

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

On Monday, May 20, 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  
                          Board Member Laura Moore

Members Absent:     Board Member Michael Madison

Also Present:        City Planner Chris Anderson  
                          City Councilmember Debra Musgrove

**1.     CALL TO ORDER**

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

**2.     CITIZEN INPUT**

Chairperson Valentine invited the new City Council Liaison to introduce herself.

Councilmember Musgrove introduced herself, noting that she was previously the alternate for the Board and is now the appointed liaison following the resignation of Councilmember Shryock.

**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, Fetterley, and Moore.   Voting No: None.   Absent: Board Member Madison.

**4.     APPROVE MINUTES**

**4.01:   Approve Meeting Minutes Dated April 15, 2019**

Motion by Board Member Fetterley and seconded by Board Member Moore to approve the regular meeting minutes dated April 15, 2019.

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

## **5. POLICY BOARD BUSINESS**

### **5.01: Review Natural Resources Aspects Related to a Site Plan for M & G Trailers at 9349 Highway 10 NW (Project No. 19-116)**

City Planner Anderson presented the staff report. He stated that the City has received an application for Site Plan review for a proposed commercial development at 9349 Highway 10. 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.

Board Member Moore asked if the golf course is the property on the other side of the railroad tracks.

City Planner Anderson confirmed that is the golf course.

Board Member Moore asked if the applicant would be planning enough planting to buffer from the golf course.

City Planner Anderson stated that technically there is not a requirement for screening because it is a golf course and not residential property, and the railroad tracks existing between. He stated that it may be a challenge to fit additional plantings because of the large corridor needed for the trains.

Board Member Covart asked if fencing was proposed along the railroad tracks.

City Planner Anderson noted that there would be security fencing around the majority of the property with some decorative fencing in certain areas.

Board Member Covart noted that the fencing and pavement would then limit the ability of plantings in certain areas.

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

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

### **5.02: Review Natural Resources Aspects Related to a Proposed Subdivision and Site Plan for DeltaMod Tech (Project No. 19-108)**

City Planner Anderson presented the staff report. He stated that the City has received applications for a proposed Plat and Site Plan from DeltaMod Tech to construct a new manufacturing facility at 8200 Bunker Lake Boulevard. The proposed subdivision would result in two 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 the district.

Board Member Hiatt asked the distance that would be required to create a proper bufferyard.

City Planner Anderson stated that approximately another 20 feet would be necessary.

Board Member Hiatt asked if there has been a thought to ask the applicant to revise their plan to provide that additional space.

City Planner Anderson confirmed that was an option outlined in the staff review letter, in addition to the option of requesting a variance from that standard.

Board Member Fetterley asked if the applicant would be at risk of running into the greenway corridor area, if the plans were shifted 20 feet.

City Planner Anderson confirmed that there would not be an impact to that area if the plans are shifted. He stated that while the applicant has a purchase agreement for the property, they are not the landowner as of yet and he was unsure if the landowner would be willing to sell additional property.

Board Member Hiatt commented that there are other homes to the west but the home directly adjacent does appear to sit alone.

City Planner Anderson explained that the bufferyard requirements only apply to directly adjacent resident properties and not those across the street.

Board Member Covart asked for additional details on the loop that appears on the top of the plans.

City Planner Anderson replied that is part of a stormwater ponding area.

Board Member Moore asked when additional details would be known for the greenway corridor area.

City Planner Anderson noted that additional discussions would occur when the future development of the other adjacent parcels come forward.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter and enhancing the plantings within the bufferyard area.

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

### **5.03: Review Natural Resources Aspects Related to a Plat and Site Plan and Anderson Dahlen (Project No. 19-109)**

City Planner Anderson presented the staff report. He stated that the City has received an application from Anderson Dahlen, an existing Ramsey business, for a proposed Plat and Site Plan for a new manufacturing facility at the southeast corner of Jaspar Street and 143<sup>rd</sup> Avenue. 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 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.

Board Member Hiatt asked if the City will retain the southern portion of the site.

City Planner Anderson confirmed that the City is retaining the remainder of the site for the future public works campus.

