report and recommendation to adopt Resolution #18-160. She stated that this would permit the existing business, eliminate a code enforcement case, create conformity for an existing building that currently does not comply with City Code, and place conditions on the operations of the business.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #18-160 Approving the Issuance of a Home Occupation Permit to Operate an Automobile Detailing Business on the Property Located at 7950 149th Lane NW and Declaring Terms of Permit.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Johns, Kuzma, and Shryock. Voting No: None.

7.03: Consider Adopting Resolution #18-159 Approving a Conditional Use Permit for 9411 Alpine Drive NW (Project #18-127); Case of Ruan Transport Corporation

Community Development Director Gladhill reviewed the staff report and recommendation to approve a Conditional Use Permit to allow a commercial tractor and trailer maintenance and repair facility on the subject property. The subject property abuts other uses of similar nature and there would be no outdoor storage.

City Planning Intern Imihy stated that the business would have less than 10 employees and would not have outdoor storage.

Councilmember Kuzma stated that the business would be open until 11:00 p.m. and asked if that would cause issues.

City Planning Intern Imihy stated that this is an industrial issue and therefore there should not be an issue with noise at those hours.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to adopt Resolution #18-159 Approving the Issuance of a Conditional Use Permit to Allow Commercial Tractor and Trailer Maintenance and Repair on the Property Generally Known as 9411 Alpine Drive NW and Declaring Terms of Same.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Kuzma, Riley, Johns, and Shryock. Voting No: None.

7.04: Consider Adopting Resolution #18-162 Approving Site Plan, Preliminary Plat and Conditional Use Permit for Motor Vehicle Sales and Repair Facility Expansion (Project #18-126); Case of Lazydays RV

City Planning Intern Imihy reviewed the staff report and recommendation to approve a Conditional Use Permit to allow for motor vehicle, implement, and recreation equipment sales and service as well as approval of the Site Plan and Preliminary Plat for the subject property with the condition that the connection to City Sanitary Sewer and Water is made. The proposed use would be an expansion of the existing legal, non-conforming use which is a reasonable use of the property. Based on the needs of the proposed use, staff recommends that the connection to City Sanitary Sewer and Water is made and that plans are corrected to reflect this and all other staff comments.

Councilmember Riley asked the applicant to come forward and describe the plans for the addition.

Srinivas Kuchipudi, LazyDays, stated that the business is a national RV dealership that sells and services recreational vehicles. He stated that they would like to use the existing plot of land to add an additional 20 service bays for a total of 30 service bays, which would also add to the number of employees for the business.

Motion by Councilmember Shryock, seconded by Councilmember Riley, to Adopt Resolution #18-162 Approving the Issuance of a Conditional Use Permit to Allow Motor Vehicle, Implement, and Recreation Equipment Sales and Service; and Approving a Site Plan and Final Plat on the Property Generally Known as 8930 Highway 10 NW and Outlot "A" Declaring Terms of Same.

Further discussion: Councilmember Kuzma stated that he likes the new facing of the building.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Shryock, Riley, Johns, and Kuzma. Voting No: None.

7.05: Receive Progress Report on Comprehensive Plan Update

Community Development Director Gladhill reviewed the staff report, providing an update on the progress of the Comprehensive Plan Update.

Acting Mayor LeTourneau stated that the transportation theme was heard throughout the comments tonight and was pleased to see that is an element of the Comprehensive Plan. He suggested that perhaps staff review that part of the plan to include more granular plans for the neighborhood nodes.

Community Development Director Gladhill noted that staff can bring back a presentation simply on the transportation chapter at the next Council meeting.

Councilmember Kuzma asked for additional details on the potential river crossing.

Community Development Director Gladhill noted that the City continues to have discussions with the partners that would be necessary to make that happen. He stated that there has been an evolution on the Dayton side, which for many years had not been supportive. He noted that while the primary objective for Ramsey is Highway 10, the primary objective for Dayton has been the Brockton interchange and will not change their focus until that infrastructure is complete. He stated that City staff has had discussions with Dayton staff about holding a joint meeting with the Ramsey and Dayton City Councils along with MnDOT staff in the beginning of 2019. He noted that Champlin is also supportive of that connection as that would take pressure off the Highway 169 crossing. He noted that there is also work to do with the property owner and staff will continue to plan for the crossing although it will not be an immediate solution.

