

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 6, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Torrey Johnson
 Commissioner Eric Peters
 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
 Planning Consultant Eric Maass

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 Johnson, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Work Session Meeting Minutes Dated April 4, 2019

Planning Commission Meeting Minutes Dated April 4, 2019

Commissioner Anderson noted that he attended the worksession via video and was not available for the regular session and therefore will abstain from the regular session.

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Work Session Meeting Minutes dated April 4, 2019.

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

Motion by Commissioner Gengler, seconded by Commissioner Johnson, to approve the following minutes as presented: Planning Commission Meeting Minutes Dated April 4, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Dr (Project No. 19-115); Case of Wendy Gutknecht

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to recommend that the City Council adopt Resolution #19-126 approving a Home Occupation Permit for a yoga studio at 14941 Juniper Ridge Drive NW.

Citizen Input

Wendy Gutknecht, 14941 Juniper Ridge Drive NW, stated that she is an elementary school teacher and currently works at two yoga studios. She stated that she has received interest from people in her neighborhood about going to a smaller studio to begin yoga. She thought that this would be a nice way to get more people comfortable with yoga.

Chairperson Bauer asked if the applicant is comfortable with the suggested changes by staff.

Ms. Gutknecht confirmed that she is in agreement with the staff recommended changes.

The attached letter was received from John and Joan Newbolt at 14950 Juniper Ridge Drive NW.

Linda Schlueter, 15011 Juniper Ridge Drive NW, stated that she watches her grandchildren, who are learning to ride bikes on the road. She stated that perhaps there could be a sign for traffic to say there are children at play and encouraging drivers to drive slowly.

Chairperson Bauer stated that seems to be a general safety concern for the neighborhood and not directly related to this issue. He stated that the item could be passed to the Public Works Committee.

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

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

Chairperson Bauer closed the public hearing closed at 7:10 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW with the conditions recommended by staff.

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

Commissioner VanScoy asked if formalized action would be needed to consider the requested sign.

Community Development Director Gladhill noted that staff will forward that request to the Public Works Director.

5.02: Public Hearing: Consider Request for Conditional Use Permit to Operate a Preschool at 6013 167th Avenue NW (Project No. 19-117); Case of Valerie Phillips

Public Hearing

Chairperson Bauer called the public hearing to order at 7:12 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation to approve of the Conditional Use Permit to operate a preschool on the subject property.

Commissioner VanScoy asked if approval would be contingent upon conformance to the outcome of the inspections.

City Planner Anderson confirmed that is one of the recommended conditions of approval.

Citizen Input

Valerie Phillips, 14211 Argon Street NW, stated that she has been teaching for 31 years and noted that this would be a Montessori preschool.

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

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

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #19-132 granting a Conditional Use Permit to operate a preschool on the subject property.

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

5.03: Public Hearing: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Emily and Andrew Gilbertson

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

City Planner Anderson presented the staff report and recommendation from the EPB to approve the requested variance.

Chairperson Bauer stated that it appears the neighboring property owner at 15641 appears to be less than 100 feet and also appears to be four to five feet higher than this structure and asked for details on the floodplain.

City Planner Anderson provided details on the floodplain.

Commissioner Anderson asked if there is a second flood on the accessory structure.

City Planner Anderson replied that there would be a bonus room, which is not an actual second story but qualifies as an attic and is additional storage space. He stated that the applicant modified their building plan to ensure that space would not qualify as a second story. He confirmed that would not be livable space.

Commissioner Anderson stated that the back of the garage is close to the tree line and asked if that would be okay.

City Planner Anderson replied that the garage is about 20 feet from where the bluff starts to slope down to the river.

Citizen Input

Andrew Gilbertson, 15637 Juniper Ridge Drive NW, stated that he is just looking for extra storage space. He stated that he approached the neighbor to the west to ask if he would like additional trees planted and that neighbor did not request additional trees.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to close the public hearing.

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

Chairperson Bauer closed the public hearing closed at 7:30 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to adopt Resolution #19-123 granting a variance to setbacks from the OHW and bluff line of the Rum River for the construction of a detached accessory building on the subject property.

