

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 6, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Daniel Onyambu (arrived at 7:30 p.m.)
 Commissioner Patrick Surma
 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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Gengler, Anderson, Surma, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated November 1, 2018

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 1, 2018.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Gengler, VanScoy, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Actions to Allow Outside Storage at 6316 Highway 10 NW (Project No. 18-155); Case of Rocky Mtn Investment, LLC

- 1. Zoning Amendment to Rezone from R-1 Residential (MUSA) to E-1 Employment.**
- 2. Conditional Use Permit to Allow Outdoor Storage as a Principal Use of the Property.**
- 3. Variance to Allow a Reduced Setback for Outdoor Storage to Residentially Zoned Parcels.**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating the Planning Commission reviewed a request for a Zoning Amendment related to the parcel generally known as 6316 Riverdale Drive NW (the "Subject Property") at their November 1, 2018 meeting and recommended that the zoning remain R-1 Residential (MUSA). The request was subsequently reviewed by the City Council on November 13, 2018 and the City Council directed Staff to prepare an Ordinance to proceed with amending the zoning from R-1 Residential (MUSA) to E-1 Employment. The City Council acknowledged the concerns initially identified by Staff and the Planning Commission but also considered the realistic viability of a single-family home being constructed on the Subject Property.

City Planner Anderson reported in addition to the Zoning Amendment, the City Council also directed Staff to proceed with preparing a case for consideration by the Planning Commission for a Conditional Use Permit to allow outside storage as a principal use on the Subject Property and a Variance to reduce the required setback of outside storage from adjacent residential properties. Ultimately, a Comprehensive Plan Amendment to re-guide the Subject Property from Low Density Residential to Business Park will also be necessary.

Citizen Input

Commissioner VanScoy requested the applicant come forward to address the Commission.

Greg Dahlheimer, 17224 172nd Ave SE in Big Lake, Minnesota, stated he owned a small lot and did not have any use for it. He reported Jeremy Anderson was his neighbor and was interested in purchasing the lot from him.

Jeremy Anderson, 6228 Highway 10, discussed how he has grown his business over the years and reported he was looking to purchase a small property from his neighbor. He explained he was one of the largest snow plow dealers in Minnesota. He noted he has grown from four employees to ten. He requested the Commission allow him to park trailers and equipment outdoors.

Chairperson Bauer asked if Mr. Anderson would out grow this space in the future.

Mr. Anderson stated he was unsure at this point and explained this would depend on the economy over time.

Commissioner VanScoy questioned if the applicant would be building on the new land.

Mr. Anderson explained at some point in the future he would like to construct a building to house his two dump trucks.

Commissioner VanScoy indicated he was having a difficult time supporting this request given the City's setbacks.

Chairperson Bauer asked if the triangular parcel was a separate parcel.

City Planner Anderson reported this was the case.

Commissioner VanScoy requested further information regarding the landscaping for this property.

City Planner Anderson explained staff would be working with the applicant on a landscaping plan that would be drafted prior to this item being considered by the City Council.

Commissioner VanScoy commented on the buffer that was supposed to be in place between E zoned properties and R-1 properties.

City Planner Anderson discussed the buffer yard and fencing that would be in place to assist with screening this property.

Community Development Director Gladhill reported the Council supported flexibility with the setbacks while requiring plantings and landscaping to create a proper separation.

Commissioner Anderson stated he would prefer to have slats within the fence instead of cloth.

Commissioner Woestehoff questioned how traffic would flow in and out of this property.

Mr. Anderson discussed how traffic would flow in and out of the site. He noted this would not be a high traffic area.

Commissioner Gengler asked what the hours of operation would be for this business.

Mr. Anderson stated he worked Monday through Thursday 8:00 a.m. to 5:30 p.m. and on Fridays from 8:00 a.m. to 4:30 p.m. He commented he was open 24 hours after one inch of snowfall. He commented further on how his business varied between the summer and winter.

Commissioner Surma noted in the past other parking lots were required to be paved.

Chairperson Bauer stated this was a general requirement from the City but explained Class V has also been allowed in some cases.

City Planner Anderson reported the applicant would be installing a paved entrance to the site, pavement and curb and gutter, and was requesting a small parking area to be recycled asphalt where large equipment would be loaded and unloaded.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Gengler, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

Chairperson Bauer closed the public hearing closed at 7:28 p.m.

