

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 12, 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 Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: None

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

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

Chairperson Bauer requested Item 6.01 be removed from the agenda per the developer's request.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to approve the agenda as amended.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 7, 2018

Commissioner Surma requested a correction to the minutes on Page 5 in the fourth paragraph stating she needs to be changed to he.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to approve the following minutes as amended: Planning Commission Meeting Minutes dated June 7, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Variance Request to Place a Detached Accessory Building within the Required Setback from the Ordinary High Water Mark of the Rum River at 15795 Juniper Ridge Drive NW (Project No. 18-123); Case of Rick and Diane Farrell

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 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 a detached accessory building within the required setback from the Rum River on the property located at 15795 Juniper Ridge Drive NW (the "Subject Property"). Staff reviewed the request in further detail and recommended approval of the variance in alignment with the EPB and DNR recommendation.

Citizen Input

Commissioner Anderson requested clarification on where the property owner was proposing to place the garage.

Planning Intern Imihy described the location of the proposed detached accessory building in further detail with the Commission. She explained the property owner's primary goal was to minimize views from the street and the river. It was noted Alternate #1 was the location recommended by staff, the EPB and DNR.

City Planner McGuire Brigl commented if Alternate #1 was approved by the Planning Commission, the applicants would amend their request to increase the size of the proposed detached accessory structure to more closely match their neighbors shed size.

Commissioner Anderson asked if more trees would be lost if Alternate #2 were approved.

Planning Intern Imihy reported this was the case.

Commissioner VanScoy questioned if Alternate #1 would create a steep grade change.

Planning Intern Imihy explained this was a concern for the applicant. Even with this concern in mind, she commented staff believed it was important to support the EPB and DNR recommendation, which was Alternate #1.

City Planner McGuire Brigl reported staff and the DNR would be supportive of Alternates #1 and #2.

Rick Farrell, 15795 Juniper Ridge Drive, thanked staff for all of their assistance with his request. He indicated he was requesting the variance to allow him to store a truck in the detached accessory garage. He explained the original location was proposed as it was the least impactful, visually from the road and the river. He reviewed a number of pictures of his property and noted the location of the garage on his property. He questioned what would be gained by placing the garage closer to the street and requested the Commission allow him to place the garage per his request as this was the least visible and impactful option.

Chairperson Bauer asked what the garage size would be if the applicant were forced to place the accessory building on the Alternate #1 or #2 site.

Mr. Farrell commented his property was so pristine and heavily wooded. He indicated if the variance was not approved per his request, he would not be pursuing a garage at all. He discussed how his property would be adversely impacted if the garage had to be located in the open space.

Commissioner VanScoy stated when the Commission reviewed this type of request, the City worked to ensure the nonconformance was not made worse.

Gary Steinke, 15825 Juniper Ridge Drive, explained he lived next to the applicant. He stated he received a variance three years ago for his garage. He reported he followed all of the City's rules and requested Mr. Farrell be required to follow the same rules. In addition, he feared that the applicant's proposed location would obstruct his view of the river.

Susan Anderson, 15854 Juniper Ridge Drive, explained she lived on the opposite side of the street. She expressed concern with the letter she received from the City and stated the information provided was very confusing.

Mr. Farrell reported his proposed garage location would not block his neighbor's view of the river.

Commissioner Surma questioned what alternative location would work for both parties.

Mr. Farrell stated neither of the alternatives would work for him. He explained he was not interested in taking down trees or jeopardizing his property. He indicated he was not interested in placing the garage where a large driveway would be required and greenspace would be lost.

Mr. Steinke commented Mr. Farrell has enough space to locate a garage on his property while still meeting the EPB and DNR recommendations.

Planning Intern Imihy reviewed the alternatives that would be supported by staff: Alternate #1, Alternate #2 and Alternate #3 (the applicant's proposed location). She explained the proposed accessory building would not block the neighbors view shed of the river in any of the three locations.

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

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

Chairperson Bauer closed the public hearing closed at 7:49 p.m.

