

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 4, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Cheri Gengler
 Commissioner Torrey Johnson
 Commissioner Eric Peters
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Commissioner Bruce Anderson

Also Present: Community Development Director Timothy Gladhill
 City Planner Chris Anderson
 City Planner Chloe McGuire Brigl
 Consulting Planner Eric Maass

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the Commission in the Pledge of Allegiance.

Chairperson Bauer welcomed newly appointed Commission members Torrey Johnson and Eric Peters to the Planning Commission.

3. CITIZEN INPUT

None.

4. 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, Johnson, Peters, and Woestehoff. Voting No: None. Absent: Commissioner Anderson.

5. APPROVE PLANNING COMMISSION MINUTES

5.01: Approve the Following Planning Commission Minutes:

5.01.1: Planning Commission Meeting Minutes Dated March 7, 2019

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated March 7, 2019.

Motion Carried. Voting Yes: Commissioners Woestehoff, VanScoy, and Gengler. Voting No: None. Abstain: Chairperson Bauer, Commissioners Johnson and Peters. Absent: Commissioner Anderson.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Community Development Director Gladhill stated each year the Planning Commission appoints a chairperson and vice-chairperson. Currently, Commissioner Randy Bauer serves as Chairperson and Commissioner Gary VanScoy serves as the Vice Chairperson. The term of appointment is April 5, 2019 to April 2, 2020. He requested the record reflect that Commissioner Anderson would support Randy Bauer as Chairperson and Gary VanScoy as Vice Chairperson.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to appoint Randy Bauer as Chairperson of the Planning Commission from April 5, 2019 to April 2, 2020.

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

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to appoint Gary VanScoy as Vice Chairperson of the Planning Commission from April 5, 2019 to April 2, 2020.

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

7. PUBLIC HEARINGS

7.01: Public Hearing: Consider Variance and Minor Plat for 16950 Neon Street NW (Project No. 19-105); Case of Jill Arnold

Public Hearing

Chairperson Bauer called the public hearing to order at 7:04 p.m.

Presentation

City Planner Anderson presented the staff report stating on March 1, 2019, the City received an application submittal from Jill Arnold (the "Applicant") for a variance, sketch plan, and final plat for a Minor Subdivision of the property located at 16950 Neon St NW (the "Subject Property"). The Planning Commission reviewed a concept of the proposed Minor Plat back in May of 2018 and generally supported a variance to lot size as it did not appear to alter the essential character of the surrounding neighborhood. Staff reviewed the request in further detail and recommended approval.

Citizen Input

Jill Arnold, 16950 Neon Street, thanked the Commission for their consideration and thanked staff for providing a thorough report.

Commissioner VanScoy asked if the applicant had any concerns with the staff review letter.

City Planner Anderson reported this letter was meant for the surveyor and noted all issues within the letter had been addressed.

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

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

Chairperson Bauer closed the public hearing closed at 7:12 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #19-075 granting a variance to minimum lot size.

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

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-076 granting Final Plat approval for Hauck Addition.

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

7.02: Public Hearing: Consider Multiple Actions for a Proposed Expansion at 6601 McKinley Street NW (Project No. 19-106): Case of ACE Solid Waste, Inc.

- 1. Variance to pavement setback from road right-of-way.**
- 2. Amended Conditional Use Permit.**
- 3. Site Plan Approval.**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:15 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application from ACE Solid Waste, Inc. (the "Applicant") for a proposed expansion of their existing transfer station at 6601 McKinley St NW (the "Subject Property"). The project requires multiple actions by the City, including a variance to off-street parking/maneuvering setbacks, an amendment to an existing Conditional Use Permit, and Site Plan approval. In 2018, the Applicant received approval of a plat that combined two parcels into one as well as a zoning amendment to secure a single zoning designation for the entire parcel. Those previous actions were completed by the Applicant in anticipation of an expansion of their transfer station, which is now moving forward. Staff provided further comment on ACE Solid Waste's requests and recommended approval.

Citizen Input

Commissioner VanScoy asked why the roadway was considered a street when it appeared to be more of a drive access.

City Planner Anderson explained this was a public roadway that provided sole access to a local business.

Commissioner VanScoy questioned why the CUP was being amended.

City Planner Anderson stated this was being done to allow for the expansion of the conditional use.

Dave Wiggins, Division Vice President of ACE Solid Waste, discussed the plans ACE had for this property and noted the changes were being made in response to the closing of the Great River Energy plant in Elk River. He explained this project would assist ACE in providing consistent, high quality services to its residents in Ramsey.

Neil Darthfield, 10801 Direct River Drive in Coon Rapids, asked if ACE would have more solid waste on this property after the closing of the Great River Energy plant and if the odor on the site would become a concern.