Councilmember Shryock encouraged residents to continue to participate in the process. She stated that if there is something proposed for a particular area, that does not mean that is the exact location for that element and it simply means there is a placeholder for that element in the future. She explained that this is a planning tool for the future but there are flexible elements. She stated that the important thing about the document and planning process is that it helps keep the City's vision for the future in sight and also helps to connect the community to neighboring communities. She stated that this is a great process and appreciates the work that has gone into this thus far.

7.06: Review Request from AKM Farms for Revision to the 2040 Comprehensive Plan Update

Community Development Director Gladhill reviewed the staff report and stated that the consensus of the Planning Commission and staff was as follows:

1. Northfork Parcel – the Planning Commission supports changing the Future Land Use from Rural Developing to Medium Density Residential (the City Council could also change to Low Density Residential as a compromise)
2. Alpha Development Parcel – the Planning Commission does not support the change from Low Density Residential to a mix of Low Density Residential and Medium Density Residential. The Planning Commission has reviewed this topic on several occasions and recommends that this parcel stay as Low Density Residential, based on previous City Council actions and neighborhood feedback.

Councilmember Riley stated that he found it important to hear what the neighborhood wants during the presentation and asked if staff has an opinion on the matter.

Community Development Director Gladhill replied that staff believes that low density residential would be beneficial for the Alpha Development parcel and noted that there would be more flexibility for the Northfork Inc. parcel and therefore would support more density in that area. He believed that would be a fair compromise.

Councilmember Riley stated that the last time the Council looked at the parcel for development, the City was going to obtain trail right-of-way for part of the greenway corridor and asked if that would remain or whether that would be eliminated if single-family residential is kept on that parcel.

Community Development Director Gladhill confirmed that the previous PUD request that was reviewed needed some flexibility and that is how the greenway corridor portion was able to be negotiated. He noted that the greenway could still be included as part of the trail plans and could be negotiated as a part of park dedication.

Acting Mayor LeTourneau asked if staff would like separate action or would like one action.

Community Development Director Gladhill noted that it would make sense to provide direction separately and suggested just discussing the Alpha Development parcel and then once consensus is reached the discussion can move to the Northfork Inc. parcel.

Councilmember Riley acknowledged the comment that the existing residents stated that they would want the Alpha property to remain low density and would not oppose higher density on the Northfork parcel. He asked if the property owners simply did not want higher density in “their backyards”.

Community Development Director Gladhill noted that comment was not made but noted that it was commented that there seemed to be more of a natural buffer to allow for the transitioning adjacent to the Northfork parcel.

Alan Roessler, on behalf of the applicant, stated that the driver is that Capstone pushed the high-density portion of their site to the northeast which is adjacent to their property. He stated that they would like similar buffering and therefore feel that it would be appropriate for their parcel to transition from low density, to medium density, to the Capstone higher density.

Community Development Director Gladhill stated that there are different levels of density transitioning and required buffering with City Code. He explained that the ordinance that requires buffering applies to when new development abuts existing residential development. He stated that if the Council would like to accept the full proposal, it would be in the purview of the Council to do so.

Councilmember Riley asked if there is a conceptual layout available.

Community Development Director Gladhill responded there is not a visual component and confirmed that a conceptual layout could be requested.

Councilmember Shryock referenced the thought process of the Planning Commission and asked the main concern with splitting the lot and not allowing higher density on the Alpha lot.

Community Development Director Gladhill replied that one of the primary concerns was traffic in general and the character of the area, with the desire for a more natural density transitioning. He stated that while character is hard to define, traffic increase is measurable.

Councilmember Shryock stated that Alpine exceeds the width required for a buffer and asked if it would be similar for Puma, if that is the buffer between Alpha and the properties to the west.

Community Development Director Gladhill confirmed that Puma would be an adequate buffer width but noted that is not the area of concern for the buffer.

Councilmember Riley stated that the concern with traffic seems inconsistent, as the neighboring parcel would change from rural to medium density.

Community Development Director Gladhill confirmed that comment was made. He noted that the overall site was looked at holistically and the compromise reached through consensus. He noted that traffic counts would remain a focus.

Councilmember Kuzma stated that he would like to see a conceptual plan and that would help him to make a decision.

Councilmember Johns echoed that comment.

Councilmember Shryock stated that the Council has seen many proposals of what this could look like. She believed that it would be appropriate to keep the site as low density, as that will provide an adequate transition from the rural lots to the higher density in Capstone.