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

5.04: Public Hearing: Review Multiple Items Related to River Walk Village Preliminary Plat; Case of Village Bank (Project #18-163)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:32 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to adopt Resolution #19-099 approving variances for cul-de-sac length and bluffline setbacks, to recommend that the City Council adopt Resolution #19-098 approving the preliminary plat and Comprehensive Plan amendment, and to recommend that the City Council introduce Ordinance #19-10 rezoning the subject property from R-1/E-1 to R-2 Detached Villas, contingent upon successful trail relocation and dedicated outlot for the trail.

Commissioner Anderson asked where the Mississippi River is in relation to the plat. He asked if the DNR has any issue with the location of the stormwater pond. He stated that he would have an issue with that location because he could envision runoff going into the Mississippi.

City Planner Anderson replied that the stormwater pond is within the flood fringe area. He stated that staff did reach out to the DNR and the DNR responded that there is nothing that would prohibit the placement of a stormwater pond within the flood fringe area.

Commissioner Anderson asked if there are trees or plantings along the backside to prevent erosion.

City Planner Anderson referenced the updated tree preservation plan, which retains tree cover and canopy closest to the river.

Commissioner VanScoy asked which lots would have a setback variance.

City Planner McGuire Brigl identified lot five, block 3, which requires a setback variance for the back corner. She confirmed that the resolution would identify that lot specifically.

Citizen Input

Don Kveton, 5750 177th Avenue NW, stated that they have been working on this piece of land for the past seven years. He noted that the contamination was found during that time which has made this process more challenging. He stated that he has lost over \$750,000 on this project thus far. He noted that it is a beautiful piece of land and they are attempting to develop the property and create taxable income. He noted that it will cost about \$1,000,000 to remove the contamination and take this to the development level.

Commissioner VanScoy asked for details on the grants that are being applied for.

Jim Crawl, Carlson McCain, stated that they have been working with the applicant on the environmental part of the project. He noted that the City Council adopted a resolution in support of the grant applications, which were submitted on May 1st, 2019. He stated that they should be made aware of the outcome sometime during July 2019.

Vicky Chanler, 6224 Rivland, stated that this block ends in a cul-de-sac and this proposal would add 14 homes. She noted that this area is part of the Mississippi River Trail and therefore those users are on the roads. She believed that this is too many homes. She noted that the previous case for the yoga studio was cut from her requested eight students to four students and was unsure how the City could allow 14 homes. She understood that the bank has lost money on this project but noted that it is not the responsibility of the City to help make up that difference. She noted that this parcel lies between the Mississippi River and the creek. She believed that it would be wrong to put this many homes on that parcel. She believed that the Commission should visit the parcel to get a better understanding. She noted that this would have a large impact on the community of existing residents. She was unsure how that amount of traffic could be supported on the roadway. She stated that she is not opposed to homes being built on the parcel, simply the number of homes proposed.

Commissioner VanScoy stated that when he looks at this request, he also considers the clean-up of the site that needs to be done.

Ms. Chanler stated that she has been at her home for 19 years and most of the residents have lived in that area for long periods of time. She noted that it is a private, quiet neighborhood. She stated that it is her understanding that the debris on that site was construction debris from the previous owner that constructed the homes in the area. She stated that there is nothing visible, the debris is all buried underground.

Commissioner VanScoy asked if Ms. Chanler is concerned with the contamination.

Ms. Chanler stated that the issue has been talked about between the neighbors and no one is concerned with the debris on that site. She did not believe that there is anything harmful onsite and that it is just a lot of debris that would need to be dug out and removed from the site.

Commissioner Anderson asked how many homes the resident would be comfortable with.

Ms. Chanler stated that she would be comfortable with three or four homes, which is typical for a cul-de-sac.

