

City of Ramsey
Agenda
Regular Planning Commission
Thursday, September 5, 2019
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Citizen Input**
- 4. Approve Agenda**
- 5. Approve Minutes**
 1. Approve the August 1, 2019 Planning Commission Meeting Minutes.
- 6. Public Hearing**
 1. PUBLIC HEARING: Consider Resolution #19-209 Granting a Interim Use Permit to a Religious Institution at 6000 167th Avenue NW; Case of Hope Fellowship of Ramsey
 2. PUBLIC HEARING: Consider Resolution #19-210 Approving a Location Variance for a Detached Accessory Building Located at 16158 Nowthen Blvd NW; Case of Dan Sadler
- 7. Commission Business**
 1. Consider Site Selection Options for New Hotel Concept
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

5. 1.

Meeting Date: 09/05/2019

By: JoAnn Shaw, Community Development

Information

Title:

Approve the August 1, 2019 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

08 01 19 Minutes

Form Review

Inbox

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 08/28/2019

Reviewed By

Tim Gladhill

Date

08/28/2019 10:17 AM

Started On: 08/28/2019 08:54 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 1, 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 Chloe McGuire Brigl
 Planning Intern Elliot Mohler

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 Gengler, seconded by Commissioner VanScoy, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, VanScoy, Anderson, Johnson, Peters, VanScoy, 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 Meeting Minutes Dated July 10, 2019

Chair Bauer noted on page eight, the motion for Resolution #19-155, it should state, "...seconded by Commissioner Peters..." On page nine, the seventh paragraph, it should state, "...also used for recreation by residents." On page 11, the last line of paragraph two, it should state, "...quiet site quieter..."

Motion by Commissioner Johnson, seconded by Commissioner Peters, to approve the following minutes as amended: Planning Commission Meeting Minutes dated July 10, 2019.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Resolution #19-173 Issuing a Variance to the Setback Requirements for 14877 Quintana Circle NW; Case of Cody and Gretchen Hoeft

Public Hearing

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

Presentation

Planning Intern Mohler presented the staff report and the recommendation to approve the request for a variance to the setback requirements for a deck on the subject property.

Citizen Input

Commissioner VanScoy asked for details on the arrangement of the lot lines.

City Planner McGuire Brigl stated that there is excess right-of-way from the platting of Bunker Lake Boulevard. She stated that from the ground the odd lot line would not be noticeable because of the landscaped buffer between the yard and sidewalk area.

Commissioner VanScoy stated that he visited the property and could not identify a lot line variance location. He asked if there is a possibility in the future that the excess right-of-way easement would be used for something else.

Community Development Director Gladhill explained that could be used for Bunker Lake Boulevard, Puma Street, snow storage or drainage and utility purposes. He stated that at this time staff decided not to vacate the easement and opted for the variance as the shorter and more appropriate choice.

Chairperson Bauer stated that he is a neighbor, but not within the notification parameters. He provided the applicants an opportunity to speak.

Gretchen and Cody Hoeft, 14877 Quintana Circle NW, confirmed that the side of the deck will end at the side of the house and the steps would be located towards the interior of the property. She stated that the average person would not visibly be able to tell that the easement is not part of the property, as they themselves were not aware of the lot line location.

Commissioner VanScoy stated that the landscaping in the easement appears to be permanent.

Mrs. Hoeft confirmed that there are mulch, rocks and trees and noted that they had been told by the developer that the landscaping was permanent and there is possibly an intent to place a Riverstone sign in the easement as well.

Commissioner VanScoy stated that he could not even imagine the City using the easement for snow storage because of the existing landscaping.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Woestehoff, Anderson, Gengler, Johnson, and Peters. 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 Peters, to adopt Resolution #19-173 Approving the Issuance of a Variance to the Setback Requirements for a Deck on the Subject Property.

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

5.02: Public Hearing: Consider Resolution #19-183 to Grant a Conditional Use Permit for an Oversized Second Ground Sign at 8390 Highway 10 NW (Project No. 19-128); Case of LazyDays RV

Public Hearing

Chairperson Bauer called the public hearing to order at 7:11 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and the recommendation to approve the request for a Conditional Use Permit to maintain an oversized second ground sign on the subject property.

Citizen Input

Marlene Sandman of Sandman Signs, representing the applicant, stated that the new service bay addition will never have its own signage and therefore this additional sign would take the place of a sign for that location.

Commissioner Woestehoff asked how far apart the two signs would be.