Commission Business

Commissioner Woestehoff asked if the City would be doing a disservice to this lot if it were rezoned to the E-1 zoning district.

City Planner Anderson commented on the proposed setbacks and noted how the adjacent residential property would be impacted.

Community Development Director Gladhill explained the applicant had spoken to the adjacent landowner and expressed interest in purchasing the triangular lot.

Commissioner VanScoy stated he had difficulty supporting the proposed rezoning. He explained he spoke to neighboring residents and noted they had no complaints.

City Planner Anderson indicated this is the second public hearing on this matter within a month and explained he has not received any comments or complaints from adjacent residents.

Commissioner Woestehoff asked if the north side of Riverdale was already zoned E-1.

City Planner Anderson reported this was the case.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Ordinance #19-01 to Rezone the Subject Property to E-1 Employment.

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

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #19-002 to grant a Conditional Use Permit for outdoor storage as the principal use on the Subject Property, contingent upon the City Council approving Ordinance #19-01.

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

Commissioner VanScoy stated he had concerns with allowing a business to build 10 feet from the property line given the fact the Conditional Use Permit would run with the property.

City Planner Anderson explained the variance would be specific to the outside storage for this specific use.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to adopt Resolution #18-251 granting a variance to the setback requirement for outdoor storage adjacent to residential properties contingent upon the City Council approving Ordinance #19-01.

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

6. COMMISSION BUSINESS

6.01: Review Sketch Plan for Harvest Estates 2nd Addition; Case of Meadowbrook Development (Project 18-161)

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this file is to review the Sketch Plan prepared by Landform in collaboration with Meadowbrook Development for the purpose of creating fifteen (15) new lots next to the Harvest Estates development at 15153 Nowthen Boulevard NW (the "Subject Property"). The site is home to the old municipal center and was platted with the previous Harvest Estates project as Lot 25, Block 1 of Harvest Estates. The Sketch Plan Review process affords the Planning Commission the opportunity to provide early direction on the layout of the proposed plat, before a developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading and Drainage Plans, Utility Plan, Landscape Plan, and Street Light Plan. Tonight's discussion should focus on high-level feedback for the developer.

Commission Business

Commissioner VanScoy asked what other lots in the area were 65 feet wide.

City Planner McGuire Brigl stated there were no 65-foot-wide lots, but noted there were 70-foot-wide lots.

Community Development Director Gladhill explained the City has seen a number of requests for developments with 65-foot-wide lots. He noted this lot size was becoming more common place and noted the City may consider a new zoning district.

Commissioner Gengler questioned if the City had any other developments with 65-foot lots.

Community Development Director Gladhill reported Riverstone by Capstone had 65-foot-wide lots. He reported another development was coming forward with a mix of 65 to 80-foot-wide lots.

Commissioner Surma inquired if the proposed homes were compatible with the adjacent homes.

City Planner McGuire Brigl reported the homes were compatible and noted she could investigate this further.

Commissioner Anderson requested to hear from the applicant.

Tim Bumbo, 10122 Ewing Avenue in Brooklyn Park, thanked the Commission for their time. He noted the proposed homes were maintenance free and were growing in popularity.

Commissioner Anderson questioned what the street widths would be.

Mr. Bumbo reported the street widths would be normal City street widths.

Commissioner VanScoy asked what the alternative tool would be to support this development if not presented as a PUD.

Community Development Director Gladhill stated a change would need to be made to the bulk standards for this area. He explained another option to the Commission would be to consider a variance for the development.

Commissioner VanScoy asked how long it would take to change the bulk standards.

Community Development Director Gladhill reported a Zoning Amendment would be required which would take 60 to 90 days to complete.

Commissioner Anderson noted the square footage of the lots still complied with the City's R-1 zoning requirements.

Commissioner VanScoy stated his concern was if the bulk standards were changed, he feared that all developments that come before the City would propose 65-foot-wide lots.

Chairperson Bauer discussed the importance of having proper access to the proposed development and stated he would have a hard time supporting this development without it.

