

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, May 20, 2019
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
 1. Approve Meeting Minutes Dated April 15, 2019
5. **Policy Board Business**
 1. Review Natural Resource Aspects related to a Site Plan for M & G Trailers at 9349 Highway 10 NW (Project No. 19-116)
 2. Review Natural Resources Aspects related to a Proposed Subdivision and Site Plan for DeltaMod Tech (Project No. 19-108)
 3. Review Natural Resources Aspects related to a Plat and Site Plan for Anderson Dahlen (Project No. 19-109)
6. **Board/Staff Input**
 - Arbor Day Recap
 - April 26, Ramsey Elementary School, students planted about 250 seedlings.
 - A ceremonial tree planting with the Mayor occurred as well.
 - School, DNR, and City Staff all assisted with the event.
 - Spring Recycling Day Recap
 - About 400 vehicles in 4 hours
 - About 25,000 pounds or 12.5 tons of material recycled (not including textiles, appliances, electronics, tires, batteries, or fluorescent bulbs, as those numbers are not in yet).
 - Paper Shredding Event
 - Saturday, June 15, 9:00am to 12:00pm, 14100 Jaspar Street NW
7. **Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 05/20/2019

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated April 15, 2019

Action:

Attachments

Meeting Minutes Dated April 15, 2019

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/16/2019

Reviewed By

Tim Gladhill

Date

05/16/2019 01:26 PM

Started On: 05/16/2019 11:43 AM

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

On Monday, April 15, 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 Melissa Fetterley
 Board Member Michael Hiatt
 Board Member Laura Moore

Members Absent: Board Member Jane Covart
 Board Member Michael Madison

Also Present: City Planner Chris Anderson
 City Councilmember Melody Shryock

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 18, 2019

Motion by Board Member Fetterley and seconded by Board Member Bernard to approve the regular meeting minutes dated March 18, 2019.

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

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

City Planner Anderson presented the staff report.

Board Member Hiatt nominated Michael Valentine as Chairperson.

Motion by Board Member Hiatt and seconded by Board Member Bernard to appoint Michael Valentine as Chairperson of the Environmental Policy Board through March 2020.

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

Chairperson Valentine nominated Michael Hiatt as Vice Chairperson.

Motion by Chairperson Valentine and seconded by Board Member Fetterley to appoint Michael Hiatt as Vice Chairperson of the Environmental Policy Board through March 2020.

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

5.02: Consider Request for a Variance to Building Setbacks to the Ordinary High Watermark at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Andy Gilbertson

City Planner Anderson presented the staff report. He stated that the City has received an application from Andy Gilbertson for a variance to building setbacks to the ordinary high watermark (OHW) on the property located at 15637 Juniper Ridge Drive. The applicant is proposing to construct a 24 foot by 28-foot detached accessory building within the required setback from the OHW of the Rum River.

Board Member Fetterley commented that the pictures helped to justify the request. She stated that this seems to be the logical placement for the building with minimal disruption to the landscaping. She suggested requesting a tree to be replanted in place of the tree that would be removed.

Board Member Moore stated that she would recommend a few more trees on the bluff area to ensure that area is shielded.

Chairperson Valentine stated that he agrees with the comments from Board Members Fetterley and Moore. He asked for the input of staff on the additional tree cover that would be recommended.

City Planner Anderson stated that he does not have a specific recommendation on a number of trees and would support working with the applicant with the goal of planting a few additional native trees. He explained that this proposed location attempts to consider the available screening of the building, noting that this proposed location would be the most screened area on the lot.

Chairperson Valentine asked if there are thoughts or expectations on input that will be provided from the DNR.

City Planner Anderson stated that he did not think any absolute concerns would be identified by the DNR related to this request. He stated that perhaps a comment would be made to offset the building with additional plantings, which is already recommended by staff. He noted that the City has not yet received input from the DNR but is basing his comments on past experience from the DNR with similar requests.

Councilmember Shryock asked if there should be a consideration of requesting an evergreen planting between the new building and the neighboring property.

Board Member Moore stated that she would be concerned with adding additional plantings in the bluff area, because of the existing tree locations. She stated that perhaps the applicant could work with a Master Gardener from Anoka County to determine if additional plantings would be appropriate or harmful to the river. She stated that she does support the request for an additional evergreen planting between the building and neighboring property.

Chairperson Valentine stated that perhaps there should be a more professional input regarding the request for additional plantings.

City Planner Anderson stated that personally he does not see a concern with space between the building and the existing tree line, however, the recommendation could be to fill in more of the gap along the shoreline to provide additional screening of structures in general. He believed that in-house there are resources and capabilities to visit the site and determine if there is sufficient space for trees to survive. He stated that if there is not sufficient space for a tree to survive, he would then not support adding trees in that location.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend the Planning Commission approve the requested variance contingent upon the applicant planting additional native trees between the accessory building and the river if there is space as determined by a site visit by Staff.

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

5.03: Review Preliminary Plat for Property at 6080 Highway 10 NW (Project No. 18-163); Case of Village Bank

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a Preliminary Plat for a subdivision of the property located at 6080 Highway 10 NW. The subject property is currently zoned both R-1 Residential and E-1 Employment. The Preliminary Plat shows 14 detached villa lots plus three outlots that will contain the storm water pond, infiltration basin, and trail (part of the Mississippi River Trail). A Comprehensive Plan amendment and zoning amendment will be required based on the proposed use, lot dimensions and density.

Councilmember Shryock stated that the Council is of the same mind as the Planning Commission and EPB. She stated that there was some discussion on the number of lots, but the Council supported moving ahead with this number of lots to gather additional public input. She noted that

the Council did support the additional density transitioning. She stated that the Council also discussed the pathway between the cul-de-sac and Highway 10 but believed that there is adequate space for that to provide additional emergency only access. She stated that the Council supports this project moving forward and felt comfortable with the comments recommended in the staff review letter.

Chairperson Valentine commented that this is a complex and challenging site that will bring in additional regulatory programs.

City Planner Anderson agreed that there are multiple complex sets of rules for this development request that must be considered.

Board Member Hiatt asked if there was discussion on reexamining the shoreland rules to bring those into compliance with the State or DNR.

Councilmember Shryock stated that at the time the Council reviewed the request that information was not yet available. She noted that staff is reviewing the information. She stated that the applicant has been working to apply for grant funds to remove the debris and clean-up the site. She stated that in the end, this development would be a benefit to the neighborhood once all the work onsite is completed.

City Planner Anderson stated typically a sketch plan review provides general information, but this applicant had provided additional information in attempt to get ahead of some of the issues on the site. He stated that the tree preservation and landscaping plans were not included and the shoreland regulations were also not taken into account during the sketch plan review and just came to light within the past few days while preparing the case for tonight's meeting. He stated that a review letter was included in the Board packet that addressed the concerns identified by staff.