Mr. Wiggins reported ACE was currently running the same volumes that would run through the new building. He reported the new building would assist with better sorting and processing

recyclables. He explained the prevailing winds were generally from the north and the west and his intent would be to keep the door on the north closed to alleviate any odor concerns.

Mark Northfield, 10222 Mississippi Boulevard, asked if the ACE property would have an increased volume of trucks coming to and from the site.

Mr. Wiggins reported the number of garbage trucks using the facility would remain the same, along with the number of semi tractor-trailers that were coming to and from the site.

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

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

Chairperson Bauer closed the public hearing closed at 7:31 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #19-081 with findings favorable to the Applicant, granting a variance to the pavement setback from road right-of-way on the Subject Property, contingent upon review and approval as to legal form by the City Attorney.

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

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to recommend that City Council approve an amended CUP and Site Plan for the proposed expansion of the transfer station building on the Subject Property.

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

7.03: Public Hearing: Consider Resolution #19-085 Authorizing Submission of the City's 2040 Comprehensive Plan to the Metropolitan Council

Public Hearing

Chairperson Bauer called the public hearing to order at 7:33 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is for the Planning Commission to consider the City's proposed 2040 Comprehensive Plan

following the required six (6) month adjacent and affected jurisdiction review period. The next steps in the Comprehensive Plan update process is to submit the plan to the Metropolitan Council for their official review. Following Metropolitan Council review and approval the plan would then be brought before the City Council for formal adoption. Staff provided the Commission with a broad overview of the Comprehensive Plan and recommended approval.

Citizen Input

Chairperson Bauer asked if the City of Dayton had commented on the proposed river crossing within the plan.

Consulting Planner Maass noted the City of Dayton had not provided the City with any feedback on the plan but noted the DNR had proposed changes.

Community Development Director Gladhill commented further on the proposed river crossing and noted this connection was being included in surrounding communities' plans. He stated he believed this would assist in moving the connection forward.

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

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

Chairperson Bauer closed the public hearing closed at 7:47 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-085 authorizing Staff to submit the City's 2040 Comprehensive Plan to the Metropolitan Council.

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

8. COMMISSION BUSINESS

8.01: Consider Sketch Plan and Site Plan for The Sapphire (Project No. 18-183); Case of PSD, LLC

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to review a Sketch Plan and Site Plan for a proposed single lot 118-unit apartment building that consists of 1, 2, and 3-bedroom apartments. The proposal includes additional community space, most

notably an indoor pool for residents. Overall, architecture is compliance with underlying regulations, with amendments. Staff reviewed the project in detail with the Commission and recommended approval of the sketch plan and site plan.

Commission Business

Commissioner VanScoy questioned how the large parking lot would be accessed.

Consulting Planner Maass reported the parking lot would be accessed off of 145th Avenue NW through a shared access with Parkview East.

Commissioner VanScoy stated he was concerned with the fact the Town Center was not developing in a Mixed Use manner, which was the original intent. He commented as more and more single uses are approved, the City would be eliminating the chance for any retail or commercial uses in this area. He questioned where retail would be located in the future.

Community Development Director Gladhill reviewed the comments submitted by Commissioner Anderson with respect to this sketch plan. He reported Commissioner Anderson required additional information before he could support the request and recommended action on the item be tabled until this information could be provided to the Planning Commission.

Commissioner VanScoy stated he supported Commissioner Anderson's recommendation to table.

Commissioner Johnson commented he would be abstaining from the vote on this item.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to table action on this item until architectural elevations for all sides of the structure have been submitted to the City of Ramsey.

Further discussion

Commissioner Woestehoff recommended elevations also be included for the parking structure.

Matt Cooker, PSD, thanked staff for providing a thorough report to the Planning Commission. He reported he owned the Parkview East property. He explained he was not aware of the fact he had to provide staff with plans on the parking garage. He stated his company was not known for building junk properties and commented he was surprised the direction this was going. He commented further on the number of parking stalls required reporting this was a big complex.

Commissioner VanScoy commented he did not want to see a monolithic wall. He questioned what architectural enhancements would be made to the parking garages.

Mr. Cooker stated he anticipated the garages would be similar to the Parkview East garages with stone half-way up.

Commissioner VanScoy questioned if the architectural standards had to be addressed at this time.

Community Development Director Gladhill reported the architectural standards were a part of the Site Plan approval process.

Commissioner VanScoy commented without the architectural renderings he would have a hard time offering his support to the Site Plan.

Motion Carried. Voting Yes: Commissioners Woestehoff, Gengler, Johnson and Peters. Voting No: Chairperson Bauer and Commissioner VanScoy. Absent: Commissioner Anderson.

