

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 7, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Patrick Surma
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Commissioner Daniel Onyambu

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated January 3, 2019

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated January 3, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Resolution #19-037 Granting a Conditional Use Permit for Auto Sales at 8000 Highway 10; Case of Druk Auto

Public Hearing

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

Presentation

City Planner McGuire Brigl presented the staff report stating the purpose of this case is to consider a request from Druk Auto (the "Applicant") for a Conditional Use Permit (CUP) for auto sales at 8000 Highway 10 NW (the "Subject Property"). The Applicant currently operates in Forest Lake and is wishing to return to Ramsey, where they started their business over a decade ago. The property is zoned B-2 Highway Business District and is guided for Commercial in the comprehensive plan. Motor vehicle, implement, and recreation equipment sales and service are allowed as a Conditional Use in the B-2 District. Staff reviewed an updated Site Plan with the Commission and recommended approval of the Conditional Use Permit.

Citizen Input

Commissioner Anderson asked if there was a need for striping in the display parking area.

City Planner McGuire Brigl reported striping was not necessary in this area but noted all City setbacks would have to be met.

Daniel Patrick Druk, 2850 109th Court NE in Blaine, thanked staff for the thorough report. He explained he was in the process of purchasing the subject property.

Commissioner Anderson questioned if the applicant was planning to park cars along Highway 10.

Mr. Druk stated he would not be parking cars along Highway 10.

Commissioner Surma asked if the applicant had plans to dress up the building façade.

Mr. Druk explained he had plans to get rid of the brick façade and noted he also wanted to change out the windows.

Commissioner Surma inquired what type of cars Druk Auto would be selling.

Mr. Druk reported he has run a successful auto sales business selling classic cars and newer warrantied vehicles.

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

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

Chairperson Bauer closed the public hearing closed at 7:11 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution 19-037 granting a Conditional Use Permit for Auto Sales at 8000 Highway 10 NW contingent upon the updated site plan with modifications addressing the issues raised in this case.

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

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

Public Hearing

Chairperson Bauer called the public hearing to order at 7:13 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating in 2016, following the Public Hearing regarding the property located at 6139 157 Lane NW, staff was instructed to create a new zoning district within the City of Ramsey for the purposes of commercial property located near or adjacent to residential properties. Primarily, this Zoning District is needed to correct a previous zoning action (improper use of a conditional use permit).

Community Development Director Gladhill reported this zoning district did not move forward in 2016 and staff has been directed to bring the case back to the Planning Commission as a discussion item. This proposed zoning district is slightly more restrictive than the current B-1 district and would not occur along Highways 47 or 10. The intent of this ordinance is truly small-

scale, neighborhood-scale commercial uses. The intent is not to allow higher intensity uses most commonly found along highway corridors. This district can be a valuable tool moving forward as the City attempts to accomplish comprehensive plan goals to provide a mix of uses focused on neighborhoods. For example, another potential area for this zoning district could be used would be near the new elementary school (not proposed at this time).

Community Development Director Gladhill explained staff drafted a proposed zoning district which includes four permitted uses, four conditional uses and six prohibited uses. Following the feedback previous Planning Commission meetings, Staff has moved on-sale liquor to a conditional use and added the sales of tobacco, tobacco products or tobacco related devices to the prohibited uses. This case was also reviewed at a recent City Council Work Session.

Citizen Input

Jerry Petro, 6140 157th Lane NW, explained he lives just south of the subject property. He reported this property used to be a church and has since become a daycare and secretarial service. He questioned why the City was proposing to change this property from requiring a conditional use permit to becoming a Neighborhood Business District. He feared he would have a strip mall in his backyard in the near future. He questioned if the hours of operation for the Neighborhood Business District would be 6:00 a.m. to 6:00 p.m. He understood that alcohol and drive thru's would not be allowed on this property, however, he keeps seeing how the City changes their mind over the years. He expressed concern that he would have a McDonald's or a bar adjacent to his home that would be open till 2:00 a.m. He explained this property was not located on a major intersection but rather was located in a neighborhood.

Chairperson Bauer requested comment from staff as to the history of the property and the requirements within the proposed Neighborhood Business District.

Community Development Director Gladhill commented on the history of this property. He explained there was a unique use that was allowed through a Conditional Use Permit. He discussed how Minnesota State Statute and Court Case law had deemed it was necessary to list Conditional Uses within City Code, prior to issuing a permit. Therefore, moving forward, the City adjusted its tools and clarified Conditional Uses within City Code. He commented further on the additional protections that were set within the proposed Neighborhood Business District. He reported a strip mall could not locate on this property as only 35% of the lot could be covered with a building.