Commission Business

Commissioner VanScoy asked if each of the alternatives required a variance.

City Planner McGuire Brigl explained constructing a garage anywhere on this property would require a variance.

Commissioner VanScoy stated it has always been the City's intent to not increase non-conformities on properties when considering variance requests. He believed it was a reasonable request to place a garage on this property. He indicated he could not support the garage being located to the rear of the property.

Commissioner Anderson explained he could not support Alternate #3 as an option. He stated he could entertain Alternate #1 as this was supported by the EPB and DNR.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #18-123 granting a variance to shoreline setbacks to the Rum River at 15795 Juniper Ridge Drive NW so that the front of the proposed structure is even with the front of the existing dwelling and also requiring an approved driveway to this structure.

Further discussion

Commissioner VanScoy asked what type of variance was being requested.

Community Development Director Gladhill reported the applicant required a variance to the Ordinary High Water Line to the Rum River.

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

5.02: Public Hearing: Consider Request for Zoning Amendment (Text) to the E-1 Employment District and a Conditional Use Permit to Allow Motor Vehicle Sales on the Property Located at 14300 Sunfish Lake Boulevard NW (Project No. 122); Case of John Buzick

Public Hearing

Chairperson Bauer called the public hearing to order at 8:01 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the City has received an application from John Buzick (the "Applicant") requesting a Zoning Amendment to the text of the E-1 Employment to identify motor vehicle sales as a Conditional Use and a Conditional Use Permit to allow motor vehicle sales on the property located at 14300 Sunfish Lake Blvd NW (the "Subject Property"). That there is an existing Conditional Use Permit (CUP) for the Subject Property, which was approved by the City in 1993, that allows for a towing operation and motor vehicle repairs. The Applicant is proposing a similar business model that he has implemented on two (2) other properties within the City. That model creates multiple tenant suites in a building that are leased out to individuals. Staff provided further comment on the request and recommended denial Zoning Amendment.

Citizen Input

Commissioner Woestehoff asked how much of the City was zoned E-1.

Community Development Director Gladhill reviewed several hundred acres in the City were zoned E-1.

Commissioner VanScoy questioned if the City had received other requests for car sales in the E-1 or E-2 zoning districts.

Community Development Director Gladhill reported this was a rare request and not of this magnitude. He stated there were other zoning districts in the City that better supported this use.

John Buzick, 14300 Sunfish Lake Boulevard, discussed the history of his business and stated he has not had any complaints. He indicated his current location worked as an incubator for small business operators. He explained the property he was looking to purchase has been used for auto repair and towing since 1993. He reported he had 11 people interested in working in Ramsey selling cars from this location. He requested the Commission allow used car sales to occur on this property, along with auto repair and towing.

Darren Guthmiller, 14400 Wolfram Street, explained he lived around the corner from the subject property. He expressed concern with having all of the E-1 properties in Ramsey available for used car sales. He noted all of the other businesses along Sunfish Lake Boulevard have curb and gutter as they have been updated. He commented the current towing company has poor signage and

recommended this be improved so as not to impact the adjacent neighborhood. He described how the businesses along Sunfish Lake Boulevard have improved over the years and stated he did not want to see a new business bring this image down.

Commissioner VanScoy asked if the towing business would remain in place.

Mr. Buzick reported this was the case.

Community Development Director Gladhill explained that Mr. Buzick would not be allowed to park vehicles on grass anywhere on the subject property. He anticipated this could be addressed with a proper paving and site plan. He reported the towing use was a lawful non-conforming use on this site.

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

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

Chairperson Bauer closed the public hearing closed at 8:23 p.m.

Commission Business

Commissioner VanScoy asked if the proposed Zoning Amendment would allow vehicle sales to occur in all E-1 zoning districts.

Community Development Director Gladhill reported this was the case. He then reviewed the location of all E-1 zoning districts in the City.

Commissioner Gengler stated she appreciated the applicant's efforts to incubate businesses in Ramsey, however, she noted she could not support the request. She stated she had concerns with the proposed Zoning Amendment and how this would impact the City of Ramsey.