Jennifer Shoemaker, 6150 Rivland Avenue, stated that her home is directly next to this parcel. She stated that she has been very involved in this process as the result will directly impact her family. She stated that they moved from downtown Anoka to this quiet neighborhood in Ramsey on the Mississippi River. She stated that several years ago the bank decided to develop this property, cut the trees down and dug up the land before deciding that they could not move forward because of the contamination. She noted that the bank left the property in that condition, which increased noise and visibility to Highway 10. She stated that the Mississippi River Trail was then extended through the neighborhood, noting that the road does not have sidewalks or bikeways and therefore the road is part of the trail. She noted that this project would hugely impact this neighborhood. She explained that currently the neighborhood has 17 homes in entirety. She stated that the houses proposed are large homes, over 2,000 square feet, with small lots. She encouraged everyone to walk down through the area to get a better feel for the

neighborhood and what the bank did to the property. She stated that the contamination has been there for years, noting that you cannot see the buried construction debris. She noted that wildlife often walk through that property and 14 homes would change the character of the neighborhood. She stated that she is pleased to see that the tree preservation plan has been revised to save trees. She felt that this project is getting pushed through under the guise that the site needs to be cleaned up. She stated that if the site ends up not being developed, that is not the problem of Ramsey residents. She noted that something being left out is the request for the City of Ramsey to contribute towards the clean-up if the grant funds are awarded. She stated that she would have a problem with the City contributing funds to help a bank develop its property. She stated that this is the bank's problem, not the City's problem, and not the problem of residents. She suggested that perhaps the City swap land with the bank and let the land remain natural as an entrance to the trail. She stated that adding 14 homes would be ridiculous.

Scott Shoemaker, 6150 Rivland Avenue, stated that if an extension is being added to the neighborhood, it should follow the character of the existing neighborhood. He stated that this extension would double the size of the neighborhood on half the space. He stated that this is an odd shaped piece of land and the developer is routing the street in order to fit the most houses rather than placing homes logistically. He referenced the holding pond, noting that the flood fringe has been under water every year that he has lived in his home and therefore the holding pond will overflow and run into the river.

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

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

Chairperson Bauer closed the public hearing closed at 8:04 p.m.

Commission Business

Mr. Kveton stated that he has met with the Shoemakers a number of times and is aware of their concerns. He stated that over the years they have sold the property multiple times. He noted that a previous request was for senior housing, but noted that would have generated additional traffic; another request is for commercial/industrial, which he did not feel would be fair to the neighborhood; and noted that this residential option appears to be the best option for the neighborhood. He provided an example of this housing product being constructed in Blaine. He stated that this is a beautiful site and would be maintained by an HOA. He stated that typically the buyer for this product is a person in retirement and would not generate a lot of traffic.

Commissioner VanScoy referenced the contamination, noting that residents in that area do not have an issue with the contamination. He stated that the comment has been made that it would cost \$1,000,000 to clean-up the site. He asked for details on the need to clean-up the site as some people do not think it is necessary. He asked for details on the nature of contamination and the rationale for removing the debris.

Mr. Kveton stated that they were working on a previous project and the contamination was discovered and the project was shut down by the City.

Community Development Director Gladhill stated that there are contaminated soils near the Mississippi River and therefore there is a benefit to cleaning up the site. He stated that they have explored every option and if anything is going to be developed on the site, that material needs to be excavated and removed from the site. He stated that is not aware of the logistics of leaving the site in its current conditions and not developing. He confirmed that for anything to be developed on the site that material would need to be removed and hauled offsite.

Commissioner VanScoy asked and received confirmation that the same clean-up activity would be needed regardless of whether it is four homes, or 14 homes being constructed.

Community Development Director Gladhill confirmed that the material would need to be removed if anything is going to be developed on the site. He stated that because there is a Comprehensive Plan amendment, zoning amendment, and variance request the City has a large amount of discretion. He stated that the Council wrestled with the concept of allowing 12 or 14 homes but noted that with either number there would still only be one residential property backing up to an existing residential property.

Chairperson Bauer asked how many lots could be developed if the zoning remained R-1.

City Planner McGuire Brigl replied that six or seven lots would be allowed under R-1.

Commissioner Woestehoff noted the delineated tree lines, noting that everything included in the plan is compliant with the R-2 requirements with the exception of the corner of the one lot that requires a variance.

City Planner McGuire Brigl stated that the density is actually slightly lower than R-2, noting that the lot sizes comply but because of the overall size of the property the density figure is lower.

Community Development Director Gladhill noted that some areas will be removed from the overall density calculations and the plat would meet the R-2 density.

Commissioner Johnson stated that he has seen the area and believes that this would be a great fit for the parcel. He noted that he lives on a cul-de-sac and there are 38 homes on his cul-de-sac. He stated that his neighborhood has children riding and a bike trail and there have been no issues with safety. He referenced the comment that was made to possibly donate the land to the City and noted that the donation would be of contaminated land that the City would then need to clean up.