Mr. Petro questioned how much of the lot was currently covered by a building. He anticipated that the value of this property would go up substantially after the property was rezoned.

Community Development Director Gladhill stated the current building coverage was 20%.

Jacqueline Abendroth, 15810 Sodium Street, explained she lived next door to the daycare and has been a resident of Ramsey since 1970. She expressed concern with the future businesses that

could locate on this site. She stated she had no problem with the current business but feared how new uses would impact the neighborhood. While she didn't oppose someone trying to get ahead, she did not believe this should be at the expense of others. She indicated she was also concerned with how her property value would be impacted by the rezoning.

Elaine Parsons, 15813 Nowthen Boulevard, stated she had concerns with the increase in traffic that would be brought to the site if it were rezoned. She feared lighting and noise would negatively impact her neighborhood. She requested on-sale liquor sales not be allowed on this property. She encouraged the Commission to consider how her property value would be adversely impacted if the rezoning were approved. She explained there were vacant strip malls in Ramsey already and stated she did not want to see another failed strip mall in her backyard.

Chairperson Bauer reported on-sale liquor sales was not a permitted use, but would be a conditional use.

Mr. Petrow expressed concern with the fact the building coverage on the site could almost double. He feared how additional businesses with expanded hours would impact his neighborhood.

Commissioner VanScoy questioned what hours of operation would be reasonable for this property.

Mr. Petrow discussed the traffic that flowed through the property currently for the daycare. He commented that a restaurant serving alcohol would have later hours of operation that would impact and change the neighborhood.

Commissioner VanScoy commented the proposed rezoning had to be resolved due to a concern with State Statute.

Mr. Petrow recommended the hours of operation be restricted in order to reduce the impact on the neighborhood.

Lowell Parsons, 15813 Nowthen Boulevard, stated he lived to the north of the subject property. He questioned if any of the Commissioners would like to have this property behind their home. He explained he worked 60 hours a week to maintain his property and feared his property would be devalued by the proposed rezoning. He feared the City was going down a slippery slope. He encouraged the Commission to reevaluate the situation and to become more compassionate to the adjacent residents. He explained alcohol did not need to be sold in a neighborhood.

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

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

Chairperson Bauer closed the public hearing closed at 7:51 p.m.

Commission Business

Community Development Director Gladhill explained the café/on-sale liquor sales language could be removed from the City Code amendment. He commented the Commission could also limit the hours of operation or size of a future restaurant space/outdoor seating.

Chairperson Bauer explained the original intent of the Commission was to allow beer or wine at a café. He indicated restrictions could be put in place to ensure on-sale liquor was no more than 20% of the restaurants' revenue. He stated this would require any future restaurants to be focused primarily on food and not alcohol.

Community Development Director Gladhill reported this could be done but explained this would be difficult for City staff to enforce. He suggested a maximum of 25% of sales receipts be related to on-sale liquor sales.

Commissioner Anderson supported eliminating the on-sale liquor sales language completely. He reported this code amendment was for the entire City and not for this one property. He feared that liquor sales in neighborhoods was asking for trouble.

Commissioner Woestehoff stated he would like to see the language remain in place as there may be other properties in the City that could benefit from a neighborhood café with beer and wine. He explained he would support setting restricted hours of operation. He reported he would be fine living next to the subject property and having several neighborhood businesses in his backyard.

Chairperson Bauer explained he used to live in Detroit Lakes and had a supper club 200 feet from his property. He stated he never had a problem and noted the use did not impact his property value.

Commissioner VanScoy commented the restaurant at the Rum River Golf Course serves food and alcohol. He reported this restaurant had not ever been a concern for the neighborhood. He stated he has heard the concerns from the neighbors and recommended the Planning Commission not allow alcohol sales as a conditional use on the subject property. He commented further on the differences between permitted and conditional uses.

Commissioner Anderson stated he was opposing the alcohol sales noting the City had other tools available. He reported the proposed code amendment was for neighborhoods and not for the larger commercial areas in Ramsey. He did not believe alcohol sales should occur in neighborhoods.

Community Development Director Gladhill discussed the success of the Buena Sera restaurant in Champlin noting this restaurant was located in a residential neighborhood, served beer and wine, along with food.

Commissioner VanScoy asked if it would be appropriate to add hours of operation to the code amendment.