Motion by Board Member Hiatt and seconded by Board Member Bernard to recommend approval contingent upon compliance with the staff review letter.

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

5.04: Review Current EPB Work Plan

City Planner Anderson presented the staff report. The EPB has a City Council approved Work Plan for 2017-2019. As the City Council is beginning to wrap up their strategic planning for 2019, staff thought it would be a good time to briefly review the current plan and begin brainstorming topics for future consideration. The intention is not to develop a new work plan this evening, but rather to initiate some discussion on possible topics of interest or importance to the EPB.

Chairperson Valentine welcomed some brainstorming ideas to consider further. He stated that he is satisfied with the level of effort that the Board has received from City Planner Anderson. He acknowledged the high amount of work that is placed on staff for some of the Board projects and actions.

Board Member Moore provided an update on a recent conference that she attended. She referenced a discussion regarding organics that occurred, noting that the organics recycling program in Ramsey seems to be very progressive compared to other communities in the metro. She stated that engaging youth in the community was a large focus of discussion as well. She explained that in some communities there are active youth groups completing projects and attempting to bring about new policies, while other communities were having difficulty engaging the youth population. She stated that perhaps that could be an item to add to the work plan as that group seems to be instrumental in bringing about changes and implementing new projects. She noted that in some communities there are Master Gardeners that review landscaping plans to provide an additional element of input on tree types and vegetation.

Councilmember Shryock stated that it is exciting to be involved with different Boards and see how things begin to come together. She referenced the discussion about education and encouraging residents. She noted that there has been discussion about smart sprinkler technology and there will be an attempt to bring forward resources to help residents take advantage of those. She referenced the Resilient Communities Program with the University of Minnesota that was completed and noted that perhaps that would be a group to consult on how to engage the youth population. She stated that there are a number of Master Gardeners in Ramsey and that would be a good resource that may be willing to provide assistance. She stated that community engagement is an element that the City Council would like to focus on, and these ideas are a great way to continue that effort. She encouraged the group to think about what they can do and mesh that together with the amount of time that staff has to assist in accomplishing those items. She noted that prioritization is also important, as items can be placed on a waiting list for future years.

Board Member Hiatt stated that there is a new elementary school coming online within the year, which is a good opportunity to create a connection for engagement. He stated that the younger you start engaging youth with environmental issues, the more successful that endeavor will be as the information shared will continue to grow as those students continue on in their learning experience.

Councilmember Shryock agreed that getting the youth involved helps to increase participation throughout the City, as those students will bring that information home to parents and grandparents. She stated that as the work plan is developed that will help the Board create the focus and plan to engage the students.

Board Member Fetterley agreed that opportunity with a new school is great. She suggested perhaps investigating green architecture initiatives. She stated that as the community continues to grow, it would be nice to see some businesses engaging in green architecture initiatives. She agreed that when developing the work plan it will be helpful to find items of focus and then better define actions that will help to accomplish the goals.

Board Member Hiatt stated that it was helpful that this was placed on the agenda now, which provides additional time for thought and planning.

6. BOARD / STAFF INPUT

- **Arbor Day Event**

City Planner Anderson stated that the City is moving forward with the Arbor Day planting event with Ramsey Elementary students on April 26th from 9:30 to 3:00 p.m. He stated that the seedlings and tools will be provided by the DNR, the City will provide water, and Mayor LeTourneau and the School District Superintendent will attend. He encouraged any EPB members that are available to participate. He stated that if there is inclement weather, a makeup date is May 3rd.

- **Spring Recycling Event**

City Planner Anderson noted that the spring recycling event is scheduled for Saturday May 4th. He noted that a new vendor will be joining the event.

7. ADJOURNMENT

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

The meeting adjourned at 7:57 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 05/20/2019

By: Chris Anderson, Community
Development

Information

Title:

Review Natural Resource Aspects related to a Site Plan for M & G Trailers at 9349 Highway 10 NW (Project No. 19-116)

Purpose/Background:

The City has received an application for Site Plan review for a proposed commercial development at 9349 Highway 10 (the "Subject Property"). M & G Trailers (the "Applicant"), which currently operates at 7575 Highway 10, has a purchase agreement in place to secure the Subject Property to accommodate their growing business. The proposal indicates the construction of a new, roughly 20,000 square foot building, as well as a large paved area for display of trailers for sale.

Notification:

No notification is required at this stage of the review. However, a Public Hearing will be required to address utilizing a septic system and well within the MUSA. At that time, Staff will attempt to notify all Property Owners within 350 feet of the Subject Property, as listed in the Anoka County records, via Standard US Mail of the Public Hearing and will also publish a notice in the Anoka Union Herald.

Observations/Alternatives:

Natural Area(s) or Features

The City's Natural Resources Inventory (NRI) does not indicate the presence of any quality natural areas or native plant communities on the Subject Property. Furthermore, there do not appear to be any wetlands or floodplains present either. There does appear to be scattered tree cover; however, the City is still awaiting receipt of a Tree Inventory and Preservation Plan and therefore, it is not known whether there are any desirable or high quality trees/wooded areas present.

Landscaping

The City is in receipt of a Landscape Plan for the Subject Property. It does appear that the proposed plantings generally satisfy the requirements for the B-2 Highway Business District, with one exception. In addition to the base landscape requirements, which are determined by either building footprint or linear feet of the site perimeter, additional plantings are required for every ten (10) parking stalls. The plans indicate that forty-five (45) stalls are proposed, which means that at least five (5) additional trees must be incorporated into the plans.

Tree Preservation

As previously noted, a Tree Inventory and Preservation Plan was not included with the initial submittal. Thus, it is unclear whether the project complies with the tree preservation standards, which, for commercial development, would require preservation of at least thirty percent (30%) of the significant tree Diameter at Breast Height (DBH) inches. If fewer inches are retained, then reforestation is required at a rate of 1.25 inches of newly planted trees for every one (1) inch removed beyond the allowable threshold. While the standard landscaping requirements can count toward the reforestation, depending on the the overall quantity removed, additional plantings (or a cash payment equal to \$125.00 for every one (1) inch removed beyond the allowable threshold) will be required.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Action:

Motion to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Attachments

Site Location Map

Aerial View of Subject Property

Site Plan

Paving Plan

Landscape Plan

Staff Review Letter

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/16/2019

Reviewed By

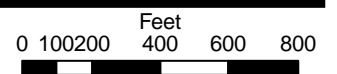
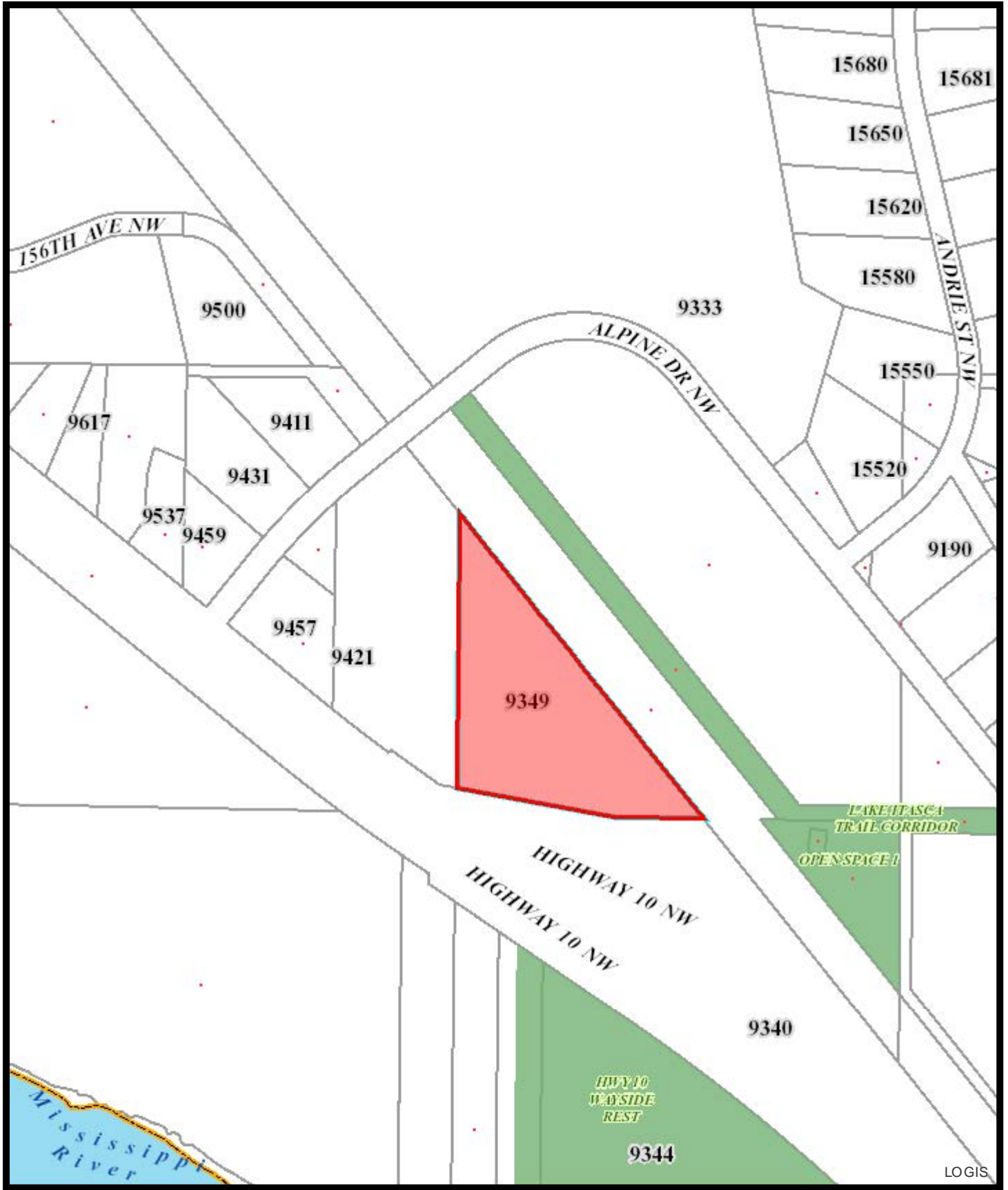
Tim Gladhill

