
The following are updates of note to the Planning Commission.

DEVELOPMENT PROJECTS

Ace Solid Waste

The City Council approved the Transfer Station Expansion for Ace Solid Waste.

All Seasons Garage Door

The Planning Commission saw this concept for a potential small expansion of this facility located at the intersection of Bunker Lake Boulevard and Basalt Street. The interim expansion was for an expansion of the parking lot, with a potential future expansion of the building. The immediate desire of the business to secure land for future needs, but not an immediate expansion needs. The EDA provided a counter offer to this purchase agreement. The Owner is contemplating this counter offer. The Purchase Agreement is generally on hold at this point, but Staff will continue conversations as long as the parcel is available for sale.

Anderson Dahlen

The Planning Commission has seen this project in concept for a 75,000 manufacturing facility adjacent to the Future Public Works Campus. The City Council has taken several actions to allow the City to sell the land to facilitate this development. The EDA recommended approval of the Purchase Agreement for the sale of the property. The Site Plan will be on the Planning Commission's June Agenda. The City Council is scheduled to consider approval of the project on June 25.

Delta ModTech

The Planning Commission has seen this project in concept for a 175,000 manufacturing/research and development facility bringing nearly 150 jobs to the community in the Bunker Lake Industrial Park. The EDA recommended that the project move into official review related to a request for Tax Increment Financing (TIF). The City Council subsequently accepted the TIF Application and called for a Public Hearing on the TIF Agreement. The Planning Commission will review this site plan at the June 6 Planning Commission. Council is scheduled to consider approval of the project on June 25.

Greenway Terrace 2nd Addition – The COR

Greenway Terrace is a workforce housing development located along Center Street in The COR. A second phase has been contemplated since the initial phase. The Developer is now seeking financing and funding for the second phase. The City Council is being asked to approve 2 actions related to this financing package; 1) extend the Purchase Agreement for a period of 90 days to coincide with the funding application; and 2) support a grant request to the Metropolitan Council. This request is scheduled for May 28. The Planning Commission would likely see the Site Plan after the first of the year.

Green Valley Greenhouse

The City Council approved a Development Agreement and Trail Easement for Green Valley Greenhouse, allowing for future expansion of this facility phased in over several years. Green Valley is planning another expansion of greenhouses this year.

Harvest Estates 2nd Addition – Meadow Creek Builders

Final Approvals have been granted. Land has been sold. Construction has commenced. This was the site of the former municipal center located on Nowthen Boulevard.

LazyDays RV

The project located on the south side of Highway 10 west of Armstrong is substantially complete and is expected to open next week.

Lennar Townhomes – The COR

The Planning Commission reviewed this concept for the northwest quadrant of The COR. Lennar submitted a revised concept consistent with Planning Commission recommendations. The revised concept was reviewed by the EDA, as the parcel is owned by the City. The EDA concurred with the Planning Commission recommendations. Lennar is reviewing the financials of this concept, and will reach out to the City in the near future as to whether they desire to move forward or not.

Riverstone 3rd Addition

This project has been approved, with a Development Agreement under consideration for the May 28 City Council Meeting. Construction is expected to commence mid-June. Additionally, Pearson Park located in this development is expected to be complete later this summer as well.

River Walk Village – Village Bank

The Planning Commission has reviewed this proposed 14 lot single-family subdivision along the Mississippi River at the border with the City of Anoka. The City Council recently approved two grant applications to aide with the \$900,000 cleanup costs of a previous landfill

(brownfield contamination). The Planning Commission will review the Preliminary Plat on June 6. The City Council is scheduled to consider approval of the Preliminary Plat on June 25. Final approvals are expected at the end of July.

June Planning Commission

Although largely noted above, below is a rundown of the DRAFT June 6 Planning Commission Agenda.

- DeltaModTech [TIF Resolution, Site Plan]
- Anderson Dahlen [Site Plan]
- M & G Trailers
- The Sapphire
- River Walk Village
- Rivenwick Lot Split for Suite Living
- Home-Based Yoga Studio
- Village of Sunfish Lake Accessory Building [workshop]
- Rum River Setback Variance
- Preschool [Elmcrest District]

CODE ENFORCEMENT CASES OF NOTE – ZONING CODE AND PUBLIC NUISANCE CODE VIOLATIONS

Ken's Repair and Sales – 15415 Saint Francis Blvd NW

The business predates Ramsey's incorporation as a City and the implementation of our Zoning Code. As such, the business is protected under lawful, nonconforming statutes. In other words, the business can exist as it did lawfully at the time the zoning code changed to no longer allow the use or certain performance standards. These protections are limited to the operation at that time, and do not permit expansion unless allowed by City Code and approved by the City Council. The City has worked with this business over the past several decades to cleanup inoperable vehicles and outside storage. The City will achieve compliance, but the business often expands again over a period of years.

The City Council has been meeting with the Owner to arrive at a solution, which may involve zoning amendments and/or special use permits. The City is seeking additional cleanup of these items before negotiating a compromise.