Commissioner Woestehoff stated he would support limiting the hours of operation for the Neighborhood Business District. He suggested the hours of operation be 6:00 a.m. to 6:00 p.m.

Community Development Director Gladhill anticipated that a café would want to hit both the lunch and supper rush which may mean the hours of operation would have to be from 11:00 a.m. to 8:00 p.m. He stated as a compromise, the hours of operation for the Neighborhood Business District could be from 6:00 a.m. to 8:00 p.m., further restricting on-sale liquor sales from 11:00 a.m. to 8:00 p.m., to have no outdoor seating, no outdoor music and that liquor sales be no more than 25% of the gross receipts of the business.

Commissioner Woestehoff stated he could support on-sale alcohol sales occurring until 9:00 p.m.

Chairperson Bauer questioned how to phrase these amendments to the Ordinance.

Community Development Director Gladhill recommended the Commission make several motions to amend the Ordinance prior to recommending approval of the amended Ordinance.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to amend Ordinance #18-13, amending the hours of operation to 6:00 a.m. to 9:00 p.m., with on-sale liquor sales to occur from 11:00 a.m. to 9:00 p.m.

Further discussion

Commissioner VanScoy asked if 9:00 p.m. was acceptable. The Commission supported the proposed hours of operation.

Commissioner Surma commented each neighborhood would have to be considered separately with future neighborhood business requests.

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

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to amend Ordinance #18-13 to not allow outdoor music or speakers within the Neighborhood Business District.

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

Motion by Commissioner Woestehoff, seconded by Commissioner Surma, to recommend that City Council adopt Ordinance #18-13 as amended.

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

5.03: Public Hearing: Consider Multiple Actions related to 17902 St. Francis Boulevard NW (Project No. 19-101); Case of Dale and Tammy Wills

- 1. Request for a Home Occupation Permit to Operate a Commercial Horse Farm**
- 2. Request for a Conditional Use Permit to Exceed Square Footage for Detached Accessory Building**
- 3. Request for a Variance to Accessory Building Height and Lot Frontage Requirements**

Public Hearing

Chairperson Bauer called the public hearing to order at 8:18 p.m.

Presentation

City Planner Anderson presented the staff report stating Dale and Tammy Wills (the "Applicant") have approached the City about the prospect of operating a commercial horse farm on the property located at 17902 Saint Francis Blvd (the "Subject Property"). Their vision is to provide a setting for youth to learn how to properly care for and build relationships with horses and then continue on with riding lessons, both Western and English style. They have submitted applications for a Home Occupation Permit, Conditional Use Permit, and Variance that would be needed for their endeavor. The Applicant is under contract to purchase the Subject Property; the current property owner has signed the Land Use Application and is aware of and supports the current proposal. Staff reviewed the request in detail with the Commission and recommended approval of the Home Occupation Permit, Conditional Use Permit and Variance.

Citizen Input

Chairperson Bauer questioned where the City limits were located between Nowthen and Ramsey.

City Planner Anderson reviewed the location of the Nowthen and Ramsey city limits. He stated it was his understanding the land in Nowthen may be used as a pasture for the horses.

Commissioner Woestehoff requested further information regarding the existing home and its location.

City Planner Anderson discussed the location of the existing home on the property and noted the proposed location of the new home. He commented further on the proposed lot split and reported the existing home lot would house the new barn structures while the other lot would house the new home.

Commissioner Anderson asked why the cul-de-sac was necessary.

City Planner Anderson stated a public road was not being proposed, but rather the applicant was proposing to connect their driveway to the existing cul-de-sac.

Community Development Director Gladhill explained there was another home on this roadway that required access to the cul-de-sac. He reviewed a map with the Commission noting the location of the cul-de-sac and how the applicant would receive access.

Dale Wills, 2176 157th Lane in Andover, thanked staff for the thorough presentation. He reported the lot split was not completed and noted he would be working with engineers to complete this project. He stated the property in Nowthen would be used for horse riding trails and pasture land. He indicated the urine concerns would not apply to his horse farm given the fact he would not have more than 100 animals and because he had enough land for the horses to feed on. He commented further on the proposed mean gable height (42 feet) for the riding arena and stable building.

Commissioner VanScoy asked why it was important for these two building heights to match.

Mr. Wills described why he had to have the building heights matching in order to tie the buildings together.

City Planner Anderson commented a two-story accessory building was permissible in the R-1 Residential Developing zoning district.

Brian Hiedl, 17826 Potassium Street, questioned where the paddocks would be located.