Date

05/16/2019 04:04 PM

Started On: 05/14/2019 08:28 AM

Site Location Map





9421

9349

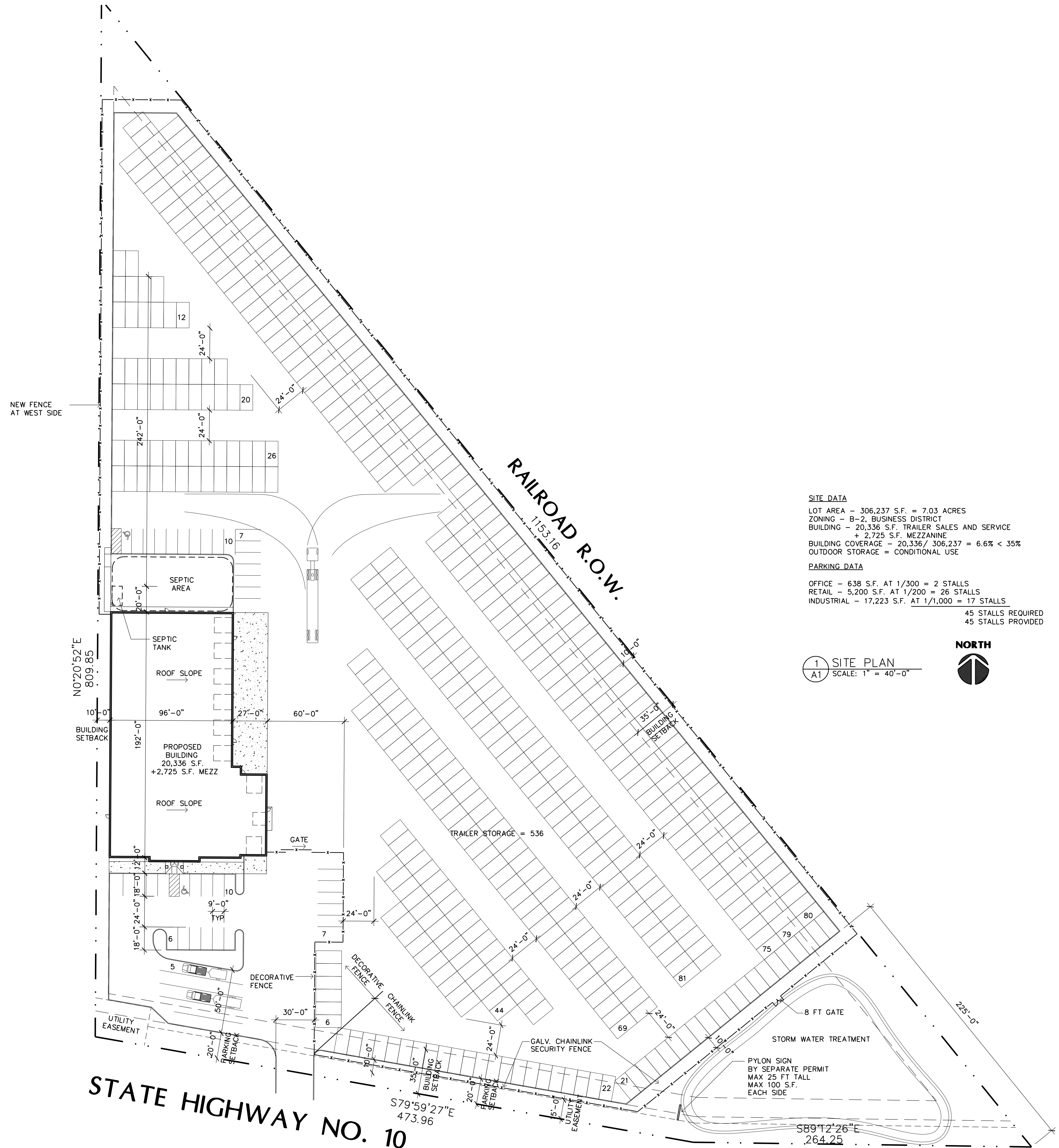
OPENSPACE 1

65m

ALPINE DR NW

ALPINE DR NW

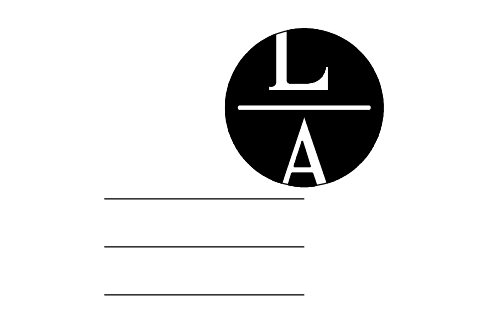
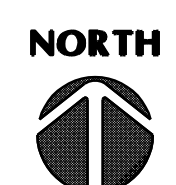
HIGHWAY TO NW



SITE DATA
 LOT AREA - 306,237 S.F. = 7.03 ACRES
 ZONING - B-2, BUSINESS DISTRICT
 BUILDING - 20,336 S.F. TRAILER SALES AND SERVICE
 + 2,725 S.F. MEZZANINE
 BUILDING COVERAGE - 20,336 / 306,237 = 6.6% < 35%
 OUTDOOR STORAGE = CONDITIONAL USE

PARKING DATA
 OFFICE - 638 S.F. AT 1/300 = 2 STALLS
 RETAIL - 5,200 S.F. AT 1/200 = 26 STALLS
 INDUSTRIAL - 17,223 S.F. AT 1/1,000 = 17 STALLS
 45 STALLS REQUIRED
 45 STALLS PROVIDED

1 SITE PLAN
 A1 SCALE: 1" = 40'-0"



LAMPERT ARCHITECTS
 420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.755.1211 Fax: 763.757.2849
 lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

LEONARD LAMPERT
 PROJECT NO. 190111-3
 LICENSE NO. 13669
 DATE: 2/8/19

STONE CONSTRUCTION, INC.
 2181 - 107th LANE N.E.
 BLAINE, MINNESOTA 55434
 (763) 784-1950
 FAX 784-9707

M & G TRAILER SALES
 Ramsey, Minnesota

Copyright 2019
 Leonard Lampert Architects Inc.
 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL

Revisions

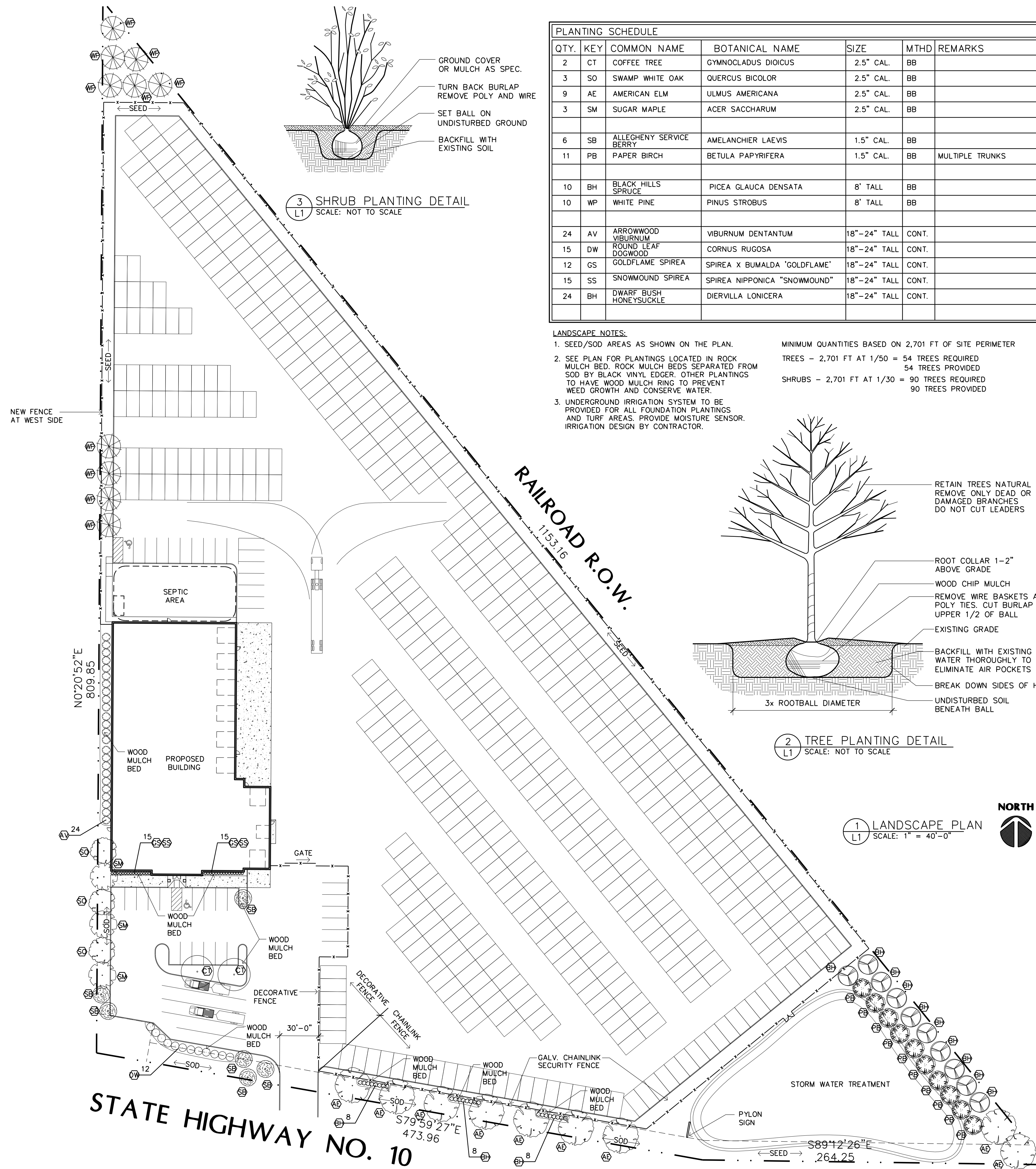
2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

