

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 6, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Randy Bauer  
  Commissioner Bruce Anderson  
  Commissioner Cheri Gengler  
  Commissioner Torrey Johnson  
  Commissioner Eric Peters  
  Commissioner Gary VanScoy  
  Commissioner Matt Woestehoff

Members Absent:                   None

Also Present:                       Community Development Director Timothy Gladhill  
  City Planner Chris Anderson  
  City Planner Chloe McGuire Brigl  
  Planning Consultant Eric Maass

[sections deleted]

**5.05: Public Hearing: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction, Inc.**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 8:36 p.m.

**Presentation**

City Planner McGuire Brigl presented the staff report and recommended approval of Resolution #19-100 granting a variance for a private, commercial well and septic system on the subject property and also supported the Planning Commission recommending that the City Council adopt Resolution #19-122 granting a Conditional Use Permit and approving the Sketch Plan and Site Plan.

Commissioner Anderson asked if this is City property or privately-owned property.

City Planner McGuire Brigl replied that the property is privately owned.

Commissioner VanScoy noted that the septic area had been identified and asked where the applicant intends to put a well.

The Applicant stated that the well was south of the building on a parking island.

Commissioner VanScoy acknowledged the work being done to improve traffic on Highway 10. He asked if there is a desire to add an additional access onto the roadway.

Community Development Director Gladhill noted that the City would not have control over that element. He stated that it is not ideal but in the future access may be provided from the back of the parcel. He stated that there is not yet an approved plan for this section of the Highway 10 corridor.

Commissioner Anderson asked if there has been discussion on moving the weigh station.

Community Development Director Gladhill noted that has been a part of the Highway 10 planning effort but unfortunately MnDOT does not have plans or desires to relocate the weigh station or rest stop.

### **Citizen Input**

Paul Stone, 2181 107<sup>th</sup> Lane in Blaine, stated that the well would be located on the south side of the building and identified the proposed location.

Eric Nathe, Riverside Farms in Elk River, stated that stretch of Highway 10 is horrible. He stated that he is one of three farmers that use Highway 10 every day. He stated that he has been on the highway when trailers are being unloaded and it is not simple. He stated that he has purchased a trailer from M&G and supports the business, he simply believed that there should be a better entrance to the business to allow sufficient space for trucks and semis accessing that site. He stated that he would prefer to have two accesses. He did not see the point of requiring a holding pond on the property.

Community Development Director Gladhill noted that the stormwater pond is required to treat the runoff from the impervious surface. He stated that the business has been informed not to park on the shoulder/right-of-way from the DOT.

Mr. Nathe stated that he does not have a problem with the request but believes that the trucks attempting to access the site will have problems. He stated that if the holding pond were moved to the back corner that would provide additional space for a second access.

Chairperson Bauer noted that the State controls Highway 10 access and it would be unlikely that DOT would support a second access.

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

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

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

### **Commission Business**

Commissioner Anderson asked if there would be a deceleration lane or right turn lane to access this site.

City Planner McGuire Brigl stated that the application has been submitted to MnDOT for review, but comments have not yet been received.

Commissioner Anderson stated that he would strongly recommend a turn lane for the access.

Commissioner Woestehoff asked if any recommendation would contingent upon the tree preservation plan.

Chairperson Bauer confirmed that the Conditional Use Permit would be contingent upon completion of that action.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-100 Granting a Variance from the Requirement for City Utilities on the Subject Property.

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

Motion by Commissioner Peters, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-122 Approving a Conditional Use Permit, Site Plan and Sketch Plan for M&G Trailer.

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