Mr. Wills described where the two paddocks and pasture land would be located on the property. He discussed how he planned to maintain the paddocks and manure from the horses. He reported he would be composting the manure which would assist in addressing the neighbor's concerns regarding insects and odor.

Deb Kemp, 6003 178th Lane, explained she lived just south of the subject property. She stated she had concerns with road usage along Potassium Street and with how the proposed use would impact the southwest corner of her property. She indicated she had sand hill cranes on the southwest corner of her property and feared they would be displaced.

Community Development Director Gladhill reported the City would not be acquiring any private property on the Potassium Street cul-de-sac. He explained the proposed use would have a lower impact on the neighborhood than a single-family residential development.

Arnie Cox, 6001 177th Lane, asked if any stop signs would be installed in the neighborhood.

City Planner Anderson commented the City had not discussed stop signs but noted this concern could be brought to the Public Works Department for further consideration.

Mr. Cox stated he would like a stop sign at the corner of Potassium Street and 177th Lane. He questioned who would be paying to fix the road in the future. He wanted a guarantee that Mr. Wills would be assisting with this expense.

Chairperson Bauer commented on the City's assessment policy for street reconstruction projects.

Community Development Director Gladhill commented over the past few years, the City has recognized that it has fallen behind on its street and roadway maintenance. He reported the City was working to address this concern.

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

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

Chairperson Bauer closed the public hearing closed at 9:15 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #19-042 approving a Home Occupation Permit to operate a Commercial Horse Farm for the property at 17902 St. Francis Boulevard NW.

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

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #19-043 approving a Conditional Use Permit to exceed Square footage for detached accessory buildings for the property located at 17902 St. Francis Boulevard NW.

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

Commissioner Anderson asked if staff was comfortable with the proposed building height for the riding arena and stable.

City Planner Anderson explained with the proposed setbacks, staff was comfortable with the proposed building heights.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend adoption of Resolution #19-044 granting a variance to lot frontage and accessory building height for the property located at 17902 St. Francis Boulevard NW.

Further discussion

Commissioner VanScoy questioned what made this property unique. He wanted to be assured that a precedent was not being set.

City Planner Anderson commented on the lot frontage and grade change that occurred on this property. In addition, he discussed the number of trees that would be lost along the southern property line if the cul-de-sac were extended. He reported it did not appear to accomplish anything by pushing the cul-de-sac 20 to 30 feet further north. In terms of the accessory building heights, this request was unique in order to accommodate equestrian riding and jumping indoors. He stated staff supported the proposed building heights given the distance these buildings were from neighboring properties.

Commissioner VanScoy asked if the existing cul-de-sac met City requirements.

City Planner Anderson explained the existing cul-de-sac met all City requirements.

Commissioner VanScoy stated the cul-de-sac was placed short of the property line, which was a unique situation. He recommended this be stated in the Findings of Fact.

City Planner Anderson reported this was the case.

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

5.04: Public Hearing: Consider Amendment to Chapter 117, Section 111 and 112 to Modify the R-1 Residential and R-2 Residential Zoning Districts to Allow 50- and 65-Foot-Wide Lots and Clarifying Existing Language

Public Hearing

Chairperson Bauer called the public hearing to order at 9:26 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating the purpose of this case is to review a proposed zoning amendment (text) to allow 50- and 65-foot-wide lots. The case came forward as part of the Harvest Estates 2nd Addition Preliminary Plat application, but is being handled and treated as a separate case. The proposed zoning amendment (text) modifies both R-1 and R-2 regulations, while consolidating and making the R-2 section easier to read and utilize. These changes have been requested by a number of Developers over the past several years.

Community Development Director Gladhill explained the City would be creating a district that would allow 50- and 65-foot-wide lots based on changing market conditions. He reported the

City has been allowing 50- and 65-foot-wide lots through the PUD process, however, this would codify a change in City Code.

Citizen Input

Commissioner VanScoy asked why setbacks were being changed. He feared that the proposed setbacks would make it difficult for new neighborhoods to have sidewalks or be able to park cars in driveways.

Community Development Director Gladhill stated a 25-foot front yard setback would allow for sidewalks and proper driveway length to allow for cars to be parked.

Commissioner VanScoy questioned if staff had received feedback from the Fire Department regarding the reduced side yard setback.

