

**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

6.02: Consider Updated Sketch Plan for Rivenwick (Project #19-102); Case of Paxmar

Presentation

Planning Consultant Maass presented the Staff Report and recommendation to approve of the sketch plan contingent upon compliance with Staff Review, specifically that the multifamily residential property shown north of 139th Lane NW and south of Highway 10 be revised to show a second commercial pad.

Commission Business

Commissioner Anderson asked if this would only apply to the R-3 section or the entire plan.

Planning Consultant Maass noted that this would be the entire concept plan and the R-3 section specifically would come forward for formal review in the future.

Commissioner VanScoy stated that the staff recommendation changes the proposal and asked how that was received.

Allen Roessler, 2150 Cutters Grove in Anoka, stated that this is basically the same sketch that was previously presented with the only change swapping the R-2 and R-3 parcels. He noted that Suite

Living would like to move forward now and that is the reason for the change, as there are not other users yet for the other two uses.

Commissioner VanScoy asked if the applicant is comfortable with the recommendations from the City.

Mr. Roessler stated that he was a bit confused as the previously approved concept included 80 percent residential and 20 percent commercial and they would like that percentage rate to remain.

Community Development Director Gladhill clarified that the previous concept had R-2 against R-2, whereas this concept has R-2 between Suite Living and the commercial. He noted that this concept would place Suite Living against the existing R-2.

Chairperson Bauer explained that typically you try to transition between zoning districts rather than placing low density between high density and commercial.

Mr. Roessler replied that Suite Living is not traditional high-density housing. He stated that if this does not fit, they would not find a buyer for the residential parcel. He stated that there have been a lot of residential developers interested in this layout.

Community Development Director Gladhill noted that the zoning decision does not need to be made at this time and Suite Living could move forward as proposed.

Mr. Roessler stated that although commercial development would be preferred, this layout is the most likely outcome based on the market.

Chairperson VanScoy stated that if the Commission were to say they would prefer commercial and there is a developer in the future that would like to create R-2, would there then be an issue that could not be resolved.

Community Development Director Gladhill noted that this is a sketch plan and therefore the Council will use this input as feedback. He stated that this would not provide a zoning or site plan approval. He noted that further review would be done if this moves forward in formal application.

Commissioner Anderson asked if Suite Living would be located in B-2 or R-3.

Mr. Roessler stated that Suite Living would be R-3 and commercial would be B-2, while the R-2 would most likely be townhomes. He stated that once a user or buyer is found, a more concrete plan would come forward. He stated that he does have multiple residential developers interested in this proposed layout.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council approve the sketch plan contingent upon compliance with Staff Review.

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