

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 4, 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 Matt Woestehoff

Members Absent: Commissioner Gary VanScoy

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

5.03: Public Hearing: Review Preliminary Plat for Residential Subdivision (PUD) for Shade Tree Cottages (Case 17-130); Case of Shade Tree Communities, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

City Planner Anderson 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 size and wetland setbacks have changed. The PUD zoning remains on the parcel, though the underlying zoning was R-1 (MUSA). Staff provided further comment on the request and recommended approval.

Citizen Input

Community Development Director Gladhill reported the R-2 zoning district was a more appropriate fit for this project. He reviewed the revisions the developer made to the concept plan based on the Planning Commission's previous comments.

Commissioner Anderson requested further information regarding the proposed lot sizes.

City Planner Anderson discussed the proposed lot sizes and addressed why a PUD was being pursued for this development. He provided further comment on the public benefit that was to be achieved through PUD's.

Community Development Director Gladhill reported this was a challenging project given the approvals that were made in the past.

Commissioner Anderson stated he saw no public benefit from this project, beyond the trails. He requested further comment from staff regarding this matter.

City Planner Anderson explained the initial proposal was lacking and agreed additional public benefit could be requested from the developer. He reported action on this item could be tabled in order for the developer to provide the Planning Commission with a written response to this concern.

Chairperson Bauer requested further information regarding the proposed street widths.

City Planner Anderson reviewed the proposed street widths with the Commission.

Community Development Director Gladhill commented further on how this project would impact the adjacent wetlands.

Commissioner Gengler asked if there was still an elevation change between this development and the property to the north.

City Planner Anderson reported this was the case.

Mary Lindo-Lamont, 15421 Nowthen Boulevard, expressed concern with the cost of the proposed road being passed onto the current property owners.

City Planner Anderson stated there were several different scenarios that have occurred regarding the proposed roadway improvements and one would have the developer paying all costs, another option would be to have the developer and City split the costs, and the last option would be to split the costs equally between the City, developer and benefiting properties.

Community Development Director Gladhill anticipated that the majority of the expense for the roadway improvements would be split between the City and the developer.

Terry Lamont, 15421 Nowthen Boulevard, asked how water would flow off of the proposed site.

Community Development Director Gladhill commented on the stormwater plan for the project and noted the adjacent properties would not be impacted by water runoff.

Chairperson Bauer reported this was the Preliminary Plat phase for this project and explained the final plat would be reviewed and approved by the City Council.

Ms. Lindo-Lamont asked how long it would take to approve the Final Plat.

City Planner Anderson explained the developer would have one year from approval of the Preliminary Plat to complete the Final Plat. He stated it was his understanding the developer wanted to begin construction in 2019 and would not be pushing out the project a whole year.

Tom Greenberg, 6032 157th Lane NW, explained he has lived along 157th Lane for 40 years and has enjoyed the open space behind his home. He stated he was opposed to the Preliminary Plat and recommended the City remove the PUD zoning from this parcel, noting the property should be reverted back to R-1. He understood this was a tough piece of property to develop and stated he was not expecting this parcel to be zoned PUD with a high such a high density. He explained the proposed development would put a third street around his home, which would box him in. He expressed concern with the small buffer between his home and the new roadway. He reported he has replaced his well and septic system and was not interested in hooking up to the City's system and encouraged the Commission to deny the request.

Chairperson Bauer asked what type of development could be placed on this property if it were zoned R-1.

City Planner Anderson commented and R-1 zoning district would require 80-foot-wide lots that were 10,800 square feet in size.

Community Development Director Gladhill discussed the number of lots that could locate on this parcel if it were zoned R-1. He explained this option has been reviewed with the developer and from the pro forma standpoint, it does not work.

Jordan Lahti, 6014 157th Lane NW, stated his main concerns with the proposed development was how it would increase traffic on Radium Street. He explained he has young children and noted he feared for their safety. He recommended additional control measures be considered for the intersection of Nowthen Boulevard and 157th Lane.

Community Development Director Gladhill stated this was a priority area for the City.

Mr. Lahti questioned how many of the neighbors would have to offer their support in order for the City to extend City water and sewer.

Community Development Director Gladhill reported the City would need to have at least 60% of the neighbors offering their support in order for this to move forward. He explained another option would be for the City to offer water and sewer connections when the roadway was reconstructed at some point in the near future.

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

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

Chairperson Bauer closed the public hearing closed at 8:11 p.m.

Commission Business

Commissioner Anderson asked what the width of 157th Avenue was.

Community Development Director Gladhill reported this roadway was 28 feet wide. He noted this was a private street.

Commissioner Anderson understood the expense for the reconstruction of Potassium Street was still up in the air. He commented he could not support a 24-foot width for Potassium Street and recommended that this roadway be 28 feet wide. He stated he saw very little public benefit from this project and recommended that it go back to the drawing board.

Commissioner Woestehoff asked if this project had a local developer.

Community Development Director Gladhill explained the developer was from the East Bethel area.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council deny Resolution 18-209 granting Preliminary Plat for Shade Tree Cottages.

Further discussion

Commissioner Gengler questioned why the recommendation for denial was being pursued.

Commissioner Anderson stated he believed the City could do more with this property and he was of the opinion the roadway could be wider. In addition, he did not see the public benefit through this development.

Commissioner Woestehoff was in agreement and stated he was very uncomfortable with the proposed lot sizes.

Commissioner Gengler stated she would like to hear form the developer prior to denying the request.

Commissioner Onyambu agreed stating he would like to hear from the developer as well.

Commissioner Anderson stated he understood this was a difficult parcel to develop. However, he supported the slate being cleaned with the developer starting over from the beginning on this development. He reported he would like to see this property rezoned from PUD to R-1.

Commissioner Woestehoff indicated he believed it spoke volumes that the developer was not before the Commission to address the comments and concerns that were raised at this meeting.

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

Motion by Commissioner Gengler, seconded by Commissioner Onyambu, to table action on the Preliminary Plat for Shade Tree Cottages and directing staff to work with the developer on alternatives.

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