6.02: Review Request from AKM Farms (Paxmar) for Revision to the 2040 Comprehensive Plan Update

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to discuss a request from AKM Farms (Paxmar) to revise the current draft of the Comprehensive Plan Update to change the future/planned land use of two parcels. Staff reviewed the proposed developments (Northfork Meadows and the Villas at Northfork) from Paxmar in further detail with the Commission. This case is for discussion only. The City has requested an extension into June to complete the Comprehensive Plan Update. It was noted the update is 90% complete. The extension will allow the City to flesh out this and one other request.

Commission Business

Commissioner Anderson asked what the difference was between this plan and the previous plan.

Community Development Director Gladhill stated the main difference was with the 35-foot buffer area which now included a berm and more extensive landscaping. He discussed how this berm would provide better separation between the proposed development and the adjacent homes. In addition, he noted the number of lots continues to drop.

Commissioner Anderson questioned what the adjacent neighbors would like to see on this property.

Community Development Director Gladhill explained the adjacent neighbors would like to see this parcel remain low density residential which would net 70 lots versus 89 lots.

Commissioner Anderson asked if the Northfork Meadows as a PUD.

Community Development Director Gladhill reported this development was not a PUD.

Commissioner VanScoy inquired if the units would be detached townhomes.

Community Development Director Gladhill stated this was the case.

Commissioner VanScoy questioned if the streets within the development would be public for private.

Community Development Director Gladhill anticipated the roadways would be public as there was adequate right-of-way in place.

Al Riceler, 2850 Cutters Grove in Anoka, thanked the Commission for their time. He discussed the retooled plan after receiving feedback from the City Council. He explained he was proposing to construct two story homes without an HOA and public streets. He indicated there was a market for smaller lots with high quality homes. He stated he understood the neighbors concerns but noted

they would not see anymore units from their windows given the landscaping that would be planted on the berm.

Commissioner Anderson asked if the homes would be within the MUSA.

Mr. Riceler reported the parcel was zoned for MUSA.

Commissioner Anderson anticipated that the neighbors would still object to the proposed plan as they wanted this parcel to remain R-1.

Chairperson Bauer reported the adjacent parcels were meeting the R-1 standard.

Commissioner Woestehoff stated he appreciated the fact that some of the units would be more affordable.

Chairperson Bauer indicated this request goes along with the City's final Comprehensive Update.

Commissioner Surma encouraged the Commission to keep in mind the safety and capacity of Alpine Drive and Armstrong Boulevard.

Chairperson Bauer reported the County was considering a change at the intersection of Alpine Drive and Armstrong Boulevard, as well as the intersection of Alpine Drive and Highway 10.

Community Development Director Gladhill reported this was the case and noted a traffic study would have to be completed for this project.

Mr. Riceler stated an approved Preliminary Plat would force the County to address the traffic situation.

Commissioner Onyambu asked if the proposed plans would be changing going forward.

Mr. Riceler anticipated that if there were any changes, it would be a decrease in density.

The Commission offered their support to the proposed plans for Northfork Meadows.

Community Development Director Gladhill requested comment from the Commission on the Villas at Northfork development.

The Commission offered their support to the proposed plans for the Villas at Northfork.

6.03: Review Concept Plan for Hotel/Multifamily Development in The COR; Case of Allied Development

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a high-level concept of a potential hotel/multifamily development in The COR

across from the Ramsey Municipal Center. The Developer, Allied Development, is considering a project for 2019. Before they commit to a Purchase Agreement with the Property Owner, PSD, LLC, they seek general feedback from the City. Currently, there is no request for financial assistance, but such a request is a possibility as the project pro-forma is developed. This case is for conceptual review only at the request of the Developer. Nothing in this case should be interpreted as an actual Application or consideration by the City. The City has not made any recommendations on this proposal, and is only responding to information and request. The purpose of this case to assess if the proposed use was appropriate for the parcel, if the design was appropriate and what questions does the City want answered prior to bringing forward a formal request.

Commission Business

Commissioner VanScoy stated he was pleased that retail would be included in the proposed development. He indicated this would be an excellent development to The COR and the City of Ramsey.

Commissioner Surma noted precedent had been set along this corridor and recommended the hotel be built to the same standards as City Hall and other surrounding buildings. He commented this hotel may be the catalyst the City needs to attract additional retail and restaurants.

