

**From:** [Tim Gladhill](#)  
**Subject:** July 2019 Planning Commission Updates  
**Date:** Thursday, August 1, 2019 6:10:32 PM  
**Attachments:** [image001.png](#)  
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The following are items of interest to the Planning Commission.

## **DEVELOPMENT PROJECTS**

### Ace Solid Waste

The City Council approved the Transfer Station Expansion for Ace Solid Waste. The project is working through final plan revisions and expects to break ground soon.

### Anderson Dahlen

The City Council approved this [75,000 +/- square foot manufacturing facility](#) adjacent to the Future Public Works Campus. The Developer is working through final plan preparations and submittal of Building Permit. Construction is anticipated for later this year, but could slide into early 2020.

### Armstrong West Retail Mall

The City Council [approved this project](#).

### Delta ModTech

The City Council approved this [220,000 +/- square foot manufacturing/research and development facility](#) bringing nearly 135 jobs to the community in the Bunker Lake Industrial Park. The Council also approved a Tax Increment Financing (TIF) Assistance Package. The City Council also approved an appeal to the Variance denial, as the Developer provided additional information and background at the appeal. The project is expected to start construction later this year.

### Gutknecht Home Occupation

The City Council [approved this request](#).

### Harvest Estates 2<sup>nd</sup> Addition – Meadow Creek Builders

Construction on the public improvements has completed and Building Permits are now being issued. This was the site of the former municipal center located on Nowthen Boulevard.

### Highway 10 Community Signs

The City Council approved upgrades/rebranding of the Highway 10 Community Signs (Ramsey Boulevard and Rail Station). View the [City Council Case](#) for more details.

### M & G Trailer

The City Council [approved this project](#).

### Name Brand Self Storage

The City Council [approved this project](#).

### Phillips Preschool

The City Council approved this request for a [daycare/preschool in the Elmcrest District](#) (167<sup>th</sup> Avenue/Highway 47).

### Ramsey Storage Center

The City Council [approved this project](#).

### Ramsey Woods

The City Council [approved this minor project](#).

### Riverstone 3<sup>rd</sup> Addition

This project has commenced. Additionally, Pearson Park has now been completed, and the Parks and Recreation Commission recently held a Groundbreaking Ceremony.

### River Walk Village – Village Bank

The City Council [approved the Preliminary Plat](#) for this 14 lot single-family subdivision. Additionally, the Metropolitan Council recently awarded over \$900,000 for cleanup costs of a previous landfill (brownfield contamination). The City Council is scheduled to consider Final Plat Approval and Grant Agreement at the August 27 City Council Meeting.

### The Sapphire

The City Council [approved this 117 unit multifamily building](#) in The COR.

### Suite Living Assisted Living and Memory Care

The City Council [approved this 33 unit project](#) on the south side of Highway 10 between

Sunfish Lake Boulevard and Ramsey Boulevard.

## **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 recently approved in concept a [compromise settlement](#) that allows the main activity to continue, but with reduced outside storage and additional screening/parking surfaces.

### Tracer Landscape and Concrete – 5751 177<sup>th</sup> 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. In July, the Owner appealed the violation, which will be heard on August 16. 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. The City Council is expected to consider introducing the Ordinance and call for a Public Hearing on August 12, with the Public Hearing to be held on September 10. If approved, final adoption would be considered in late September or early October.

### 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 held a public Open House on June 4, attended by over 100 individuals. Based on that feedback, the City Council has recommended the Right-In/Right-Out with Rail Grade Separation at Sunfish Lake Boulevard and the Folded Diamond at Ramsey Boulevard. The City is now working with Anoka County to finalize preferred alternatives. Staff will be meeting with MnDOT on August 5, with the Metropolitan Council on August 12, and Anoka County on August 19.

For more information, please visit [www.ramseygateway.com](http://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, and an Request for Proposals for Construction Management has now been issued. Interviews with potential Construction Managers is scheduled for August 27. 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. The City recently randomly tested 15 sites in the community. Findings from said testing can be found on the City's [news release](#).

### City Land Sale Strategy

As the Planning Commission is aware, the City owns multiple development parcels. The City extended its contract with CBRE for commercial real estate brokerage services, with modifications. For more information, contact Sean Sullivan, Economic Development Manager, at [ssullivan@cityoframsey.com](mailto:ssullivan@cityoframsey.com) or 763-433-9868.

### Regional Stormwater Improvement – The COR

This project is now under construction, and is generating a number of questions from the public. 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.

### 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. In-Person Absentee Voting is now available.

Due to the resignation of Councilmember Melody Shryock, there is a vacancy in the Ward 3 Seat. Filings are now closed for this seat. Candidates include Josh Fuhreck and Dan Specht. The election for this vacancy will occur in November.

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](http://www.cityoframsey.com/165/elections).

### 2020 Budget Preparation

The City Council and Management Team have begun to prepare the 2020 Budget. As it relates to Planning Support, a planned retirement has some minor implications to the Community Development Budget. The City Council will hold a Budget Work Session on Monday, August 12.

### Comprehensive Plan

The City Council authorized Staff [to submit the 2040 Comprehensive Plan](#) for Metropolitan Council Review.

### Ramsey Resident Newsletter

The City Council is considering some changes to the format of the Ramsey Resident. For more information, visit the [Work Session Case](#).

### Temporary Membrane Structures

At the request of multiple code enforcement cases, the City Council was asked if it desired to begin to allow temporary membrane structures as an acceptable accessory building design for storage of vehicles, equipment, and other items. Direction from the City Council was to retain current regulations, and not allow these types of structures. Visit the [Work Session Case](#) for more information.

## 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,



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