SITE PLAN

Sheet Number

A1

Project No. 190111-3



**PRELIMINARY
NOT FOR
CONSTRUCTION**

(763) 784-1950
FAX 784-9707

STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

M & G TRAILER SALES
Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

4/22/19	CITY SUBMITTAL

LANDSCAPE PLAN

Sheet Number

L1

Project No. 190111-3

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MAY 13, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	M & G TRAILERS		
ESCROW #	116923		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson, dated April 29, 2019, and by Stone Construction, dated April 22, 2019:

Sheet 2

- Add detail for Tree Save Fencing.

Sheet 4

- A Tree Inventory and Preservation Plan is a required submittal item that was not provided. This sheet shall include all oaks and evergreens with a Diameter at Breast Height (DBH) of four (4) inches or greater and all other deciduous trees with a DBH of eight (8) inches or greater and shall identify which trees will be saved and removed.
- At least thirty percent (30%) of existing trees shall be preserved. If not, for each one (1) inch of removal beyond this threshold, 1.25 DBH inches shall be replanted. Those must then be shown on the Landscape Plan.
- The table shall include a column to identify purpose of removal (e.g. storm water pond, general grading, invasive species, etc.). Credit is given for removal of certain types of trees (e.g. invasive species) and/or for certain removal purposes.

Sheet L1

- Under minimum quantities, update reference to ninety (90) trees required to ninety (90) shrubs required.
- For every ten (10) parking spaces provided, one (1) additional tree is required. Forty-five (45) parking stalls are proposed; thus, there needs to be at least five (5) additional trees added to the Landscape Plan. These trees shall either be planted in islands within the parking lot or directly adjacent to the parking areas to provide shade and visual relief.
- Update Planting Schedule to specify that shrub size at time of installation shall be at least twenty-four (24) inches in height.
- Provide details on all proposed fencing.
- Any proposed signage is subject to separate application and review. However, it may be beneficial to include at least conceptual plans to verify the proposed signage complies with City Code.
- Irrigation system shall be equipped with both a rain sensor as well as some form of water efficient technology, such as a soil moisture sensor, smart controller, etc.

Meeting Date: 05/20/2019

By: Chris Anderson, Community
Development

Information

Title:

Review Natural Resources Aspects related to a Proposed Subdivision and Site Plan for DeltaMod Tech (Project No. 19-108)

Purpose/Background:

The City has received applications for a proposed Plat and Site Plan from DeltaMod Tech (the "Applicant") to construct a new manufacturing facility at 8200 Bunker Lake Blvd (the "Subject Property"). The proposed subdivision would result in two (2) buildable lots (one of which will be for the proposed manufacturing facility) and an outlot. The Subject Property is zoned E-3 Employment District and manufacturing is a permitted use in this district.

Notification:

No notification is required at this stage of the review. However, a Public Hearing will be required to address the Preliminary Plat at Planning Commission. At that time, Staff will attempt to notify all Property Owners within 700 feet of the Subject Property, as listed in the Anoka County records, via Standard US Mail of the Public Hearing, and will also publish a notice in the Anoka Union Herald.

Observations/Alternatives:

Natural Areas and/or Features

The Subject Property is generally classified as dry grassland per the Minnesota Land Cover Classification System (MLCCS). However, a narrow, linear strip along the northern boundary is a wetland, dominated with grasses and sedges (graminoid vegetation). It was identified in the City's Natural Resources Inventory (NRI) as a saturated, altered/non-native site. This linear wetland area, which extends from The COR northwest to Lake Itasca, has been identified as part of the Lake Itasca Greenway and the City will be working with the Applicant to secure a trail easement adjacent to the wetland for the public's benefit.

Tree Inventory and Preservation Plan

The majority of the Subject Property is devoid of significant trees. Lot 1, Block 1 of the proposed Plat, which is the site of the proposed manufacturing facility, is entirely devoid of significant trees and therefore, a tree inventory and preservation plan is not required.

Landscaping

The project is subject to the landscaping standards found in City Code Section 117-124 (E-3 Employment District). This includes one (1) tree per fifty (50) feet of site perimeter or one (1) tree per 1,000 square feet of building footprint, whichever is greater, along with one (1) tree for every ten (10) parking spaces. Similarly, one (1) shrub per every thirty (30) feet of site perimeter or one (1) shrub per every 300 square feet of building footprint is required, whichever is greater. Finally, along the western boundary, which is adjacent to a residential parcel, a sixty (60) foot wide bufferyard with additional plantings (30% of the required plantings) is required.

The Landscape Plan includes a good mix of species, both deciduous and coniferous, and a good diversity of species. The site appears to be well landscaped. Staff would note that it appears that the landscape calculations are slightly incorrect regarding parking lot landscaping and the bufferyard. However, the parking lot is well landscaped, including multiple islands within it for visual relief and shade. There are no shrubs proposed within the bufferyard area and while there are thirteen (13) trees shown, there is definitely space to enhance the landscaping, which is

intended to provide screening between the industrial type of use and residential uses.

The bufferyard plantings are based on an additional thirty percent (30%) of the required plantings and are to be located within a bufferyard of greenspace that is sixty (60) feet wide. But, there is only 370 feet of common boundary between the Subject Property and the adjacent residential parcel. The proposed bufferyard is only forty (40) feet, which will either need to be adjusted to sixty (60) feet in width or the Applicant will need to seek a variance. However, even if it were the full sixty (60) feet in width, It is unrealistic to fit an additional thirty percent (30%) of the required plantings (49 more trees and 163 more shrubs) within the bufferyard. However, Staff has noted in the Staff Review Letter that additional plantings, both trees and shrubs, shall be added to enhance the screening for the adjacent residential property.

The proposed landscaping is generally acceptable with the noted exception regarding the bufferyard plantings. If additional plantings can be incorporated into the bufferyard area, Staff would support the proposed Landscape Plan even with it be slightly deficient of the required plantings.

Funding Source:

The Applicant is responsible for all costs associated with this application.

Action:

Motion to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter and enhancing the plantings within the bufferyard area.