8.02: Review Concept Plan for PSD Retail Pad Site

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a potential development by PSD LLC (the "Applicant") on the property on the southwest corner of 147th Ave NW and Armstrong Blvd (the "Subject Property"). Staff explained the intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?
- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

Commissioner VanScoy asked if the site exit was on 147th Avenue.

City Planner McGuire Brigl reported this was the case.

Matt Cooker, PSD, explained he just sent staff the elevations for this project. He commented further on the retail site he was proposing to construct.

Commissioner Woestehoff stated he believed this was a great concept for this property.

Commissioner Gengler agreed.

Community Development Director Gladhill reviewed comments that were submitted by Commissioner Anderson noting he supported the proposed concept.

8.03: Provide Feedback on Potential Lot Combination at 14671 Sodium Street NW

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to provide a homeowner feedback on a possible lot combination and subsequent detached garage at 14671 Sodium St NW (the "Subject Property"). The owner is proposing a lot combination (replatting) and building a new, detached garage to store his children's vehicles on the subject property. The property owner owns both lots and has done a simple tax combination at the County, but in order to build a detached garage, would need to formally replat the properties. Staff offered the property owner the chance to receive high-level feedback from the Planning Commission before investing in application fees. She commented further on the potential lot combination and requested feedback from the Commission.

Commission Business

Commissioner VanScoy asked if the neighbors had been made aware of the potential lot combination.

City Planner McGuire Brigl reported no formal notifications have been sent to the neighbors. She explained this would occur once the property owner submits an application.

Curt Fulstrom, 14671 Sodium Street NW, stated he lives in an association and reported he has discussed his proposal with the Board. He commented the Board had not expressed any concerns regarding the lot combination. He explained he understood the new garage would have to be stick built and would have to match his home.

Commissioner VanScoy indicated he was having a hard time seeing the proposed garage in this neighborhood. He stated he believed the proposed garage would be completely out of character for the neighborhood and that it would not be well received by the neighbors.

Mr. Fulstrom explained he brought his request to the architectural committee within his homeowner's association and was told the lawyers would need to look over the paperwork, but was not offered any negative feedback.

Commissioner VanScoy stated he would not be able to support this given the fact it would not fit in with the rest of the neighborhood.

Mr. Fulstrom discussed how he was trying to rectify a problem he would have in the future. He explained his kids would soon be driving and he needed additional garage space for them.

Commissioner Woestehoff questioned if the existing garage space would be converted into living space in the future.

Mr. Fulstrom stated originally, this was part of the long-term goals for his home, but noted it would be more cost effective to have living space within the new garage.

Chairperson Bauer reported Commission Anderson had concerns regarding how the new garage would fit into the character of the neighborhood.

Commissioner Johnson indicated he feared how the neighbors would react to the new, very large garage structure.

Commissioner Woestehoff stated there were other lots that had space next to them. He explained he feared that by approving this request, the City would be receiving additional requests for large accessory structures.

Mr. Fulstrom stated the other empty lots were owned by a single homeowner.

City Planner McGuire Brigl asked if the Planning Commission would be more supportive of the proposed garage if it was two-stories and looked more like a house.

Commissioner Johnson stated he could support this.

Commissioner VanScoy commented he would not support it as the character of the neighborhood would be altered and he could not support the large garage.

Community Development Director Gladhill explained the project did not have strong consensus from the Planning Commission. He reported staff could work with the applicant on architectural renderings in concept form. He indicated this item could be further discussed at a future worksession meeting with the neighbors being invited.

The Commission supported moving forward in this direction.

8.04: Review Concept Plan for Anderson Dahlen

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has received a concept plan for a second building for Anderson Dahlen to meet their expanding building needs. This would be a second building/campus on a portion of 14251 Jasper St NW. The site is currently owned by the City, with a majority of the site reserved for a future Public Work Campus. Approximately nine (9) acres is available for industrial development. The intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?

- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

The Commission supported moving this project forward for an official review.

8.05: Review Concept Plan for an Industrial Building at 8200 Bunker Lake Boulevard; Case of DeltaModTech

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide high-level input on a potential industrial use at 8200 Bunker Lake Boulevard. Concept Plan Review is a high-level review of a concept of a proposed development. This step affords the City the ability to provide high level feedback, identify any red flags, and identify pending questions the City would like answered on a more formal review. This step is intentionally more abstract than detailed review. There are multiple steps before project approval. There are no approvals or entitlements provided with this step. The Planning Commission is being asked to review the concept plan due to a pending Tax Increment Financing (TIF) Application. Before embarking on this process, the Planning Commission is being asked to informally weigh in on compliance with the Comprehensive Plan.

Commission Business

Commissioner VanScoy asked if a trail was planned through this area.