City Planner McGuire Brigl stated she reached out to the Police and Fire Departments regarding this matter. She noted the Police Department did not have any concerns. She explained the Fire Marshall supported a 10-foot separation between buildings, or a five-foot side yard setback. She suggested the language regarding the separation for detached villas be changed from 15 feet to 10 feet in the R-2 district.

Commissioner VanScoy stated he would support a 30-foot front yard setback.

Community Development Director Gladhill discussed how neighborhood design was changing and certain neighborhoods were bringing their homes closer to the street. He discouraged the Commission from changing the front yard setback from 25 feet.

Ben Minks, Capstone, explained the 25-foot front yard setback was adequate to allow for residents to park their cars in the driveway and noted there was still room for sidewalks.

Commissioner VanScoy questioned if the setbacks for Harvest Estates had to be addressed.

Community Development Director Gladhill reported this development was approved with 30-foot front yard setbacks. Staff was directed to review this matter with the City Attorney to ensure the setback would remain 30 feet.

Rich Hennes, 5690 152nd Lane NW, stated he did not support the proposed project.

Chairperson Bauer reported the proposed project would be discussed under the next Public Hearing.

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

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

Chairperson Bauer closed the public hearing closed at 9:49 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Surma, to recommend that City Council introduce Ordinance #19-02.

Further discussion

Commissioner VanScoy requested staff speak with the City Attorney regarding prevailing setback requirements.

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

5.05: Public Hearing: Review Actions Related to Harvest Estates 2nd Addition; Case of Meadowcreek Builders, Inc.

- **Adopt Ordinance #19-04 Amending Official Zoning Map**
- **Adopt Resolution #19-025 Approving Preliminary Plat**

Public Hearing

Chairperson Bauer called the public hearing to order at 9:50 p.m.

Presentation

City Planner McGuire Brigl presented the staff report stating the purpose of this case is to review a preliminary plat application for a fifteen (15) lot residential subdivision. The Applicant has proposed to subdivide the approximately six and a half (6.5) acre parcel into fifteen (15) single family lots serviced by City utilities. The site is generally located at the site of the old municipal center, east of Nowthen Boulevard and south of Alpine Drive. The lot is legally described as Lot 25, Block 1 Harvest Estates (the "Subject Property").

City Planner McGuire Brigl stated the proposed lots are 65-foot-wide lots; a separate case is handling the proposed creation of a new zoning district(s). This purpose of this case also includes a zoning amendment (map) to rezone the Subject Property from R-1 Residential (MUSA) and R-1A Residential (MUSA). This would rezone the property to a new residential zoning district allowing 65-foot-wide lots.

Citizen Input

Randy Hedland, Landform Professional Services, thanked the Commission for their consideration. He explained the units would range in price from \$320,000 to \$450,000. He commented on the tree preservation plan for the property and noted the builder was more than willing to provide additional screening along the property line.

Commissioner VanScoy asked what the square footage was for the proposed lots.

City Planner McGuire Brigl reported all but two lots meet the City's square footage requirements.

Commissioner VanScoy questioned if this development would have a homeowner's association.

Mr. Hedland reported this was the case.

Rich Annis, 5690 152nd Lane NW, stated he did not support the proposed development. He believed the proposed lot sizes would not fit in with the surrounding neighborhood.

Judy Annis, 5690 152nd Lane NW, asked if the cul-de-sac would be pushed back.

Mr. Hedland reported the cul-de-sac would be installed as originally approved on the master plan.

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

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

Chairperson Bauer closed the public hearing closed at 10:01 p.m.

Commission Business

Commissioner Woestehoff questioned if the lot width reduction was strictly a financial decision.

Mr. Hedland explained the proposed lot widths were a new trend and provided for smaller/deeper homes for residents that do not require a 70-foot-wide home.

Commissioner VanScoy stated he was concerned with how this Ordinance would be utilized. He indicated he had questions with how the extra density would benefit the proposed development. He commented on the physical size of the lots and was pleased that only two were undersized. He explained he was concerned with putting 65-foot-wide lots next to a development that had 80-foot-wide lots.

City Planner McGuire Brigl clarified the lots to the north were 70-foot-wide lots. She commented further on the density of the proposed development.

Commissioner Anderson commented he would prefer to see 70- or 80-foot-wide lots.

Commissioner Woestehoff stated the density on the north side of 152nd Avenue did not bother him. However, the density on the south side was a concern to him given the two non-conforming lots.

Mr. Hedland stated the lot lines for the two undersized lots could be adjusted to meet the City's requirements.

Commissioner Gengler explained she appreciated the fact the proposed housing style would provide a new variety of housing stock for the City and that the homes would be managed by an association.