Ms. Chancler stated that she was under the impression that the site would only need to be cleaned up if something is going to be built.

Commissioner Johnson stated that if the land is donated for a park, people would most likely not want a park on contaminated soils.

Community Development Director Gladhill noted that development of a park would still trigger the need to clean-up the site.

Commissioner VanScoy asked for details on the nature of the contamination and the reason it is important to remove the material.

Jim Crowl stated that they have learned that there was uncontrolled dumping on the site between 1953 to 1970. He stated that there is about 32,000 cubic yards of material and about 16,000 cubic yards of that material is debris. He noted that because of the nature of the dump materials there is additional soil that would need to be removed because of the leaching that occurs over time. He stated that there are impacts to groundwater that can occur and in some test pits on the site the waste material is in contact with the water table.

Commissioner VanScoy stated that there have been comments from residents stating that this is not an issue for them because they cannot see visual impacts. He noted that he is very concerned with the contamination.

Jim Crowl stated that they will also look at soil vapor during this process to determine if there are potential vapors being generated. He stated that this is not just the consultant/engineer working with the bank and City. He explained that all the clean-up activities are being completed in conjunction with the Minnesota Pollution Control Agency (MPCA). He noted that a Response Action Plan has been developed and approved by the State of Minnesota.

Commissioner VanScoy referenced a comment that was made relating to the Mississippi Trail and the segment that goes down this street. He asked if there is any consideration to installing a bike trail or adding a sidewalk to the existing neighborhood.

City Planner McGuire Brigl stated that the City will require a sidewalk on one side of the development, noting that staff recommends that it be added to the southside of the development. She noted that a bike trail has not yet been discussed.

Commissioner VanScoy stated that when the trail exits the new neighborhood it would still empty onto the existing street. He asked what could be done to resolve that issue for the existing neighborhood.

Community Development Director Gladhill noted that the Public Works Committee could review that element. He explained that the Mississippi River Trail is a combination of off-road trail and on-road trail. He stated that staff can solve and make requirements for the proposed development and speak with public works for the segment through the existing neighborhood.

Commissioner VanScoy stated that the prior recommendation from the Commission was 12 lots, while the City Council supported 14. He asked for input on that decision.

Community Development Director Gladhill stated that the Council discussed the difference in impact between 12 and 14 lots for those adjacent to the development. He stated that additional units are not being added adjacent to existing residential, as those lots are more internal to the site. He stated that some of the Councilmembers were hesitant to support 14 lots but wanted to have additional input from the public. He stated that it would be reasonable to consider perhaps 13 lots, which would eliminate the need for a variance. He explained that the Council supported 14 lots for discussion and finding additional details. He stated that the Council was interested in the rational if 12 lots are supported, as the impact to the neighborhood would not be different.

Commissioner VanScoy asked if the potential access from Highway 10 made a difference.

City Planner McGuire Brigl explained that because that was able to be removed, the lot should be able to meet the 50-foot standard.

Commissioner Anderson stated that he does not like the idea of 14 lots as he believed that is too big for the neighborhood. He also did not think City money should be spent on the clean-up. He stated that he would like to see the cul-de-sac eliminated but recognized that there is no way to connect to another roadway. He did not believe that this project as proposed is suitable for the neighborhood.

Commissioner Woestehoff asked if there has been input as to whether this application would continue under R-1, if the rezoning to R-2 is denied.

Mr. Kveton replied that the project would not be financially feasible to develop under R-1. He explained that even with 14 lots, the bank would still not make its money back. He explained that the site needs to be cleaned up and he believed that this would be the best option with the existing neighborhood.

Commissioner VanScoy commented that in other situations where there is a transition from R-1 to industrial areas, the City has considered higher density residential as a transition and therefore he does not see this proposal as unacceptable. He understood the concerns of the residents but noted that there has been a significant attempt to work on that transition between R-1 and R-2. He stated that the contamination has to come out and is a significant concern. He stated that activity needs to be funded somehow and the community has a responsibility to public safety, not just for Ramsey but for the surrounding communities as well. He stated that he does not see a difference in 14 lots compared to 12. He noted that the issues he had previously (clear cutting, buffering, transitioning) have been addressed. He stated that he is concerned about the fact that the Mississippi Trail goes down an existing street but acknowledged that is not a part of this application. He stated that he would support the proposal.

