

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 2, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Daniel Onyambu
 Commissioner Patrick Surma
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Chairperson Randy Bauer

Also Present: Community Development Director Timothy Gladhill
 City Planner Chris Anderson
 City Planner Chloe McGuire Brigl
 Planning Intern PeggySue Imihy

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated July 12, 2018

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to approve the following minutes as presented: Planning Commission Meeting Minutes dated July 12, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider a Conditional Use Permit for 9411 Alpine Drive NW (project #18-127); Case of Ruan Trucking Corporation

Public Hearing

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

Presentation

Planning Intern Imihy presented the staff report stating the City of Ramsey has received an application from Ruan Trucking Corporation (the "Applicant") for a Conditional Use Permit for a commercial tractor and trailer maintenance and repair facility at 9411 Alpine Drive NW (the "Subject Property"). The Applicant is requesting a Conditional Use Permit to conduct tractor and trailer maintenance and repair.

Citizen Input

There were no comments from the public.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:05 p.m.

Commission Business

Commissioner Anderson asked if the site was currently empty and questioned how trucks would be brought to this property.

Paul Amotto, Ruan Trucking Corporation, stated this was the case. He explained he would be using Highway 101 and Highway 10 to get trucks to the property.

Motion by Commissioner Surma, seconded by Commissioner Onyambu, to recommend that City Council adopt Resolution #18-159 approving a commercial tractor and trailer maintenance and repair facility on the Subject Property.

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

5.02: Public Hearing: Consider Request for a Home Occupation Permit for Auto Detailing at 7950 149th Lane NW, Case of Linda and Troy Neiss

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:08 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating through the code enforcement program, the City learned of a home-based business being operated on the property located at 7950 149th Lane NW (the "Subject Property"). City Staff has been working with Linda and Troy Neiss (the "Applicant") since January 2018 to complete the Home Occupation Supplemental Questionnaire and subsequently to submit an application for a Home Occupation Permit for automobile detailing.

City Planner McGuire Brigl reported this business previously operated beyond the parameters of an administrative home occupation requirement, due to off-street parking violations, outdoor storage, the number of vehicles onsite, and the driving to the property over the City-owned property. City staff believes the Applicant has refrained from driving across City-owned property to access the building, and will continue to monitor the situation. Staff has also included it as a condition of approval (condition 6). The Applicant has provided a copy of supporting documentation showing no objection from surrounding neighbors.

Citizen Input

Vice Chairperson VanScoy requested further information on how the driveway would be designed.

City Planner McGuire Brigl reported the applicant would have to apply for a zoning permit to extend the driveway. She explained the applicant could provide the Commission with a sketch noting their plans for the driveway.

Vice Chairperson VanScoy asked the applicant to come forward and describe how the driveway would be extended.

Troy Neiss, 7950 149th Lane NW, noted the driveway would extend to the left to the new building.

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

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

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

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-160 issuing a Home Occupation Permit to detail automobiles on the property located at 7950 149th Ln NW based on those findings of fact and listed conditions for approval.

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

5.03: Public Hearing: Consider Variance Request to Build and Attached 2 Stall Garage within the Required Setback from the Shoreline of the Rum River at 15795 Juniper Ridge Drive NW (Project No. 18-123); Case of Rick and Diane Farrell

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:16 p.m.

Presentation

Planning Intern Imihy presented the staff report stating the City has received an application from Rick and Diane Farrell (the "Applicant") for a variance to construct an attached two (2) stall garage within the required setback from the Rum River on the property located at 15795 Juniper Ridge Drive NW (the "Subject Property"). The Planning Commission met previously and approved a variance for a detached one stall garage, the applicant has revised his proposal. She commented further on how the lot was encumbered by setbacks.

Citizen Input

Vice Chairperson VanScoy discussed the setbacks in place and reported these were put in place after home was built. He commented on the applicant's previous request and stated he supported the request before the Commission.