Tracer Landscape and Concrete – 5751 177th Ave NW

While this previous home-based business has made significant improvements by relocating office and vehicle storage to an industrial facility, the Owner's home continues to allegedly be used as a dispatch center for employees, equipment, and material on occasion. The City receives regular complaints when this occurs. The City Council approved an enhanced enforcement program, consistent with our policies and City Code. Essentially, Staff is now

directed to escalate administrative fines and refer to District Court if this issue remains unresolved. The Planning Commission may recall a Home Occupation Permit Application that was ultimately withdrawn by the Applicant. This is now the third construction season that the City has responded to complaints about this business.

OTHER PROJECTS OF NOTE

Road Reconstruction Funding Options

As the City's infrastructure ages, the City Council continues to discuss various ways to fund reconstruction of existing roads and infrastructure including 1) a combination of General Fund and Assessments [current program], 2) Franchise Fees, and 3) 100% General Fund. Stay tuned for continued policy discussions, as no formal policy direction has yet been provided.

Ramsey Gateway – Ramsey Highway 10/169 Plan

The City continues to progress on its future plans for Highway 10/169 improvements, and is about to embark on a major milestone. The City Council recently sent a delegation to Washington DC, where meetings were held with the offices of Senator Kloubuchar, Senator Smith, Representative Emmer, and Representative McCollum (on House Transportation Committee).

On Wednesday, May 22 and Thursday, May 23, the project team met with business owners in close proximity to planned interchanges at Sunfish Lake Boulevard and Ramsey Boulevard.

A Public Open House is scheduled for Tuesday, June 4 starting at 5:00 p.m. This is open house format, so attendees can come and go as they please. Planning Commissioners are encouraged, but not required to attend this meeting. There are likely future land use implications based on the final vision selected for Highway 10.

For more information, please visit www.ramseygateway.com.

Future Public Works Campus Planning

This topic has been of interest to some Planning Commissioners. The City Council has had a series of meetings to discuss interim and long-term options for immediate space needs in our growing Public Works Department. Consensus of the City Council is to proceed forward with plans and specs for consideration to seek bids for a new facility. There are a number of steps remaining in the process. The current exercise is to better understand actual construction costs. This step does not mean that the City Council is definitively approving a new facility, but an important step in the process in order to make that decision one way or another.

Municipal Water Supply Quality – Manganese Levels

A Minnesota Department of Health (MDH) regular test of our municipal wells discovered

manganese levels above the recommended level. A public open house is scheduled for Thursday, May 30 from 5:00 to 7:00. For more information, please visit the City's [news release](#). All properties in Ramsey should have received a letter on this topic.

City Land Sale Strategy

As the Planning Commission is aware, the City owns multiple development parcels. The City currently contracts with CBRE for commercial real estate brokerage services. The contract originally started in 2014. The EDA and City Council have continued to discuss the most effective way to market our developable parcels (traditional broker, in-house staff, development management services, general marketing). Slight revisions to this program are being recommended, but generally retaining the services of CBRE. For more information, contact Sean Sullivan, Economic Development Manager, at ssullivan@cityoframsey.com or 763-433-9868.

Regional Stormwater Improvement – The COR

The City Council recently approved plans for a new regional stormwater system in The COR to address newer stormwater regulations and proximity to public wells. The Lower Rum River Watershed Management Organization (LRRWMO) implemented a 'volume reduction' requirement that attempts to allow runoff to infiltrate back into the groundwater supply, reducing the demand on the stormwater system and hopefully reducing certain flooding implications. However, when in close proximity to public wells, as is the case within the COR, this infiltration needs to occur in areas further away from public wells. Addressing stormwater on a regional approach also maximizes the development potential of individual sites. The City Council authorized advertisement for bids. Upon receipt of bids, the City Council will consider awarding a contracting and beginning construction.

City Council Vacancies & Elections

The City currently has a vacancy of an At Large Seat, created by the election of John LeTourneau to fill the remainder of the Mayor's Term. Filings are now closed. Two candidates successfully filed before the deadline; Jeffrey Menth and Richard Wulf. An election will be held on August 13.

Due to the resignation of Councilmember Melody Shryock, there is a vacancy in the Ward 3 Seat. Filings are now open for this seat, and filings will close on Tuesday, June 4. The election for this vacancy will occur in November, with a primary in September if needed.

Please note that election timeframes are governed by City Charter and State Statute, including statewide uniform election dates.

For more information, please visit www.cityoframsey.com/165/elections.

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 attended the [International Council of Shopping Centers \(ICSC\) Convention](#) last week. 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 consider adopting this plan on May 28.

STAY INFORMED

Did you know that the City Administrator provides a Weekly Update to the City Council? This information is available online at <http://www.cityoframsey.com/477/Public-Data-Transparency>.

Additionally, the City continues to build its notification center through our website. Find out more at <http://www.cityoframsey.com/list.aspx>.

DATES/EVENTS OF INTEREST

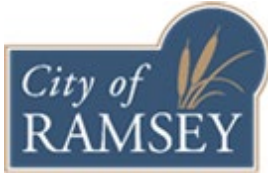
- Tuesday, August 20 – EDA Business Appreciation Day
- October – Community Planning Month
- Thursday, October 3 – Community Planning Day [tentative]
- Thursday, November 7, 14, or 21 (TBD) – Business Networking Event

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](#)

Sincerely,

Tim Gladhill



Tim Gladhill, AICP | tgladhill@cityoframsey.com
Community Development Director
City of Ramsey | Community Development
P: 763-433-9826 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.



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