Tom Hanson, Allied Development, complimented the City on their building. He stated it was his intent to match the high building quality and hoped to be a proud partner within The COR. He indicated the proposed retail would be comprised of the hotel lobby, an office setting for a business incubator and maker space, along with a taproom/restaurant.

Chairperson Bauer questioned if Allied had completed a similar development elsewhere in the metro area.

Mr. Hanson stated he was proposing to construct a Grand Stay Hotel and noted he was working on two other sites. He reported he has a history of residential development and some hospitality.

Chairperson Bauer indicated the City has a need for more eating establishments in the area. He anticipated this development would spur and attract further development.

Commissioner Woestehoff asked if the co-working office space would be leased.

Mr. Hanson reported this was the case and noted he already had a tenant in mind for this space.

Chairperson Bauer questioned what the applicant envisioned for the co-working space.

Mr. Hanson stated the tenant has a passion for entrepreneurs and has resources to bring various components for small businesses to assist them in making the next step.

Commissioner Anderson indicated he loved the hotel and parking idea. He explained he was not crazy about Phase II with the apartments.

Commissioner Woestehoff reported this was a trend right now in first ring suburbs and was a very forward-looking development.

Commissioner Anderson asked how long it would take the developer to begin Phase II.

Mr. Hanson estimated it would take two years to begin Phase II of this project.

Commissioner VanScoy questioned if the applicant would consider putting additional retail in on the main level of the apartment complex.

Mr. Hanson stated this could be considered, but noted retail on the decline.

Commissioner VanScoy commented on the vision for The COR to have mixed use throughout the development with retail, housing and business establishments.

Mr. Hanson indicated another restaurant could be considered to assist with meeting the City's vision.

Commissioner Woestehoff questioned an event center was being considered at the hotel.

Mr. Hanson stated the hotel would take advantage of the existing event center and would not be creating similar space. He explained his goal would be to have this project moving forward in the spring or summer of 2019.

The Commission supported this project moving forward.

6.04: Review Concept for 32 Unit Assisted Living and Memory Care Facility in The COR; Case of Suite Living (Hampton Companies)

Presentation

Community Development Director Gladhill presented the Staff Report stating this case is for conceptual review only at the request of the Developer, Suite Living Assisted Living and Memory Care. Nothing in this case should be interpreted as an actual Application or consideration by the City. The City has not made any recommendations on this proposal, and is only responding to information and request. The Developer is considering making an offer on this City-Owned parcel. Before doing so, the Developer wants to better understand the level of support of the City. The purpose of this case was to consider if this was an appropriate use on the parcel, if this was an appropriate design and what questions does the City want answered prior to bringing forward a formal request.

Commission Business

Chairperson Bauer stated residents are seeing a great deal of housing has been added to The COR. He noted the proposed area was not slated to have housing. He asked if there was another area within The COR that was designated for housing.

Community Development Director Gladhill commented the site selection could be further investigated by staff.

Commissioner VanScoy asked if the City had another developer that proposed assisted living by the VA.

Community Development Director Gladhill estimated four or five years ago a developer was looking at a site near the VA and elected not to move forward. He commented further on the vision for the core for the properties surrounding the VA.

Commissioner VanScoy explained he liked the concept being proposed by the applicant but stated the property was guided for retail. For this reason, he would like to see this property remain retail.

Commissioner Anderson agreed with Commissioner VanScoy. He suggested the proposed development be moved closer to the VA.

Joel Larson, Hampton Companies, thanked the Commission for their input. He understood the Commission may not approve of the proposed location and stated he could speak with staff to find another location.

Chairperson Bauer questioned what the typical stay was for residents within the proposed memory care facility.

Mr. Larson estimated this to be three years.

Chairperson Bauer asked why this use needed highway visibility.

Mr. Larson stated he had been in the real estate business for the past 25 years. He discussed how activity and passing traffic would positively impact the proposed use and the clients within the facility.

Commissioner Anderson noted a park was proposed near the VA and stated this may benefit those living within the assisted living facility.

Mr. Larson reported his clients would not be leaving the facility but families visiting may benefit from an adjacent park.

Commissioner Anderson stated he liked the idea of Ramsey having an assisted living and memory care facility.

Commissioner Woestehoff expressed concern that the passing trains may be a concern to the individuals within the facility.

The Commission supported this project moving forward on a different lot.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan and explained the City had requested an extension for the update.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:11 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.