Rick Farrell, 15795 Juniper Ridge Drive NW, stated he was disappointed by the Commission's action in July. This led Mr. Farrell to reevaluate his plans and he requested the Commission

consider approving his new plan and variance request. He explained he was really happy with the new plan and noted the additional garage would serve him well.

Vice Chairperson VanScoy thanked Mr. Farrell for working with City staff to bring about this plan.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:24 p.m.

Commission Business

Vice Chairperson VanScoy noted several grammatical changes to the Resolution. He provided further comment on the request before the Commission and stated he believed the applicant had the right to expand his garage in its current location.

Motion by Commissioner Surma, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #18-157 granting a variance to the Ordinary High Watermark setback to the Rum River to build a two-stall attached garage addition at 15795 Juniper Ridge Drive NW.

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

5.04: Public Hearing: Review Site Plan, Preliminary Plat and Conditional Use Permit for Motor Vehicle Sales and Repair Facility Expansion (Project #18-126); Case of Lazydays RV

Public Hearing

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

Presentation

Planning Intern Imihy presented the staff report stating the purpose of this case is to review an application received by Lazydays RV ("the Applicant") for a Site Plan, Preliminary Plat, and Conditional Use Permit on the property located at PID 29-32-25-13-0007, legally described as Outlot A, Alpaca Estates 4th Addition ("the Subject Property"). The proposed building is located in the B-2 Business District and would include one (1) 1-story building which would have twenty (20) service bays to be used for motor vehicle, implement, and recreation equipment sales and service. The Subject Property is approximately 9.38 acres. The site is currently owned by

Shorewood RV. Lazydays RV is in the process of acquiring Shorewood RV and planning an expansion for a new maintenance facility.

Citizen Input

Cirenivas Kuchipuny, from Tampa, Florida, thanked staff for providing a thorough staff report regarding his request.

Vice Chairperson VanScoy asked if the applicant opposed installing a connection to City water and sewer.

Mr. Kuchipuny stated he did not oppose this condition but asked that the City work with him on the timing.

Commissioner Anderson inquired what would happen to the existing site.

Mr. Kuchipuny reported this site would remain as is.

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

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

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

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-162 approving a Conditional Use Permit (CUP), Site Plan, and Preliminary Plat for Lazydays RV, contingent upon revising the utility plans to include a connection to City Sanitary Sewer and Water is made and subject to the final review by the City Engineer.

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

6. COMMISSION BUSINESS

6.01: Review Site Plan for Sterling Trophy at 6710 Highway 10; Project #18-125

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review the Site Plan application made by Sterling Trophy for a new commercial

building located at 6710 Highway 10. The city-owned property is approximately 1.23 acres and currently vacant. The City is working with the applicant to sell the property. The development would be a 4,048 square foot commercial building to allow for trophy sales, engraving and assembly. Sterling Trophy currently operates in Anoka and is looking to move to the City of Ramsey.

Commission Business

David Sterling, 2902 Eighth Avenue in Anoka, introduced himself to the Commission and stated he was interested in moving his business from Anoka to the City of Ramsey.

Community Development Director Gladhill explained this blighted building was purchased by the City. He stated through this purchase the City hoped to bring building improvements and a new business into the community.

Mr. Sterling requested the City consider reducing the number of trees that were being required on the site from 25 to 18.

City Planner Anderson stated this was not an unreasonable request due to the fact the entire lot was not being improved.

Vice Chairperson VanScoy suggested the landscaping requirements be considered for the perimeter of the improved area as opposed to the entire lot.

Community Development Director Gladhill recommended the landscaping concerns be addressed under a separate motion.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to direct staff to work with the applicant on the landscaping requirements and that the perimeter of the improved area be considered versus the entire lot.

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

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #18-156 approving the Site Plan for Sterling Trophy at 6710 Highway 10 NW, subject to final review by the City Engineer.

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

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

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to discuss a request from AKM Farms (Paxmar) to revise the current draft of the Comprehensive Plan Update to change the future/planned land use of two parcels. This case is for discussion only. The City will have until December of this year to make modifications to the current draft.