Attachments

Site Location Map

Aerial with Altered/Non-Native Area

Preliminary Plat

Landscape Plan Sheet L1

Landscape Plan Sheet L2

Landscape Plan Sheet L3

Staff Review Letter

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/16/2019

Reviewed By

Tim Gladhill

Date

05/16/2019 01:36 PM

Started On: 05/14/2019 03:37 PM



LO GIS, Anoka County

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MAY 14, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	DELTAMOD TECH		
ESCROW #	116925		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Anderson Engineering of Minnesota, LLC and HTG Architects, dated May 2, 2019:

Sheet C1

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard. Note that this will also be required for the southern-most Future Commercial/Industrial lot that is adjacent to existing residential.

Sheet C2

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard.

Sheet C3

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard. Reconcile the parking stall counts as it appears based on the individual stall counts there are 276 total parking spaces, but the labels appear to indicate 291 parking stalls.

Sheet L1

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard.
- The Landscape Calculations Table appears to be missing the required parking lot landscaping info. Based on the proposed parking (276), an additional twenty-eight (28) trees are required. However, the plan already includes plantings within islands in the parking lot, as well as within the area planned for future expansion. It is Staff's opinion is that the site is sufficiently landscaped as proposed.
- Also, the Bufferyard plantings need to be based on the required landscaping for the site (163 trees x 30% and 545 shrubs x 30%), which would mean an additional forty-nine (49) trees and 163 shrubs. Staff does acknowledge that, due to the relatively short distance of the common boundary with residential land, it is unrealistic to add that many plantings. However, there is room for some additional plantings within the bufferyard area, which will aid in better screening and buffering the proposed facility from the existing residential. The current plan does not include

any shrubs within the bufferyard and only thirteen (13) trees along the 370 feet of common boundary.

Sheet L2

- Adjust the width of greenspace adjacent to the existing residential parcel so that it is sixty (60) feet wide to satisfy the bufferyard greenspace standard or apply for a variance to deviate from this standard.
- Shrubs must be 24 inches in height (or width, depending on growth characteristics) at time of installation. Update Plant Schedule to specify required shrub size.
- Use of seed rather than sod does require City Council approval.
- All disturbed areas not improved with impervious surfacing (e.g. building, pavement, walkways, etc.) shall receive four (4) inches of topsoil with not more than 35% sand content.
- Consider shifting some of the proposed trees from elsewhere on site to the common lot line with the existing residential parcel to provide additional screening.

Meeting Date: 05/20/2019

By: Chris Anderson, Community
Development

Information

Title:

Review Natural Resources Aspects related to a Plat and Site Plan for Anderson Dahlen (Project No. 19-109)

Purpose/Background:

The City has received as application from Anderson Dahlen (the "Applicant"), an existing Ramsey business, for a proposed Plat and Site Plan for a new manufacturing facility at the southeast corner of Jasper Street and 143rd Ave (the "Subject Property"). The Subject Property is owned by the City and the Applicant is presently negotiating a purchase agreement to obtain fee title. The Subject Property would be about nine (9) acres in size. The remainder of the property would be retained by the City for a future Public Works Campus.

Anderson Dahlen has recently expanded their existing facilities at 6850 Sunwood Drive. However, they are once again in need of additional building space but their existing campus cannot accommodate another expansion. Thus, they are looking at this site as it is just down the road from their existing facility and is within the same zoning district (E-2 Employment), which allows for manufacturing.

Notification:

No notification is required at this stage of the review. However, a Public Hearing will be required to address the Preliminary Plat at Planning Commission. At that time, Staff will attempt to notify all Property Owners within 700 feet of the Subject Property, as listed in the Anoka County records, via Standard US Mail of the Public Hearing, and will also publish a notice in the Anoka Union Herald.

Observations/Alternatives:

Natural Areas or Features

Adjacent to the Subject Property is Foster Cemetery, which dates back to about the mid-1800s. There is a moderate quality Oak Forest within the cemetery that appears to extend slightly onto the Subject Property. It would be preferable if the perimeter of this wooded area could be protected, if possible. It appears that the northern portion will be but the western extent will be impacted to accommodate full access around the building for their purposes as well as for fire safety.

If any clearing within an oak stand is to occur, it must not commence until after July 15 to reduce the chances of oak wilt being introduced. If clearing is to occur prior to July 15, an Oak Wilt Management Plan will need to be prepared and submitted to the City to ensure that adequate measures are implemented to protect against the potential introduction of oak wilt.

There is a non-native low quality wetland on the overall property as well, but it is south of the area proposed for current development. This is not considered to be a natural area and does not warrant any additional consideration for protection.

Tree Preservation

There are trees that would be defined as significant (oaks and evergreens four [4] inches or greater in size and all other deciduous trees eight [8] inches or greater in size) on the Subject Property. While the removals sheet does indicate that trees will be removed, it does not provide the necessary information to determine whether the project is subject to any reforestation standards. Furthermore, as previously noted, there is a portion of a moderate quality Oak Forest adjacent to the Subject Property but those trees are not reflected anywhere on the plan set other than a

note to grub and clear trees in that general vicinity.

At least thirty percent (30%) of significant trees are to be retained on site or reforestation measures must be implemented. If fewer inches are retained, then reforestation is required at a rate of 1.25 inches of newly planted trees for every one (1) inch removed beyond the allowable threshold. While the standard landscaping requirements can count toward the reforestation, depending on the the overall quantity removed, additional plantings (or a cash payment equal to \$125.00 for every one (1) inch removed beyond the allowable threshold) will be required.

Landscaping

The City is in receipt of a Landscape Plan and it appears that the proposed plantings generally satisfy the requirements for the E-2 Employment District. There is a thirty-three (33) foot wide access easement along the eastern boundary of the Subject Property to ensure public access to Foster Cemetery. Staff has requested that no plantings be located within this area to avoid any future obstructions. As an advisory comment, Staff also suggested the Applicant consider increasing the number of species on site to add more diversity (not increasing the number of plantings, just spreading out the proposed number of trees and shrubs between more species). This will help to avoid large scale losses due to pests or pathogens. Otherwise, Staff is generally supportive of the proposed landscaping.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Action:

Motion to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Attachments

[Site Location Map](#)

[Aerial View of Site](#)

[Site Plan](#)

[Removals](#)

[Landscape Plan](#)

[Staff Review Letter](#)