Community Development Director Gladhill indicated this was a very uniquely shaped parcel which led the developer to the proposed lot layout.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council Introduce Ordinance #19-04 amending the Official Zoning Map.

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

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #19-025 Approving Preliminary Plat for Harvest Estates 2nd Addition, contingent upon adoption of the Zoning Amendment.

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

5.06: Public Hearing: Consider Ordinance #19-03 Amending the Definition of Topsoil (Project No. 18-146)

Public Hearing

Chairperson Bauer called the public hearing to order at 10:12 p.m.

Presentation

City Planner Anderson presented the staff report stating in the mid-to-late 2000s, the City adopted a new development requirement, requiring all new construction to establish 4" of premium topsoil. The intent was to reduce the consumption of water related to lawn irrigation. Through several appropriations request to the Minnesota Department of Natural Resources for additional public wells, the City needed to implement additional water conservation measures due to the high consumption compared to peer communities. A large portion of this consumption

was due to lawn irrigation in very sandy soils. While the current standard is quite effective in water conservation, Staff believes it is an appropriate time to evaluate the cost-benefit ratio. The standard has not reduced the amount of development in the community, but the City has received much feedback on the standard.

City Planner Anderson explained for several years now, the City has been receiving feedback on the current topsoil requirement, both in the field and at other forums such as the Contractor's Networking event, hosted by the City. More recently, the City received a written request from Capstone Homes to consider revising the topsoil standard by eliminating the specification for Premium Topsoil Borrow (a now former MnDOT specification). The request identified two negative effects of the current topsoil requirement. First, that the topsoil is doing *too* good of a job in terms of holding water. They acknowledge that many homeowners are likely not adjusting their irrigation systems to account for the topsoil and are actually contributing to the problem. Secondly, they identified price as a concern compared to the cost of 'regular' black dirt.

City Planner Anderson reported staff has had multiple discussions with the EPB regarding this topic. The EPB requested Staff to gather information on what similar peer communities (with similar sandy soils) require and what the purpose of the requirement was (to see if it is an apples-to-apples comparison). Staff looked at the requirements for communities such as Andover, Big Lake, and Blaine, all of which have a topsoil requirement and are growing communities on sandy soils (Elk River was also contacted but due to significant opposition, they did not adopt a topsoil requirement and rather, through their municipal utilities division, implemented a rebate program focused on improving irrigation systems).

Citizen Input

Ben Minks, Capstone Homes, thanked the Commission for their consideration. He commented on the cost of the topsoil material noting he was working to provide a home product that working families could afford. He explained that many of the watering concerns were being created by residents. He encouraged the Commission to consider allowing generic black dirt to be used as topsoil.

Commissioner Surma thanked Capstone for building high quality housing products in Ramsey. He stated he would support Capstone's proposed request.

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

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

Chairperson Bauer closed the public hearing closed at 10:28 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #19-03 amending the definition of topsoil.

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

6. COMMISSION BUSINESS

6.01: Review Updated Alternative Urbanwide Area Review (AUAR) for The COR (Project No. 18-112)

Presentation

City Planner Anderson presented the Staff Report stating in 2003, the City Council adopted Resolution #03-01-012 ordering an Alternative Urbanwide Area Review (AUAR) for The COR (formerly known as Ramsey Town Center). 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. When considering The COR as a whole, it is likely that a series of individual projects in short sequence could trigger the need for an EAW. For example, the recent project known as Affinity at Ramsey likely would have triggered the need for an EAW based on the number of projects approved in the past several years.

City Planner Anderson explained the benefit of an AUAR is that it looks at the cumulative impacts of planned or anticipated development within a specific geographic area, whereas an EAW and/or EIS are project specific and typically can add significant time and cost to a proposed development. The AUAR can assist with reviewing cumulative potential effects to the environment, which may result from multiple developments within the specified geographic area, and can be done in advance of those developments to eliminate potential project delays. However, an AUAR does need to be updated every five (5) years until the geographic area is fully developed.

City Planner Anderson commented in 2013, the City ordered an updated AUAR, which expired in 2018. In April of 2018, the City Council authorized engaging the services of WSB to complete an update to The COR AUAR. Since this is an update to an existing AUAR, it focuses on what's been developed since the last update, whether there have been any significant changes to the envisioned development plan, and looks at whether there have been any new findings related to threatened or endangered species.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #19-041 approving The COR AUAR Update.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

7.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 10:36 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.