

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 3, 2019, 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

**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 Anderson, seconded by Commissioner Surma, to approve the agenda as presented.

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

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated December 6, 2018**

Motion by Commissioner Anderson, seconded by Commissioner Onyambu, to approve the following minutes as presented: Planning Commission Meeting Minutes dated December 6, 2018.

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

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

### **5.01: Public Hearing: Consider a Variance Request to Allow a Detached Accessory Garage Nearer the Front Lot Line than the Home at 5725 180<sup>th</sup> Lane NW (Project No. 18-162); Case of Lisa and Scott Monserud**

#### **Public Hearing**

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

#### **Presentation**

City Planner Anderson presented the staff report stating the purpose of this case is to review a request from Lisa & Scott Monserud (the "Applicant"), owners of the home at 5725 180th Ln NW (the "Subject Property") to build a detached garage closer to the front lot line than the home on the subject property. The subject property is approximately 1.37 acres and is zoned R-1 Rural Developing. The City Code restricts the siting of detached accessory buildings on lots less than 2 acres to the side or rear yard. In order for an accessory building be nearer the front property line than the principal building on the lot, a variance must be obtained. Staff recommended approval of the Variance request that would allow a detached accessory garage nearer to the front lot line than the home.

#### **Citizen Input**

Chairperson Bauer asked if the new structure would be accessed on a day to day basis.

Lisa Monserud, 5725 180<sup>th</sup> Lane NW, explained the driveway would be extended to the garage.

Commissioner Anderson asked if the RV would be placed in the garage.

Ms. Monserud reported the RV would not be parked in the garage. She reported this would be parked on a concrete surface along the side of the existing garage.

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

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

Chairperson Bauer closed the public hearing closed at 7:13 p.m.

### **Commission Business**

Motion by Commissioner Surma, seconded by Commissioner Woestehoff, to adopt Resolution #19-005 granting a variance to allow a detached garage to be built nearer the front property line than the home on the Subject Property.

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

## **6. COMMISSION BUSINESS**

### **6.01: Review Concept for Commercial Horse Farm located at 17209 St. Francis Boulevard NW; Case of Dale Wills**

#### **Presentation**

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a concept for a horse farm proposed at 17209 Saint Francis Blvd NW. This is not an official application at this time. A potential Buyer of the property desires to review the concept with the City prior to closing on the property. The request will need to go through a Conditional Use Permit process, including a Public Hearing. The intent for this case is to provide a high-level overview, identify any initial red flags, and outline any questions to be answered on an official application.

#### **Commission Business**

Dale Wills, 2176 157<sup>th</sup> Lane in Andover, thanked staff for providing the Commission with a thorough report. He explained the neighbors had a fair number of questions regarding his plans. He understood the neighbors were concerned with traffic and vehicles visiting the property. He described how he would properly be managing the manure that would be generated on the site. He then commented on the buffer on the south side of the property. He reported his property would only have heavy equipment onsite during construction.

Commissioner Woestehoff asked how the property would be subdivided at this time. Mr. Wills indicated he was hoping he did not have to subdivide the property.

Chairperson Bauer questioned how the property was currently zoned. City Planner Anderson reported the property was zoned R-1 Residential Rural Developing with a minimum lot size of 2.5 acres. He explained the horse training and riding lessons would have to be processed by the City as a home occupation permit.

Chairperson Bauer inquired if Mr. Wills could add a second residence to this property. City Planner Anderson commented this would currently not be allowed under City Code. He stated a minor subdivision for a lot split would be required.

Commissioner Surma asked if the size of the composting area was adequate. Mr. Wills reported he was requesting 35 horses and explained the composting area would be 60' x 100'.

Commissioner Surma questioned if the pasture size was adequate. Mr. Wills indicated most of the property would be fenced, which would provide 137 acres of rotating pastures for the horses.

Commissioner Anderson stated his only concerns were with the number of cars that would be coming up this City street and with the number of trees that would be lost. He anticipated the County may require the driveway to be moved over to the new street. Mr. Wills discussed the amount of traffic that was anticipated to visit the property and explained a 100-foot buffer of trees would remain in place. He commented further on how many car trips (240 per day) that would be generated if a housing development were to locate on this property versus the proposed horse farm.

Commissioner Gengler asked who the horse training and riding lessons would be marketed to. Mr. Wills stated this would be geared towards those ages 13 to 25 who are struggling with anxiety or depression. He explained he would also be offering horse boarding.

Commissioner Gengler inquired if employees would be living onsite and questioned how Mr. Wills would be using the existing home. Mr. Wills reported he would like to remodel the existing farm home for his family now with the goal of building a new home for his family in the near future. He explained the existing home would then be used for his married daughter. He stated the property would not be used to house employees.

Commissioner Anderson asked what the timeline was for this project. Mr. Wills commented he would like to close on the property shortly after receiving approval from the City. Shortly thereafter, he would build an arena and stables. It was his hope he could be living on the property by next June.

Chairperson Bauer thanked Mr. Wills for his input and noted this item would be moving forward for further consideration.

## **7. COMMISSION / STAFF INPUT**

### **7.01: Receive Staff Update**

The Staff Update was noted. Staff provided the Commission with an update on the City's Public Works facilities.

Commissioner Surma stated he supported the Public Works facilities being reconstructed as the buildings have been neglected for far too long. He encouraged the Planning Commissioners and

City Council to tour the City's Public Works facilities in order to better understand the current state of these buildings.

**7.02: Zoning Bulletins**

Zoning Bulletins were noted.

**8. ADJOURNMENT**

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

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

The regular meeting of the Planning Commission adjourned at 7:55 p.m.

Respectfully submitted,

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Tim Gladhill  
Community Development Director

ATTEST:

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JoAnn Shaw  
Community Development Assistant

Drafted by Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*