Acting Mayor LeTourneau stated that he also agrees that the entire site should remain low density as the balance between urban and rural occurs in this location. He stated that he is sensitive to the comments from the existing residents and is also amenable to the development of the parcel and therefore would be open to allowing more density on the western portion of the site.

Councilmember Kuzma stated that he would like to see the conceptual layout as he believes that the proposal would accommodate the low density on the east side, bordering the existing residential, and then moving to medium density.

Councilmember Johns stated that she would like to look more broadly as she would have concern with the properties to the north, as she believes those property owners would share the concerns of the property owners to the east. She stated that even though the road would provide a buffer, that higher density would change the character of that area and therefore suggested that perhaps an L shape would more accurately provide the transitioning. She stated that she has less concern with the western property moving to medium density but has concern protecting the northern and eastern properties that currently exist. She stated that she would prefer to keep the property low density but could consider a proposal that keeps low density on the east and north.

Councilmember Shryock stated that perhaps concepts could be provided showing a diagonal split or three quarters low density and one quarter medium density, rather than a traditional north/south split. She agreed that she would like to see the north side protected.

Councilmember Riley stated that the group has already approved the highest density in the north because the neighborhoods to the north did not express opposition.

Community Development Director Gladhill stated that is accurate. He stated that there were not opposing comments from the neighbors to the north. He stated that when there is a road buffer, there tends to be less opposition.

Councilmember Shryock stated that when the Council agreed to move the higher density portion of Capstone up, the decision was transportation driven. She stated that if people are interested in seeing concepts she would be open to that otherwise she would support leaving the parcel low density.

Mr. Roessler replied that they have already spent a fair amount of money without a result but agreed that a concept could be put together. He stated that if the Council is willing to look at it, they could discuss putting a concept together.

Community Development Director Gladhill confirmed that he has adequate input from the Council.

Acting Mayor LeTourneau moved onto the discussion regarding the western portion of the property, the Northfork Inc. parcel and the transition of that parcel to medium density.

Councilmember Kuzma stated that it is great that the applicant is working with Capstone. He noted that there was previous discussion on the desire for the City to pay for some of the utility connection costs. He stated that he would not have a problem with changing the density but would not support the City funding the utility portion and therefore that would be contingent upon the applicant working out the details with Capstone.

Mr. Roessler replied that they would pay for Capstone to extend the utilities to the edge of their parcel.

Councilmember Riley stated that another representative from the company was present in recent months and called this parcel the last jewel of the City in terms of development. He asked how that comment then transitions to making this parcel medium density and whether that would be the best use of the "jewel".

Mr. Roessler stated that he believes that the comment was made in regard to the possibility of this being the last MUSA development with a large amenity in the backyard. He stated that this would provide another layer of transitioning from the Capstone project.

Councilmember Riley asked if the concept that the Council is looking at is the current proposal.

Community Development Director Gladhill stated that this was the last proposal and generally would look similar.

Councilmember Riley stated that this would be medium density and asked what low density would look like.

Community Development Director Gladhill estimated a 25 percent reduction in the number of lots with wider and deeper lot sizes. He estimated 70-80 lots rather than 100 lots.

Councilmember Johns stated that is a lot of houses and she could not imagine that being the final number. She stated that seems like more of a natural flow and therefore has less of an issue converting this parcel to medium density.

Councilmember Riley commented that there are very large lots around this area and asked if this area would be part of the HOA. He stated that neighbors in this area were totally against that.

He believed that low density would be a good compromise for the area as the area is currently zoned rural developing.

Community Development Director Gladhill stated that would be the compromise solution between the current zoning and what the applicant is proposing.

Acting Mayor LeTourneau stated that he would accept medium density for this portion of the property.

Councilmember Johns asked for details on what is to the north of this portion of the property. It was confirmed to be one home and four lots.

Councilmember Kuzma stated that he could support medium density.

Councilmember Riley stated that there has been a lot of talk about the rural and developing areas coming together and rather than meeting in the middle this would transition from rural to medium density. He believed that low density would provide a transition from the rural to the Capstone project.

Motion by Councilmember Kuzma to change the draft Comprehensive Plan Update to include Outlot C, Northfork as Medium Density Residential. The motion failed for lack of second.

Community Development Director Gladhill stated that seeing that the motion for medium density failed, perhaps a motion could be made for low density as that might answer the question as to the consensus of the Council.