Board Member Fetterley asked if there is any proposed fencing or whether the buffer between the site and cemetery would be plantings.

City Planner Anderson confirmed that there would be primarily plantings. He noted that there is existing fencing on the cemetery site and believed that would remain but did not believe any additional fencing would be used.

Chairperson Valentine stated that he would like to maintain the peacefulness of the cemetery, which has been there for a long time.

City Planner Anderson confirmed that staff shares that concern as well.

Board Member Moore referenced the staff review letter and asked if there is a condition requesting preservation as many of the oak trees along the northern boundary as possible.

City Planner Anderson stated that he has encouraged the applicant to protect those trees to the extent possible. He stated that there might be the ability to build in protections for the trees on the north side of the cemetery but noted that on the west side it would be tougher because of grading and paving that will occur.

Councilmember Musgrove referenced the right-of-way and the grove of trees. She asked how access would be gained through that right-of-way if the trees remain.

City Planner Anderson stated that there is a 33-foot easement for public access. He noted that there is a curb cut, but there is not a true parking area. He stated that people walk in through that area, noting that there is a gate under the canopy of trees. He confirmed that people are not able to drive through that area into the cemetery.

Board Member Hiatt asked if the City has ever had discussions to relocate the cemetery outside of the industrial area.

City Planner Anderson replied that discussion has not occurred. He stated that there was a concrete recycling operation previously occurring on this site and Molin Concrete is located to the east and there have not been conflicts. He noted that this proposed development would be primarily an inside operation and therefore there would not be a lot of routine disturbance occurring.

Board Member Hiatt noted that this is a local business and good tenant of the City that is relocating in order to facilitate an expansion, while still leaving enough land for the future public works campus.

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

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

## **6. BOARD / STAFF INPUT**

- **Arbor Day Recap**
  - **April 26<sup>th</sup> Ramsey Elementary School, students planted about 250 seedlings**
  - **A ceremonial tree planting with the Mayor occurred**
  - **School, DNR, and City staff all assisted with the event**

City Planner Anderson provided an overview of the Arbor Day event at Ramsey Elementary. He noted that with this event the City was able to complete the standards needed to apply for recertification as a Tree City USA.

Board Member Fetterley confirmed that this was a great event and was fun to be a part of. She stated that it will be fun for the students to see the trees grow over the years.

- **Spring Recycling Day Recap**
  - **About 400 vehicles in four 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 yet in)**

City Planner Anderson provided a recap of the spring recycling event, which took place on the first Saturday in May. He noted that the next recycling event will occur on July 27<sup>th</sup>.

- **Paper Shredding Event**
  - **Saturday, June 15<sup>th</sup> at 9:00 a.m. to 12:00 p.m. at 14100 Jasper Street NW**

City Planner Anderson stated that paper shredding is very popular and therefore will be held as an additional standalone event on June 15<sup>th</sup>.

- **Other**

City Planner Anderson reported that two of the City's wells were tested and found slightly above the recommended threshold for manganese. He noted that a mailing has been sent to residents providing additional information. He stated that the City Council is aware of the issue and will continue discussions on the topic. He noted that those two wells have been shutdown for the time

being. He stated that additional information can be found on the City's website and the water hotline and that additional questions can be directed to the Utility Supervisor. He noted that approximately 45 percent of the City has private wells, and encouraged those residents to have their water tested as well. He confirmed that there are water testing kits available in the building division of City Hall for those interested.

Chairperson Valentine asked if it is the expectation of staff that there would be a plan put in place to bring those wells into compliance.

City Planner Anderson replied that staff and the Council are working on short-term, mid-term, and long-term solutions to address the issue.

Board Member Hiatt asked the last time manganese was tested for.

City Planner Anderson stated that there is an annual water report but was unsure if manganese is tested for each year.

Board Member Covart noted that she first noticed this topic on Facebook. She stated that it seemed that method of communication was very successful.

City Planner Anderson confirmed that the City plans to continue use of social media for communication purposes.

## **7. ADJOURNMENT**

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

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Assistant

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