Consulting Planner Maass reported this trail was further to the north adjacent to the residential properties. He noted this project would not impact the proposed trail.

Commissioner VanScoy questioned what this business manufactured.

Evan Skebalt, owner of DeltaModTech, explained his business was a custom engineering house. He described the high-end wound care and diabetic products that he has mass produced. He discussed how the proposed building expansion would assist his company with growth in the future. He noted he was overbuilding on office space at this time.

The Commission supported this item moving forward.

8.06: Review Concept Plan for Zeolite/Bunker Townhomes

Presentation

City Planner McGuire Brigl presented the Staff Report stating Lennar (the "Applicant") has sent in a potential concept plan for townhomes in The COR District northeast of the Northstar Marketplace north of Sunwood Drive. The site is approximately 31 acres and is owned by the City of Ramsey. The Subject Property's PID is 28-32-25-22-0058. The intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?
- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

Commissioner VanScoy encouraged the City to consider what areas should be residential and what areas should be retail/commercial.

Chairperson Bauer reported Commissioner Anderson strongly opposed this plan as it did not comply with the 2040 Comprehensive Plan. He commented the south parcel was proposed for retail and believed the north parcel could house townhomes. He recommended these parcels not be developed in haste.

Commissioner Gengler stated she supported the townhomes on the top portion of the development with a retail mixed use on the bottom portion of the development.

8.07: Review Concept Plan for All Seasons Garage Door Potential Expansion

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a potential expansion by All Seasons Garage Door (the "Applicant") on the property located at the northeast corner of 141st Ave and Basalt Street (the "Subject Property"). Concept Plan Review is a high-level review of a concept of a proposed development. This step affords the City to provide high level feedback, identify any red flags, and identify pending questions the City would like answered on a more formal review. This step is intentionally more abstract than detailed review. There are multiple steps before project approval. There are no approvals or entitlements provided with this step. Staff requested feedback from the Commission regarding this request.

Commission Business

Commissioner VanScoy stated he did not have an issue with the proposal.

Mark Northfield, All Seasons Garage Door, explained he was in the process of completing a business succession plan, noting his kids would be taking over the business in the next three years. He discussed how his business had thrived in Ramsey. He requested no time limit be placed on constructing the new building.

Community Development Director Gladhill stated staff did not object to this request and commented on the right of reentry clause that could be written into the Purchase Agreement.

Commissioner VanScoy stated he was pleased to see this business expanding in the City.

Chairperson Bauer explained Commissioner Anderson supported the proposed request.

8.08: Review Draft Highway 47 Land Use Plan

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review the draft Highway 47 Land Use Plan. The Highway 47 Plan was a goal of the City Council as part of its Strategic Plan to provide specific recommendations to improve the image of the corridor, but does not provide any specific traffic control measures. The City Council's current draft Strategic Plan Update does include a traffic study, incorporating previous alternatives and recent project approvals. With this current land use plan, the City was specifically looking for tools to make the Highway corridor more pleasant and attractive to residents and drivers. Staff worked with residents in 2018 to garner feedback on the plan. The draft plan focuses on three specific nodes along Highway 47, which are the North End, Elmcrest District and Bunker/47.

City Planner McGuire Brigl stated please note that this plan includes recommendations for landscaping and buffering; Staff is currently working with MnDOT for a landscaping program along the existing noise wall between Nowthen Boulevard and Alpine Drive. This program is already approved and funded by the City as of 2018, and staff anticipates that the landscaping will be put in this year. This was a large component of the effort to improve the image of Highway 47, but is being handled separately from this longer-range planning document. Staff is looking for general feedback on the plan, specifically on the action items related to each node. Staff will come back with a designed document ready for publication after updating the draft to include Planning Commission's recommendations.

Commission Business

Chairperson Bauer supported improvements being made at Bunker Lake Boulevard and Highway 47, with respect to the turn lanes.

Commissioner Gengler suggested pedestrian improvements also be made at this intersection.

Commissioner VanScoy recommended pedestrian crossings at all intersections along the Highway 47 corridor be considered in order to improve overall safety.

Chairperson Bauer recommended the sign by the turn lane at the fairgrounds be reposted to discourage cars from passing on the right.

Community Development Director Gladhill stated this would be a great topic for the Council to discuss jointly with the City of Anoka.

9. COMMISSION / STAFF INPUT

9.01: Receive Development/Planning Commission Update

The Staff Update was noted.

9.02: Receive Update on River Walk Village (6080 Highway 10); Case of Village Bank

The Staff Update on River Walk Village was noted.

9.03: Zoning Bulletins

Zoning Bulletins were noted.

10. ADJOURNMENT

Motion by Commissioner Peters, seconded by Commissioner Johnson, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:12 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.