Motion by Councilmember Riley, seconded by Councilmember Johns, to change the draft Comprehensive Plan Update to include Outlot C, Northfork as Low Density Residential.

Further discussion: Acting Mayor LeTourneau asked how low density would impact the project. Community Development Director Gladhill stated that this would be a change from the draft Comprehensive Plan changing from rural developing to low density residential. He stated that this would be a compromise between what was proposed in the draft Comprehensive Plan and the requested density from the applicant.

Motion carried. Voting Yes: Councilmembers Johns, Kuzma, Riley, and Shryock. Voting No: Acting Mayor LeTourneau and Councilmember Shryock.

Community Development Director Gladhill noted that the action tonight was not formal action and was an attempt to reach consensus. He noted that in order to change the Comprehensive Plan, four affirmative votes would be needed and therefore the parcel would remain as rural developing.

Councilmember Riley asked if faced with inaction, would the applicant prefer rural or low density.

Mr. Roessler confirmed that anything in the MUSA would be preferred to rural.

Councilmember Shryock asked if the Council would be interested in seeing a concept of this parcel as well, showing low density or perhaps a split of part low density and part medium density.

Community Development Director Gladhill stated that it seems that it would be more appropriate to have workable concepts in order to continue discussions. He stated that staff will continue to work with the property owner.

7.07: Consider Adopting Resolution #18-174 Accepting Draft Feasibility Report and Ordering Public Input Meeting for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to accept the Draft Feasibility Report and order a Public Input Meeting at 9 a.m. on September 13, 2018, for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #18-174 Accepting Draft Feasibility Report and Ordering Public Input Meeting for Improvement Project #18-02 HY-10 Ramsey Street Reconstructions.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Kuzma, Johns, Riley, and Shryock. Voting No: None.

7.08: Consider Adopting Resolution #18-175 Ordering Feasibility Report for Improvement Project #19-01, Ford Brook Estates Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-175 ordering a Feasibility Report for Improvement Project #19-01 For Brook Estates Street Reconstructions. He noted that this would allow bonds to be used to pay for the proposed improvements per the City's 2015-2019 Street Reconstruction and Overlay Program (SROP).

Motion by Councilmember Johns, seconded by Councilmember Riley, to Adopt Resolution #18-175 Ordering Feasibility Report for Improvement Project #19-01 Ford Brook Estates Street Reconstructions.

Further discussion: Acting Mayor LeTourneau stated that it seems that the City is constantly reminded of the inconsistency in the composition of the roads in Ramsey, which is part of the challenge in road management. He stated that the City is in the process of ensuring that all the roads in the community meet a standard for long-term use. City Engineer Westby agreed. Councilmember Riley stated that the Public Works Committee has been involved in this process and ensures that roads are being inspected after construction to ensure that standards are being met.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Johns, Riley, Kuzma, and Shryock. Voting No: None.

7.09: Consider Adopting Resolution #18-176 Ordering Feasibility Report for Improvement Project #19-02, Brookview Estates Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-176 ordering a Feasibility Report for Improvement Project #19-02 Brookview Estates Street Reconstructions. He noted that this would allow bonds to be used to pay for the proposed improvements per the City's 2015-2019 Street Reconstruction and Overlay Program (SROP).

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #18-176 Ordering Feasibility Report for Improvement Project #19-02 Brookview Estates Street Reconstructions.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Shryock, Johns, Kuzma, and Riley. Voting No: None.

7.10: Consider Adopting Resolution #18-177 Ordering Feasibility Report for Improvement Project #19-03, Wood Pond Hills and Chestnut Ridge Street Reconstructions

City Engineer Westby reviewed the staff report and recommendation to adopt Resolution #18-177 ordering a Feasibility Report for Improvement Project #19-03 Wood Pond Hills and Chestnut Ridge Street Reconstructions. He noted that this would allow bonds to be used to pay for the proposed improvements per the City's 2015-2019 Street Reconstruction and Overlay Program (SROP).

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #18-177 Ordering Feasibility Report for Improvement Project #19-03 Wood Pond Hills and Chestnut Ridge Street Reconstructions.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Johns, Kuzma, and Shryock. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events. He thanked the QCTV staff for implementing the new technology that has been installed in the Council Chambers.

Acting Mayor LeTourneau stated that he was excited to see this level of public input tonight and welcomed residents to attend in the future and continue to provide their input.

9. ADJOURNMENT

Motion by Councilmember Shryock, seconded by Councilmember Johns, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 10:47 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Katie Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.