

From: [Tim Gladhill](#)
To: [Tim Gladhill](#)
Subject: RE: Planning Commission Update
Date: Wednesday, March 27, 2019 10:24:36 AM
Attachments: [image001.png](#)
[image002.png](#)

Planning Commissioners:

[Updated to correct April Planning Commission date – **April 4** – my apologies for mixing up meeting dates]

It's been awhile since I've provided a broader update on planning and development. Below are several brief updates of interest.

New Planning Commission Appointments

The City Council made two new appointments to the Planning Commission. Please welcome Torrey Johnson and Eric Peters to the team. We'll have an opportunity to do a more formal introduction over the next couple of meetings. Their terms begin with the April Planning Commission Meeting. Thank you to Patrick Surma and Daniel Onyambu for your service to the Planning Commission.

Riverstone 3rd Addition

The City Council approved the Final Plat for Riverstone 3rd Addition (35 lots). The City Council will still need to approve a Development Agreement. An exact construction schedule is not yet known. The City Council also granted a one year extension to the Preliminary Plat (master plan).

River Walk Village by Village Bank

The City Council reviewed the Sketch Plan for River Walk Village (formerly Itasca Heights, formerly Ridgepoint). The proposal has been slightly modified since Planning Commission review. While the proposal maintained 14 lots (no reduction of two lots), it was reconfigured to ensure required density transitioning and reconfigure Lot 4, Block 1 to avoid a sideways facing dwelling. The City Council was comfortable in sending the updated concept to public comment/workshop. At this stage, review is purely conceptual in nature and non-binding. The revised concept can be found on the [City Council Case](#).

Rivenwick Addition by Paxmar

The City Council reviewed the Sketch Plan for Rivenwick by Paxmar. The proposal has been slightly modified since Planning Commission review. The Developer notes that the auto body

repair shop is no longer interested in the project. The concept still shows this parcel as an auto-oriented user. The layout of the assisted living/memory care facility has been slightly modified to accommodate storm water ponding. The detached townhome area is now proposed as attached townhomes. The City Council was comfortable in sending the concept to public comment/workshop. At this stage, review is purely conceptual in nature and non-binding. The revised concept can be found on the [City Council case](#).

Wills Horse Farm

The City Council approved the [Wills Horse Farm](#) on Highway 47. The project received some press from the [Anoka County UnionHerald](#) as well as [Finance and Commerce Magazine](#). Staff is working on getting hard copies of this articles for those that cannot access the online versions.

Harvest Estates 2nd Addition

The City Council approved the Preliminary Plat for Harvest Estates 2nd Addition. The Final Plat may be reviewed by the City Council as soon as April 4. Construction is anticipated to start this spring.

New Neighborhood Business District

The City Council approved the creation of the new [Neighborhood Business District](#).

Revised Topsoil Standards

The City Council approved relaxing the City's [topsoil standards](#).

Ramsey Gateway/Highway 10 Plan

Staff is nearing the end of a planning study for Highway 10 in anticipation of a large public engagement process this summer. Information can be found online at www.ramseygateway.com. Additionally, the City Council has agreed in concept to [send a delegation to Washington DC](#) this May to advocate for funding for Highway 10.

Retail Recruitment

A key goal for the City Council is to attract new retail, shops and restaurants to Ramsey. The public generally comments on a lack of retail opportunities in Ramsey with a desire to enhance our efforts to attract retail. With that in mind, our Economic Development Manager will be attending the [International Council of Shopping Centers \(ICSC\) Convention](#). This is the premier recruitment tool for retailers across the nation.

City Council Strategic Plan Update

Each year, the City Council updates its Strategic Plan, a one to three year work plan. This has implications to our Comprehensive Plan (20 Year Land Use Vision), as we try to retain consistent goals and strategies. The City Council most recently discussed this plan update on [March 13](#). The City Council will be holding a final workshop on April 3.

Council Legislative Priorities

The City Council also recently established its [legislative priorities](#) (back in February).

Remote Attendance Policy

Planning Commissioners have expressed interest in attending meetings remotely when out of town. Over the last year, Staff has been researching appropriate Statutes and technology needs. In concept, the City Council is generally comfortable moving forward with a new [Remote Attendance Policy](#). This has not yet been officially adopted, and will take some time to implement. There are still a few loose ends. Staff will update the Commission with relevant updates.

Comprehensive Housing Market Study

The City Council has ordered a [Comprehensive Housing Market Study](#) to supplement our housing policy review, especially the Comprehensive Plan and multiple requests for amendments to the Comprehensive Plan to accommodate newer styles of housing (i.e. Riverstone and Paxmar projects).

April Applications

The following are official applications for review at our April 4 Planning Commission

- Hauck Lot Split
- The Sapphire Apartments by PSD, LLC (formerly Parkview West)
- Ace Solid Waste Transfer Station

April Planning Projects

The following planning projects will be forwarded to the April 4 Planning Commission

- 2040 Comprehensive Plan
- Highway 47 Land Use Plan

Pending/Potential Projects

The Planning Commission should be aware of several pending/potential projects. These

projects will generally be on the April 4 Planning Commission for concept review.

- DeltaModTech (150,000 to 180,000 square foot office/industrial building in the Bunker Lake Industrial Park – Hageman Parcel)
- Anderson Dahlen Expansion/Building 2 (office/warehouse adjacent to future public works campus)
- PSD Retail Building (west of Armstrong, south of Sunwood/147th)
- Lennar Townhomes in The COR (NW quadrant)

Dates/Events of Interest

- Saturday, April 6 – EDA Business Expo at Adrenaline Sports Center
- Friday, April 26 – Arbor Day (no formal activities planned)
- May – Building Safety Month
- May 16 – Building Safety Day [tentative]/Contractor Networking Event
- Tuesday, August 20 – EDA Business Appreciation Day
- October – Community Planning Month
- Thursday, October 3 – Community Planning Day [tentative]
- Thursday, November 7, 14, or 21 (TBD) – Business Networking Event

Common Links and Resources

- [City's Agenda Page](#)
- [QCTV Live Stream and On Demand Video](#)
- [Ramsey Comprehensive Plan](#)
- [Ramsey Zoning Code](#)
- [GTS Planning Commissioner Training](#)
- [League of Minnesota Land Use Resources](#)

Please let me know if you have any questions.

Sincerely,



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