

**ENVIRONMENTAL POLICY BOARD  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

On Monday, June 17, 2019, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:     Chairperson Michael Valentine  
                          Board Member Reid Bernard  
                          Board Member Jane Covart  
                          Board Member Melissa Fetterley  
                          Board Member Michael Hiatt

Members Absent:     Board Member Michael Madison  
                          Board Member Laura Moore

Also Present:         City Planner Chris Anderson  
                          City Council Liaison Debra Musgrove

**1.     CALL TO ORDER**

Chairperson Valentine called the meeting to order at 6:30 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

Motion by Board Member Covart and seconded by Board Member Hiatt to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Covart, Hiatt, Bernard, and Fetterley. Voting No: None. Absent: Board Member Madison and Moore.

**4.     APPROVE MINUTES**

**4.01: Approve Meeting Minutes Dated May 20, 2019**

Motion by Board Member Fetterley and seconded by Board Member Covart to approve the regular meeting minutes dated May 20, 2019.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Fetterley, Covart, Bernard, and Hiatt. Voting No: None. Absent: Board Member Madison and Moore.

**5.     POLICY BOARD BUSINESS**

### **5.01: Consider Landscape Plan for Suite Living; Case of Hampton Companies**

City Planner Anderson presented the staff report. He stated that the City has received an application from Hampton Companies for a Site Plan for Suite Living, a proposed 32 unit, assisted living facility located at the northeast corner of the intersection of Jasper Street and 139<sup>th</sup> Lane. The Environmental Policy Board may recall reviewing a Sketch Plan earlier this year for Rivenwick 3<sup>rd</sup> Addition, which was to be a mix of townhomes, commercial and this assisted living facility. This project was shifted east, adjacent to the existing townhome development to the east, to take advantage of the fact that the public road is already in place. He recommended that the Board recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter, and to support the requirement for a noise study and any applicable noise mitigation measures.

Board Member Hiatt asked if it is becoming common practice to request a noise study for development cases near Highway 10 because of potential improvements on the highway.

City Planner Anderson confirmed that would be similar for other residential projects along that corridor.

Chairperson Valentine asked for additional details on the noise study, specifically what is used for comparison.

City Planner Anderson stated that staff has a baseline to use for comparison purposes.

Board Member Fetterley stated that it does not seem there is a lot of room for additional plantings between the building and highway, should that be recommended from the noise study.

City Planner Anderson stated that modifications to the plan may be required dependent on the results of the noise study. He noted that berming could help and that would not require a wide strip of land. He noted that a combination of tactics could be used for noise mitigation, if that is necessary.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter, and to support the requirement for a noise study and any applicable noise mitigation measures.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Fetterley, Hiatt, Bernard, and Covart. Voting No: None. Absent: Board Member Madison and Moore.

### **5.02: Consider Landscape Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center, LLC**

City Planner Anderson presented the staff report. He stated that the City has received an application from Bob Mikulak with Ramsey Storage Center, LLC, for Site Plan and Final Plat for a new indoor, climate controlled self-storage facility at the northeast corner of Ramsey Boulevard and Bunker Lake Boulevard. Over the past 15 years, there have been numerous self-storage projects proposed on the subject property, most recently in 2016. That project was granted final approvals for Site Plan and Final Plat. The approvals would have expired however the previous

developer had obtained extensions on both fronts. The current proposal has some slight changes from what was previously approved and thus, the applicant is going through the review process for Site Plan. He recommended that the Board approve the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Hiatt asked if there would be security fencing.

City Planner Anderson replied that although the previously approved plan had fencing, this applicant is not proposing any as access cannot be gained to any of the storage units unless you are inside the building. He stated that there is a fire lane around the building for emergency purposes but that will be posted as not for public use.

Motion by Board Member Hiatt and seconded by Board Member Covart to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Covart, Bernard, and Fetterley. Voting No: None. Absent: Board Member Madison and Moore.

### **5.03: Consider Landscape Plan Associated with the Site Plan for Name Brand Storage (Project No. 19-120); Case of Josh Peterson**

City Planner Anderson presented the staff report. He stated that the City has received an application from Josh Peterson for a Minor Plat and Site Plan for a proposed self-storage facility located near the western boundary of the City, north of 156<sup>th</sup> Avenue south/southwest of BNSF railroad tracks. He recommended that the Board recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Hiatt asked if there is an intention to expand the cul-de-sac.

City Planner Anderson explained that the intention will be to eventually make the connection to Alpine Drive as part of the Highway 10 access management plan.

Chairperson Valentine stated that it could be helpful for the Board to review the Highway 10 options that were recently reviewed at an open house, as that could help provide context for future planning cases that will be reviewed in that area.

City Planner Anderson confirmed that he would attempt to add that item to the July or August meeting.

City Councilmember Musgrove believed that there are upcoming meetings that will narrow down the choices as well.

City Planner Anderson noted that he can provide updates as future meetings occur. He advised that interested members of the Board are welcome to attend the meetings as well.

Motion by Board Member Covart and seconded by Board Member Fetterley to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Covart, Fetterley, Bernard, and Hiatt. Voting No: None. Absent: Board Member Madison and Moore.

**6. BOARD / STAFF INPUT**

- **Paper Shredding Event Recap**

City Planner Anderson reported that the first standalone paper shredding event took place in conjunction with the City of Anoka. He stated that the event went well, noting that the driver of the shredding truck estimated that about four tons of paper had been collected a little over halfway through the event. He noted that a similar event will take place in October and advised that similar events will be held in Anoka between now and then and are also open to Ramsey residents.

**7. ADJOURNMENT**

Motion by Chairperson Valentine and seconded by Board Member Hiatt to adjourn the meeting.

The meeting adjourned at 7:14 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Secretary

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*