Chairperson Bauer agreed.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to recommend that City Council deny the request to allow motor vehicle sales in the City's industrial zoning districts.

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

5.04: Public Hearing: Consider Ordinance #18-12; Text Amendment to City Code Section 117-351 Home Occupations Ordinance

Public Hearing

Chairperson Bauer called the public hearing to order at 8:29 p.m.

Presentation

Planning Intern Imihy presented the staff report stating under staff direction from the City Council and the Planning Commission, a text amendment has been made to City Code Section 117-351, Home Occupations. This text amendment specifically limits the number of allowed employees and prohibits outdoor storage. Based on recent Applications, Staff was directed to consider additional standards based on the following:

- More explicit prohibition on outside storage.
- Creation of categorical prohibitions (such as contracting companies that traditionally have significant outdoor storage)
- Additional limitations on number of employees to reduce number of vehicle trips to site

Citizen Input

Chairperson Bauer asked if a pickup truck could be parked outside on a property.

Planning Intern Imihy explained a pickup truck would not be considered outdoor storage.

Community Development Director Gladhill reported the proposed text amendment would not prohibit contractors from parking their work truck (Xfinity, Comcast, etc.) in their residential driveway.

Commissioner VanScoy requested further information on how the City would be addressing off site employees.

Community Development Director Gladhill described how off-site employees and a dispatch center scenario would be addressed by this Ordinance. It was noted employees would not be allowed to come to a site and be dispatched to another location per this Ordinance.

Chairperson Bauer stated he did not want to see the City become so restrictive that residents with a home occupation were not able to move into the City.

Community Development Director Gladhill reported the Planning Commission did not have to take action on this item tonight. He explained the Commission could continue to review the proposed text amendment.

Further discussion ensued regarding the number of employees that should be allowed on the site based on acreage. Staff reviewed the number allowed by neighboring communities.

Community Development Director Gladhill asked how the Commission wanted to proceed at this time.

Chairperson Bauer suggested staff amend the text to address the number of employees that would be allowed if a site is over three acres, while also addressing the number of employees that could be allowed under three acres through a CUP. He questioned if the City had an accurate number of home occupations currently operating in Ramsey.

Community Development Director Gladhill stated he would have to run some analysis and could provide this information to the Commission in August.

Commissioner Woestehoff commented the existing home occupations would not be impacted, but rather the Commission should be focused on how future home occupations should operate in the City.

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

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

Chairperson Bauer closed the public hearing closed at 8:50 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to postpone action in this item to the August 2, 2018 Planning Commission meeting.

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

5.03: 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 8:51 p.m.

Presentation

Planning Intern Imihy presented the staff report stating in 2016, following the Public Hearing regarding the property located at 6139 157th 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).

Planning Intern Imihy explained 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).

Planning Intern Imihy reported staff drafted a proposed zoning district which includes four permitted uses, four conditional uses and six prohibited uses. Following the feedback from last month's Planning Commission, 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. She provided further comment on the proposed text amendment and recommended adoption of the Ordinance.

Citizen Input

Commissioner VanScoy questioned how the City would implement this Ordinance.

Planning Intern Imihy reported the City's zoning map would need to be updated and property owners would have to be notified of the proposed change.

Community Development Director Gladhill explained the new zoning would be a tool available to the City to assist in fostering neighborhood businesses.

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

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

Chairperson Bauer closed the public hearing closed at 8:59 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #18-13, which would create a new zoning district titled the Neighborhood Business District.

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

5.05: Consider Zoning Amendment to Allow a Microbrewery at 17201 St. Francis Boulevard NW; Case of Tim and Corin O'Shaughnessy

No action was taken on this item.

6. COMMISSION BUSINESS

6.01: Receive Update from Continental Properties Regarding Potential Project (Springs at Ramsey)

This item was removed from the agenda per the developer's request.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan.

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 VanScoy, seconded by Commissioner Surma, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:09 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.