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/16/2019

Reviewed By

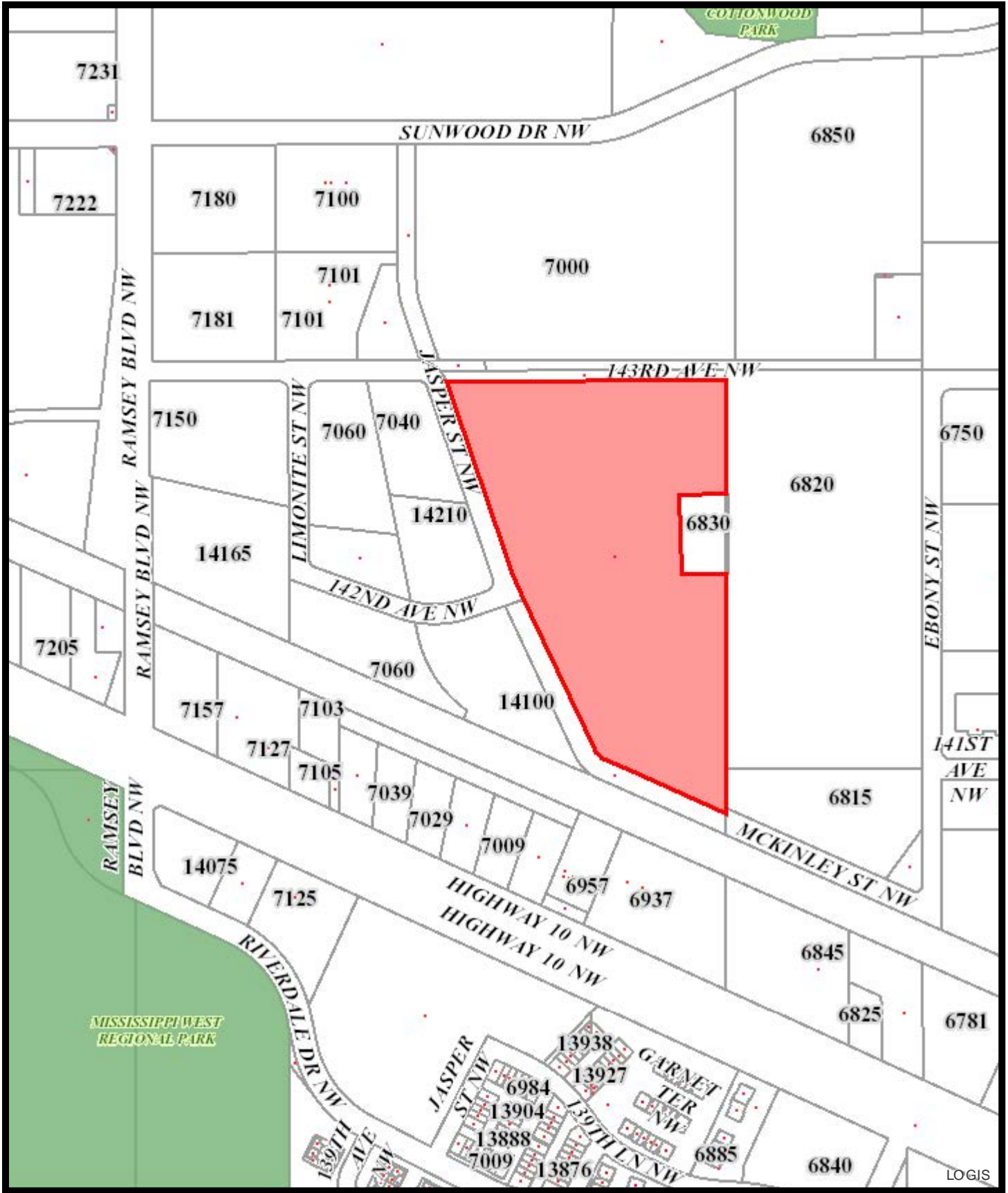
Tim Gladhill

Date

05/16/2019 01:28 PM

Started On: 05/16/2019 10:21 AM

Site Location Map



143RD AVE NW

7040

14210

JASPER ST NW

6830

AND AVE NW

7060

14100

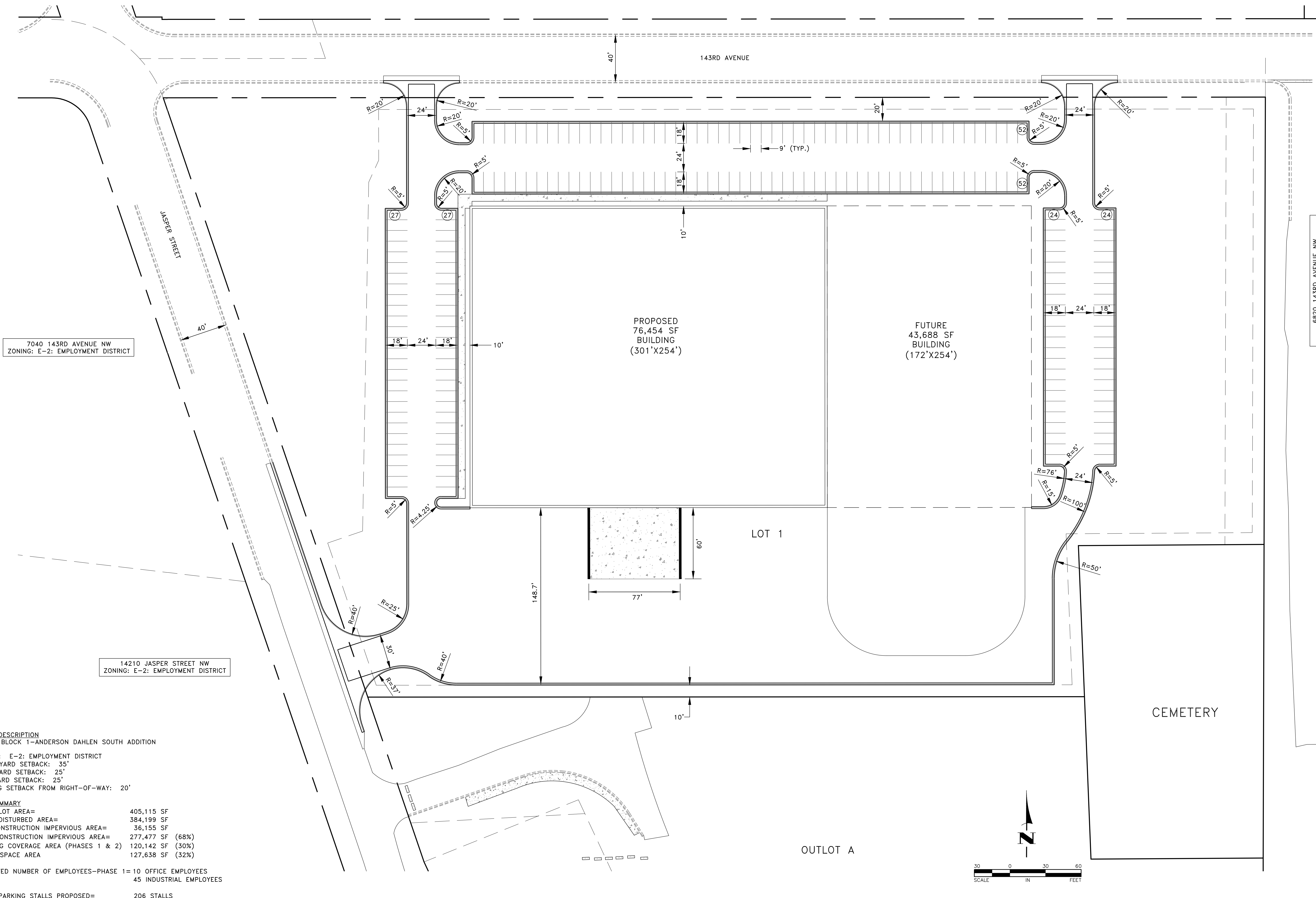
7039

7029

MCKINLEY ST NW



7000 SUNFISH LAKE BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT



LEGAL DESCRIPTION
LOT 1, BLOCK 1-ANDERSON DAHLEN SOUTH ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY
TOTAL LOT AREA= 405,115 SF
TOTAL DISTURBED AREA= 384,199 SF
PRE-CONSTRUCTION IMPERVIOUS AREA= 36,155 SF
POST CONSTRUCTION IMPERVIOUS AREA= 277,477 SF (68%)
BUILDING COVERAGE AREA (PHASES 1 & 2) 120,142 SF (30%)
GREEN SPACE AREA 127,638 SF (32%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
45 INDUSTRIAL EMPLOYEES

TOTAL PARKING STALLS PROPOSED= 206 STALLS

4/19/19 SITE PLAN

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Timothy A. Edgerichs
TIMOTHY A. EDGERICHS, P.E.
Date 4/19/19 Lic. No. 43362

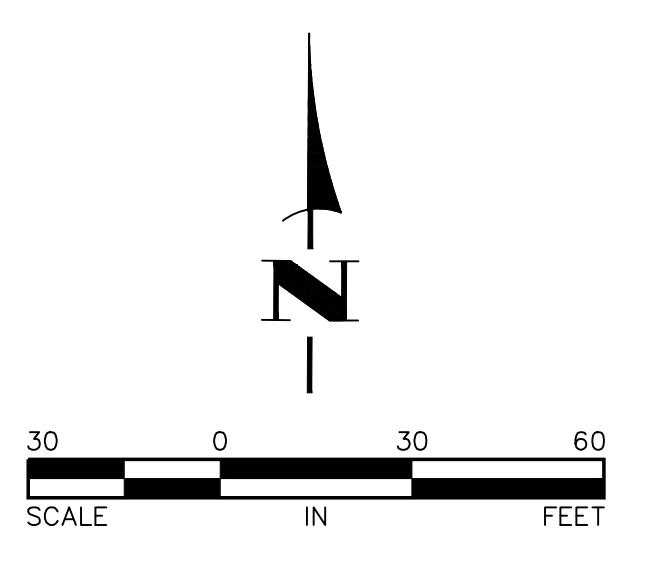
DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

SITE PLAN
CITY OF RAMSEY, MINNESOTA

SHEET
C5
OF
C8
SHEETS



REFERENCE NOTES:
 ① CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THE EXTENT OF THE REMOVALS OF THE ONSITE UTILITIES, WELL, WATERMAIN PIPING AND OTHER MISCELLANEOUS FEATURES.

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- - - EASEMENT LINE
- - - EXISTING CONTOUR
- - - EXISTING CONCRETE CURB
- - - BURIED TELEPHONE LINE
- - - BURIED GAS LINE
- ☆ LIGHT POLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER APRON
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING TREES
- EXISTING FENCE
- EXISTING SIGN
- APPROXIMATE SOIL BORING LOCATION
- B-X
- REMOVE BITUMINOUS PAVEMENT
- ▨ REMOVE CONCRETE PAVEMENT
- ▧ CLEAR AND GRUB TREES
- ✕✕ CLEAR AND GRUB TREES
- REMOVE CONCRETE CURB
- SAWCUT BITUMINOUS OR CONCRETE PAVEMENT



DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Timothy A. Ebersichs, P.E.
 Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ

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LOT 1, BLOCK 1
 ANDERSON DAHLEN SOUTH ADDITION

EXISTING TOPOGRAPHY
 AND REMOVALS PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C8 SHEETS
 3395.10

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	MAY 15, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	ANDERSON DAHLEN		
ESCROW #	116924		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson and dated May 1, 2019, and HTG Architects, dated May 2, 2019:

Sheet C2