Chairperson Bauer suggested that the Preliminary Plat be considered first, as the variances would not be applicable if the plat is not approved.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas, Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail.

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

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to approve Resolution #19-099 Approving Variances for Cul-de-sac Length and Bluffline Setbacks.

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

5.05: Public Hearing: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction, Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 8:36 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommended approval of Resolution #19-100 granting a variance for a private, commercial well and septic system on the subject property and also supported the Planning Commission recommending that the City Council adopt Resolution #19-122 granting a Conditional Use Permit and approving the Sketch Plan and Site Plan.

Commissioner Anderson asked if this is City property or privately-owned property.

City Planner McGuire Brigl replied that the property is privately owned.

Commissioner VanScoy noted that the septic area had been identified and asked where the applicant intends to put a well.

The Applicant stated that the well was south of the building on a parking island.

Commissioner VanScoy acknowledged the work being done to improve traffic on Highway 10. He asked if there is a desire to add an additional access onto the roadway.

Community Development Director Gladhill noted that the City would not have control over that element. He stated that it is not ideal but in the future access may be provided from the back of the parcel. He stated that there is not yet an approved plan for this section of the Highway 10 corridor.

Commissioner Anderson asked if there has been discussion on moving the weigh station.

Community Development Director Gladhill noted that has been a part of the Highway 10 planning effort but unfortunately MnDOT does not have plans or desires to relocate the weigh station or rest stop.

Citizen Input

Paul Stone, 2181 107th Lane in Blaine, stated that the well would be located on the south side of the building and identified the proposed location.

Eric Nathe, Riverside Farms in Elk River, stated that stretch of Highway 10 is horrible. He stated that he is one of three farmers that use Highway 10 every day. He stated that he has been on the highway when trailers are being unloaded and it is not simple. He stated that he has purchased a trailer from M&G and supports the business, he simply believed that there should be a better entrance to the business to allow sufficient space for trucks and semis accessing that site. He stated that he would prefer to have two accesses. He did not see the point of requiring a holding pond on the property.

Community Development Director Gladhill noted that the stormwater pond is required to treat the runoff from the impervious surface. He stated that the business has been informed not to park on the shoulder/right-of-way from the DOT.

Mr. Nathe stated that he does not have a problem with the request but believes that the trucks attempting to access the site will have problems. He stated that if the holding pond were moved to the back corner that would provide additional space for a second access.

Chairperson Bauer noted that the State controls Highway 10 access and it would be unlikely that DOT would support a second access.

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

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

Chairperson Bauer closed the public hearing closed at 8:50 p.m.

Commission Business

Commissioner Anderson asked if there would be a deceleration lane or right turn lane to access this site.

City Planner McGuire Brigl stated that the application has been submitted to MnDOT for review, but comments have not yet been received.

Commissioner Anderson stated that he would strongly recommend a turn lane for the access.

Commissioner Woestehoff asked if any recommendation would contingent upon the tree preservation plan.

Chairperson Bauer confirmed that the Conditional Use Permit would be contingent upon completion of that action.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-100 Granting a Variance from the Requirement for City Utilities on the Subject Property.

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

Motion by Commissioner Peters, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-122 Approving a Conditional Use Permit, Site Plan and Sketch Plan for M&G Trailer.

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

6. COMMISSION BUSINESS

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

Presentation

Community Development Director Gladhill presented the Staff Report and recommendation to approve of the site plan contingent upon compliance with Staff Review comments.

Commission Business

Commissioner VanScoy referenced the recommendation related to restoring the dog park, removing nine parking spots and asked for additional input.

Community Development Director Gladhill noted that was an advisory comment, not something that could be required, in attempt to increase greenspace and reduce impervious surface.

Commissioner Woestehoff asked if there would be plantings between the sidewalk and garages.

Community Development Director Gladhill noted that there would be landscaping in that area but noted that an additional comment could be added requesting additional plantings in that area. He stated that additional pedestrian seating could also be requested in return for allowing the garages.