Commission Business

Commissioner Woestehoff asked if Puma Street would ever connect to Highway 10.

Community Development Director Gladhill reported this was not in the City's plan.

Commissioner Anderson questioned if the one acre lots would have their own well and septic.

Community Development Director Gladhill commented these lots were within the MUSA.

Commissioner Woestehoff stated he did not support the high density being proposed across the street. He believed there should be a better transition zone.

Vice Chairperson VanScoy opened the meeting to comments or question from the public.

Alpha Development Parcel:

Leslie Clark, 15150 Kangaroo Street, stated her property abuts the R-1 and light yellow property. She recommended this property remain R-1. She did not believe .25 acre lots would be a good fit behind her home. She suggested if the land were rezoned she wanted to see the transition language in writing and recommended this be signed by the developer.

Val Krueger, 15210 Kangaroo Street, noted her property abuts the bright yellow parcel. She explained she has lived in her home for the past 40 years. She expressed concern with how the plans for the bright yellow property have changed since a developer approached the City. She encouraged the City to think through how many people would be crammed onto this property and how this would impact the neighborhood. She understood the City could not stop the land from being developed, but encouraged the City to keep the property zoned R-1. Lastly, she commented on how her property value would be adversely impacted if a development with .25 acre lots were placed in her backyard.

Vice Chairperson VanScoy questioned what the current zoning was for the bright yellow parcel.

Community Development Director Gladhill stated the property was currently zoned R-1 MUSA. He clarified the size of lots that would be allowed today noting the minimum was .25 acres or 80 feet in width.

Commissioner Woestehoff asked how large the bright yellow parcel was in size.

Community Development Director Gladhill explained the parcel was approximately 38 acres in size.

Ms. Clark requested the City keep both parcels R-1 and not have a portion R-1 and the remainder zoned R-2. She believed that the R-1 zoning was more fitting given the fact her neighborhood had a rural feel.

Joe Field, 8021 152nd Lane NW, stated he believed one of the appeals of Ramsey was its rural look and feel. He anticipated this drew people to the community. He feared that highly dense neighborhoods such as the one being proposed would take away from this attraction. He encouraged the City to keep these parcels zoned R-1.

Jan Brock, 15250 Kangaroo Street, stated she abutted the proposed property. She explained she has lived on her property since 1974 and stated she would have a hard time if the property behind her home were to develop in a less than .25-acre manner. She questioned what happened to the previous plans for this property and encouraged the City to keep in mind the desires of the adjacent property owners who bought into the rural look and feel. She encouraged the City consider how to provide a better buffer or transition from the existing homes to the new proposed homes.

Al Riceler, applicant, discussed the reasons why he made his request to the City of Ramsey. He explained all cities were reviewing their comprehensive plans at this time which led him to believe now was the appropriate time to make the request. He commented the driving factor for this request was Capstone's parcel on the west side. He described the proposed design for the new development and indicated there would be buffer zone the size of a football field in between the existing homes and the medium density homes.

Vice Chairperson VanScoy commented the transitioning between the existing homes and the new development would be a major concern no matter what the zoning was changed to.

Mr. Riceler explained he would meet all City's buffering requirements.

Community Development Director Gladhill commented further on the City's buffering requirements and how this applied to new developments that abutted larger lot acreage.

Commissioner Woestehoff requested further information on the high-density development across the street.

Community Development Director Gladhill reviewed the layout of this development with the Commission.

Vice Chairperson VanScoy asked how many units per acre would be allowed within the Medium Density Residential District.

Community Development Director Gladhill commented four to seven units per acre would be allowed in MDR. He reported staff did not support an MDR zoning for these parcels.

Commissioner Anderson stated the residents surrounding this property do not support a rezoning to MDR. He encouraged the City to keep the parcels zoned R-1.

Commissioner Woestehoff agreed.

Commissioner Surma stated he believed improvements were needed along Alpine Drive especially if these parcels are to develop in the near future.

