

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 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 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

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

Commissioner VanScoy stated that he would like to comment as a citizen. He noted that in early September there was a windstorm and one of the boulevard trees on his property was damaged. He stated that he contacted the City and the City staff responded quickly to remove that tree and plant seed once the stump was removed. He commended the public works staff for their excellent and responsive work.

3. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Johnson, Peters, 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 September 5, 2019

Motion by Commissioner Gengler, seconded by Commissioner Johnson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated September 5, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

None.

6. COMMISSION BUSINESS

6.01: Review Sketch Plan for DC Ramsey, LLC Townhomes

Presentation

City Planner Anderson presented the Staff Report and stated that staff recommends that the applicant move forward with preparing a preliminary plat for review. The proposal generally meets all requirements of the R-2 District.

Commission Business

Commissioner VanScoy referenced the site plan and asked for clarification on the location of the wetland and how that would impact the development.

City Planner Anderson identified the location of the wetland, noting that part of the project would require a wetland delineation that would define the boundaries. He commented that the eastern half of the parcel would be unbuildable which provides its own density transitioning to the adjacent residential parcels.

Commissioner VanScoy asked if there would be remaining outlot to the east of the wetland.

City Planner Anderson confirmed there is upland buildable area to the east of the wetland but noted that there would be no building or structures on that area and the proposed use would instead be a ponding facility.

Chair Bauer referenced the development to the north and asked if that development has been completed or whether additional homes would be constructed closer to this parcel.

City Planner Anderson replied that many of those homes are set further north because of wetland locations. He noted that there is a potential for detached accessory structures on a few of the parcels.

Chair Bauer noted that given the distance between the property line and structures, he could see justification to reduce the 40-foot setback.

Community Development Director Gladhill stated that there is a desire to extend Center Street through that area to provide a connection through the neighborhood. He stated that there has been discussion in the past to extend Variolite south and therefore there is a desire to obtain right-of-way in the area.

Erin Carlson, representing the applicant, stated that they are very excited to begin this project and appreciates the positive comments thus far. She provided updated renderings of the elevations. She referenced the issue of landscaping along the buffering area and noted that they would work with staff to find appropriate landscaping. She stated that the focus for this development is sustainability and they will attempt to avoid disturbing natural areas and use natural plantings.

Chair Bauer asked if there is a desired timeline for the project.

Ms. Carlson replied that they would be attempting to begin construction in the spring.

Commissioner Anderson asked the proposed exterior materials.

Ms. Carlson reviewed the mix of exterior materials that would be proposed.

Commissioner Peters referenced the lots that would backup to 147th and asked if the backs of those yards would be fenced.

Ms. Carlson replied that those lots would not be fenced.

Commissioner Peters asked if there would be a homeowner's association that would require specific types of fencing material.

Ms. Carlson replied that their intention would be to have no fencing as this would be a CIC, where the homeowner will own their home but the homeowner's association would maintain all the green areas and common areas.

Commissioner VanScoy stated that typically he would expect to see sidewalks in a development and asked if this development would have that amenity.

Ms. Carlson replied that there would not be sidewalks.

Community Development Director Gladhill explained that the roadway would be a private drive and therefore the City does not always require sidewalks. He stated that there is a preexisting sidewalk along 147th.

Commissioner Peters asked the numbers of cars that driveways would accommodate as there would be no parking allowed on the street.

Ms. Carlson replied that the driveways would accommodate two vehicles in addition to the two car garages.

George Bedor, 14684 Helium Street, stated that this development would abut his home. He commented that these homes would be a higher density than his neighborhood and was unsure that this would be the right location for a higher density housing product. He did not believe that this would transition well to the adjacent single-family neighborhood.

Community Development Director Gladhill stated that staff will work with the resident to ensure that this is the right project and not the project that had been noticed but was not included on tonight's agenda.

Commissioner Anderson stated that after reviewing the sketch plan, he may have an issue with lot one as that looks very close to the wetland. He wanted to ensure that sufficient buffering was provided between the lot and the wetland. He stated that there will need to be buffering of trees and shrubs between the development and existing single-family home development.

Ms. Carlson stated that they would be proposing an average buffering for the wetland.

Commissioner Anderson commented that there may be an issue with that lot and recommended that the applicant work with staff.

Community Development Director Gladhill stated that staff will help the applicant work through that issue, noting that this is a challenging site because of lot lines and the wetland complex.

Commissioner Gengler asked for details on the backs of the homes.

Ms. Carlson provided rear elevations, noting that they are still working to provide additional variation on the backs of the homes that will abut 147th.

Commissioner VanScoy stated that he does not have an issue with the buffering between this development and adjacent neighborhood as proposed.

Chair Bauer asked if there is a similar development in this area that uses modular homes.

Ms. Carlson commented that there is not a development in this area, noting the closest would be in the Detroit Lakes area.

Community Development Director Gladhill noted that there is a manufactured home ordinance and noted that the intent is that a passerby would not be able to tell the difference.

Ms. Carlson noted that there would be a reduced construction time with the use of the homes that are constructed offsite.

Commissioner VanScoy asked the reasoning between using the slabs and block wall basement.

Ms. Carlson replied that cost would be the difference. She noted that they are attempting to keep the home prices under \$300,000 to hit a very underserved market. She stated that the price for single-family homes continues to rise and this will provide an opportunity for more affordable three-bedroom homes.

Community Development Director Gladhill noted that throughout the recent Comprehensive Plan process there have been a lot of requests for slab on grade one level living.

6.02: Consider Site Selection Option for New Salon Concept

Presentation

Community Development Director Gladhill presented the Staff Report and stated that staff believes this is a worthy project for this parcel and is generally comfortable with either alternative site selection. The intent for this discussion is high level, whether the Commission desires the project to move forward and whether this is a preferred site location.

Commission Business

Commissioner VanScoy asked the if EDA indicated a preference for the hotel location.

Community Development Director Gladhill noted that the EDA discussion was similar to that of the Planning Commission in that there was not a strong preference for either location as the use seemed to fit on either side of the parcel.

Commissioner VanScoy commented that he believed that either site would work for the business. He noted that he spoke with the daycare in regard to the comments related to pickup and drop-off and potential conflicts with the adjacent use. He asked that the EDA consider those pickup and drop-off windows.

Commissioner Anderson commented that he would prefer the salon to be on the corner, as there would be more traffic coming and going from the salon compared to the hotel, and for the hotel to be in the middle.

Community Development Director Gladhill confirmed the consensus of the Commission that this should continue forward with purchase agreement discussions.

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Community Development Director Gladhill stated that the newer website is being used more to provide development updates.

Commissioner Johnson asked for details on the sign updates on Highway 10.

Community Development Director Gladhill confirmed that there are two community signs that are being rehabbed and provided an update.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:40 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.