Matt Kuker, PSD LLC, provided additional details on the proposed boiler system, noting that there would be thermostat controls in every apartment. He stated that this would be phase two, noting that the original intention was not to sell Parkview East. He stated that they did feel the need to change the model and materials to prevent two identical buildings with two different owners. He stated that there is an issue with the magic-paks for HVAC and that is why those are not proposed to be used. He explained that his HVAC consultant has stated that the boiler system is 18 to 20 percent more efficient than the magic-paks. He stated that he could look into painting the screens. He referenced the comment asking for a higher quality building but noted that Affinity was allowed to use block on the entire first level. He stated that he has used a lot of stone to enhance the appearance. He stated that Parkview remains full and he has never received complaints on the HVAC unit. He believed that the City should instead focus on the big picture and the \$16,000,000 to \$17,000,000 investment they are attempting to bring to Ramsey.

Chairperson Bauer referenced the back of the garages abutting the street and asked if the applicant would be open to tree plantings.

Mr. Kuker confirmed that there is an updated plan that includes those plantings.

Commissioner VanScoy stated that he would prefer having the garages internal to the site rather than along the street and asked the rationale for the proposed placement.

Mr. Kuker stated that he would assume it is the best use of space for egress and access into the units.

Commissioner VanScoy asked the total number of units and parking spaces.

Mr. Kuker replied that there would be 118 units and 2.7 parking spaces per unit, which is a duplication of Parkview East. He explained that he often drives past the apartment complex after work to count the number of open stalls to determine if the facility was over parked or under parked. He stated that there were three times the previous year when only four or five stalls remained open and therefore it appears that calculation was a good fit.

Commissioner VanScoy stated that it appears to be a lot of parking. He noted that the proposed application appears to have more parking stalls.

Mr. Kuker replied that this would have the same parking ratio but would include more surface parking as there are less tuckunders.

Commissioner VanScoy stated that the desire is to keep this area pedestrian oriented. He asked if benches could be placed along the back of the garages.

Mr. Kuker confirmed that he would be open to pouring concrete bases off the sidewalk to allow for benches and trash receptacles.

Commissioner VanScoy stated that the plan looks great, his only concern would be the garages along a public street.

Mr. Kuker acknowledged the concern. He stated that although the garages will be along a street, it is not a major street. He stated that once the hotel is constructed, most people would not travel that road or notice the garages. He stated that it would be similar to the back of Parkview East.

Commissioner Gengler asked for clarification on the term SEER.

Mr. Kuker explained that is the seasonal energy efficiency rating, which is how cooling is rated.

Commissioner Gengler asked if the more traditional window units are more efficient than magic-paks.

Mr. Kuker stated that over the course of the year he would agree. He stated that he would like to see the issues with the magic-paks resolved.

Commissioner Gengler asked for options that could be used for screening the units.

Mr. Kuker stated that the cooling fence could not be blocked but perhaps the shield inside could be sprayed to match the building materials rather than remain silver.

Commissioner Anderson stated that he likes this look but also likes the ability to slip an air conditioner into a room. He stated that if the outside would look like the picture, he would support that. He noted that the grill on the outside is pleasing.

Community Development Director Gladhill noted that open to the same setup as Parkview East, but with a better job of blending the units with the surroundings.

Mr. Kuker stated that he did not think a through wall could go into the application.

Commissioner Anderson stated that he was not thrilled with the units hanging outside the building.

Commissioner Woestehoff stated that although he is also not thrilled with that aspect, he acknowledged how flexible and cooperative the applicant has been throughout this process. He stated that in his opinion he is comfortable with staff following up and cooperating with the applicant and approving the request contingent upon that cooperation.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council approve of the site plan contingent upon compliance with Staff Review comments, plantings behind the garages, benches or pedestrian sitting areas behind the garages, and for the developer to work with the City on the development of a pleasing air conditioning unit façade.

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

6.02: Consider Updated Sketch Plan for Rivenwick (Project #19-102); Case of Paxmar

Presentation

Planning Consultant Maass presented the Staff Report and recommendation to approve of the sketch plan contingent upon compliance with Staff Review, specifically that the multifamily residential property shown north of 139th Lane NW and south of Highway 10 be revised to show a second commercial pad.

Commission Business

Commissioner Anderson asked if this would only apply to the R-3 section or the entire plan.