- Add a Tree Planting Detail either here or to the Landscape Plan.

Sheet C4

- A Tree Inventory and Preservation Plan is required. It shall include, at a minimum, species, size (DBH), condition, status (saved or removed), and comments (if removed, state purpose such as general grading, storm water pond, parking lot, etc). It must also include a tabulation of total DBH inches on site, inches removed, and inches saved.
- There is a moderate quality Oak Forest on the adjacent property (cemetery) that extends slightly onto this property. An attempt to preserve these trees should be made. However, if any clearing of oaks is to happen, it shall not occur until after July 15. If prior to this date, an Oak Wilt Management Plan shall be prepared and submitted to the City for review to ensure adequate measures will be implemented to protect from introduction of oak wilt.

Sheet C6

- If silt fence is being used as Tree Save fencing, it must be placed no closer than the dripline of trees being protected.
- Extra precautions shall be implemented to protect the trees within the cemetery.

Sheet C8

- Sod is required within all boulevards (where no sidewalk, the first 10 feet back from curb). Update all plan sheets accordingly.

Sheet L1.1

- There is a thirty-three (33) foot wide access easement leading to the cemetery along the eastern boundary of the property. No plantings shall be located within this easement. Shift all proposed plantings slightly west so that they are outside of this easement.
- Add note to plan sheet stating that any deviation from approved Landscape Plan shall require prior approval of the City.
- Add note to plan sheet stating that plant materials shall be guaranteed for two (2) years.
- Irrigation system shall include rain sensor and some form of water efficient technology, such as a smart controller and/or soil moisture sensor(s).

Review File:

Anderson Dahlen Preliminary Plat Review: Landscaping

Page 2 of 2

- Update seed mix to MnDOT 33-261, which replaced #310.
- Advisory comment: consider incorporating additional tree and shrub species to boost diversity (not suggesting increasing total number of plantings, just spreading out the proposed number of shrubs and trees between more species).
- All disturbed areas not improved with impervious surfacing (e.g. building, pavement, walkways, etc.) shall receive four (4) inches of topsoil with not more than 35% sand content. Add note to plan sheet.
- Update zoning district to E-2 Employment District. This does not have any impact on required landscaping, but the plan should accurately reflect the actual zoning district.