Community Development Director Gladhill commented the City was aware of the need to make improvements to Alpine Drive to improve safety. He discussed a project the City Council would be considering at their next meeting that would bring about improvements at Alpine Drive and Armstrong Boulevard. He understood that safety improvements were needed given the increasing level of traffic along Alpine Drive.

Vice Chairperson VanScoy expressed concern with the transition or buffer language the City had in place. He stated he did not support changing the zoning of the parcels and recommended the parcels remain R-1 MUSA.

Community Development Director Gladhill thanked the Commission for their feedback and noted the consensus was to keep the zoning for these parcels R-1.

Northfork Development Parcel:

Community Development Director Gladhill commented the proposal for the Northfork parcel was to go to R-2 medium density zoning and noted this parcel was outside the MUSA. He provided further comment on the adjacent developments and noted the Northfork Golf Course neighborhood opposed the rezoning of this parcel.

Commissioner Anderson stated he would like to hear from the Northfork Golf Course residents regarding their concerns.

Vice Chairperson VanScoy requested further information on the proposed plans for the Northfork site.

Community Development Director Gladhill reviewed the proposed plans with the Commission.

Vice Chairperson VanScoy commented that screening would be very important for a development on this parcel.

Commissioner Gengler supported this parcel being zoned Medium Density Residential given the natural buffer that would be created by Alpine Drive.

Commissioner Woestehoff agreed but stated he was a little uncomfortable with the fact the developer could have up to seven units per acre.

Community Development Director Gladhill commented the City was proposing to create a new zoning district that would allow for four to five detached units per acre for the Northfork property.

Vice Chairperson VanScoy opened the meeting to comments or question from the public.

Mr. Field stated he supported the Northfork rezoning and development more than the other property. He explained this property was segregated or isolated and therefore the change to moderate density residential could work.

Ms. Clark expressed concern with this rezoning as it did not fit with the surrounding rural homes and indicated an MDR zoning classification would also increase traffic.

Ms. Brock thanked the Planning Commission for taking comments from the public. She stated she did fear how traffic on Alpine Drive would be impacted if this property were rezoned.

Commissioner Surma stated he was opposed to the rezonings until the roadways got fixed. However, he noted he could support the transition with .25 acre lots.

Commissioner Anderson commented he had concerns with the traffic that would be generated by this development, but stated he could support the detached townhome units.

Commissioner Surma discussed the horrible accidents that have occurred along Highway 10. He feared that additional accidents would occur along Armstrong Boulevard.

Commissioner Gengler stated she believed the Northfork property could support a medium density development.

Commissioner Woestehoff agreed but noted R-1 would also work well on this property.

Commissioner Onyambu indicated he could support medium density on the Northfork property but stated he had concerns with traffic.

Vice Chairperson VanScoy agreed that traffic in this area was a concern. He commented he would prefer to see R-1 MUSA on this property, but could support the R-2 with detached townhomes.

Community Development Director Gladhill thanked the Commission for their feedback.

6.03: Consider Response to an Alternative Urban Areawide Review (AUAR) in the City of Dayton

Presentation

City Planner Anderson presented the Staff Report stating the City has received a DRAFT Alternative Urban Areawide Review (AUAR) document for a development project in the city of Dayton. An AUAR is an environmental review process that can be used in lieu of more traditional environmental reviews such as Environmental Assessment Worksheets (EAW) and Environmental Impact Statements (EIS), as long as the geographic area is covered by an acceptable Comprehensive Plan. In this case, the project area includes 560 acres directly south of Ramsey's identified potential Mississippi River bridge crossing.

Commission Business

Vice Chairperson VanScoy stated it was important for the City of Dayton to begin planning for the amount of traffic that could be heading their way. He asked if the City of Dayton was interested in a bridge crossing.

Community Development Director Gladhill commented the City of Dayton was interested, but noted this would depend on funding and timing.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council direct Staff to formally submit the response to the North Dayton Development AUAR to the City of Dayton.

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

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill stated there was no update at this time.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:17 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.