Planning Consultant Maass noted that this would be the entire concept plan and the R-3 section specifically would come forward for formal review in the future.

Commissioner VanScoy stated that the staff recommendation changes the proposal and asked how that was received.

Allen Roessler, 2150 Cutters Grove in Anoka, stated that this is basically the same sketch that was previously presented with the only change swapping the R-2 and R-3 parcels. He noted that Suite Living would like to move forward now and that is the reason for the change, as there are not other users yet for the other two uses.

Commissioner VanScoy asked if the applicant is comfortable with the recommendations from the City.

Mr. Roessler stated that he was a bit confused as the previously approved concept included 80 percent residential and 20 percent commercial and they would like that percentage rate to remain.

Community Development Director Gladhill clarified that the previous concept had R-2 against R-2, whereas this concept has R-2 between Suite Living and the commercial. He noted that this concept would place Suite Living against the existing R-2.

Chairperson Bauer explained that typically you try to transition between zoning districts rather than placing low density between high density and commercial.

Mr. Roessler replied that Suite Living is not traditional high-density housing. He stated that if this does not fit, they would not find a buyer for the residential parcel. He stated that there have been a lot of residential developers interested in this layout.

Community Development Director Gladhill noted that the zoning decision does not need to be made at this time and Suite Living could move forward as proposed.

Mr. Roessler stated that although commercial development would be preferred, this layout is the most likely outcome based on the market.

Chairperson VanScoy stated that if the Commission were to say they would prefer commercial and there is a developer in the future that would like to create R-2, would there then be an issue that could not be resolved.

Community Development Director Gladhill noted that this is a sketch plan and therefore the Council will use this input as feedback. He stated that this would not provide a zoning or site plan approval. He noted that further review would be done if this moves forward in formal application.

Commissioner Anderson asked if Suite Living would be located in B-2 or R-3.

Mr. Roessler stated that Suite Living would be R-3 and commercial would be B-2, while the R-2 would most likely be townhomes. He stated that once a user or buyer is found, a more concrete plan would come forward. He stated that he does have multiple residential developers interested in this proposed layout.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council approve the sketch plan contingent upon compliance with Staff Review.

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

6.03: Consider Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either

through a revised site plan or through a variance as well as overall compliance with Staff Review comments.

Commission Business

Commissioner Woestehoff stated that a comment was made that the current design does not meet the 60-foot setback.

Planning Consultant Maass confirmed that the 60-foot buffer yard requirement is not met and noted that the current proposal has a distance of 40 feet.

Commissioner VanScoy asked if there is a graphic showing this plot inside of the larger plot.

Planning Consultant Maass displayed the larger aerial and identified the proposed location for the building.

Chairperson Bauer asked if the access would be provided off Bunker Lake Boulevard.

Planning Consultant Maass confirmed that the access would be off Bunker Lake Boulevard and would be shared with another future industrial user.

John Kinghorn, Kinghorn Construction, referenced the setback issue and noted that they are willing to work with the City but would be pursuing a variance to keep that 40-foot setback. He noted that screening and landscaping would be increased in that area.

Community Development Director Gladhill noted that staff is supportive of the variance. He noted that the likelihood is that in the future that residential property would be rezoned to the E-3 district. He stated that there was already one attempt to rezone that residential property. He did not want this project to be delayed because of an issue or delay with the adjacent property.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council approve the site plan contingent upon compliance with the 60-foot residential buffer yard setback either through a revised site plan or through a variance as well as overall compliance with Staff review comments.

Further discussion

Commissioner VanScoy stated that he understands that staff believes the residential parcel will eventually be rezoned but noted that has not been done to this point and confirmed that a variance would be needed in the future. He stated that he did not like that concept.

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

Commissioner VanScoy stated that he believes that this is a great project but simply does not like the variance.

6.04: Consider Site Plan for Anderson Dahlen (Project #19-109); Case of Anderson Dahlen

Presentation

Planning Consultant Maass presented the Staff Report and the recommendation to approve of the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Johnson, to recommend that City Council approve the site plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Chairperson Bauer stated that the July meeting will need to be rescheduled due to the July 4th meeting.

Community Development Director Gladhill noted that he will contact the Commissioners to determine the best date to reschedule.

7.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.