Ms. Sandman estimated about 100 yards between the two signs.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, 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 7:15 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-183 granting a Conditional Use Permit to maintain an oversized second ground sign on the Subject Property.

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

5.03: Public Hearing: Consider Resolution #19-181 Granting an Interim Use Permit to a Religious Institution at 6937 Highway 10; Case of Freedom Church

Public Hearing

Chairperson Bauer called the public hearing to order at 7:16 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to approve the request for an Interim Use Permit to operate a religious institution on the subject property.

Citizen Input

Commissioner Woestehoff asked if an Interim Use Permit is tied to the property or the applicant.

City Planner McGuire Brigl replied that an Interim Use Permit is tied to the specific business.

Mark Reed, representing the applicant, stated that the church has been at the location since 2012 when the original temporary use permit was obtained. He stated that the church plans to continue

to operate in this location. He explained that the church thought that they may outgrow the existing location but that does not seem to be the case.

Chair Bauer stated that if the church is planning to stay in this location perhaps there would be a better choice than granting an Interim Use Permit yet again.

City Planner McGuire Brigl replied that an Interim Use Permit has a time limit but noted that staff would be open to tying that limit to something else other than the ten years. She explained that the permit could be linked to an event in time, but the permit could not be indefinite.

Chair Bauer asked if this property would be impacted by the possible Highway 10 improvements in the future.

Community Development Director Gladhill noted that this parcel could be a possible partial acquisition and noted that in the future there would be additional discussions on appropriate uses for the parcel. He stated that there is potential for this to be a permitted or conditional use in the future but noted that those discussions will occur in the future and that is why staff recommended a ten-year period on this permit.

Commissioner VanScoy asked if there would be partial acquisition in the future or whether that is simply a possibility.

Community Development Director Gladhill explained that the full scope of acquisitions is not yet known, as planning has begun on a high level. He stated that the City hopes to delve further into design and engineering in 2020, where some of those questions will be answered. He stated that staff is confident that the building would remain and explained that the question would be how close the frontage road would get to the parking.

Commissioner Anderson asked if it would be more appropriate for a five-year permit rather than a ten year because of the questions that remain.

Community Development Director Gladhill replied that if acquisition is needed for the highway project, there would be a process to follow and therefore staff believes that there are adequate tools if needed and ten years would be appropriate tonight.

Commissioner Woestehoff asked if changes are made to the zoning in the ten-year period, would something then need to be done with the Interim Use Permit.

Community Development Director Gladhill noted that the zoning change would supersede the Interim Use Permit.

Mr. Reed explained the reason for the Interim Use Permit is because the property is zoned commercial. He stated that there are a lot of questions from the buildings along Highway 10 related to the future improvement project. He stated that he has been told similar to the comments of staff about the potential impacts. He asked the type of notice that would be provided about future improvements related to Highway 10.

Community Development Director Gladhill replied that each address in the city was mailed a postcard that identified an open house that occurred on June 4th. He stated that the information is available online and a similar notice would occur once additional design details are known.

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

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

Chairperson Bauer closed the public hearing closed at 7:26 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-181 granting an Interim Use Permit to operate a Religious Institution on the Subject Property.

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

5.04: Public Hearing: Consider Resolution #19-182 Granting an Interim Use Permit to Operate a Place of Assembly and Parish Offices at 7101 143rd Avenue NW; Case of Church of St. Katharine Drexel

Chairperson Bauer noted that he is the Deacon and Administrator for St. Katherine Drexel and his signature is on the application. He noted that Vice Chairperson VanScoy is on the building and finance committees for the church. He stated that in order to avoid any conflicts of interest he and Commissioner VanScoy would be stepping down from consideration of this item. He stated that Commissioner Anderson would be Chair for this agenda item.

Public Hearing

Acting Chairperson Anderson called the public hearing to order at 7:27 p.m.

Presentation

City Planner McGuire Brigl presented the staff report and recommendation to approve the request for an Interim Use Permit to operate a place of assembly and parish offices on the subject property.

Citizen Input

Randy Bauer, representing the applicant, stated that the church is hoping to build in the near future, noting that the church is working with a contractor and hopes to break ground next spring. He

noted that this would simply be an Interim Use Permit to hold over until the new location is constructed.

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

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

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

Commission Business

Motion by Commissioner Peters, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #19-182 granting an Interim Use Permit to operate a place of assembly and parish offices on the Subject Property.

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

Chairperson Bauer and Commissioner VanScoy rejoined the Commission.

6. COMMISSION BUSINESS

6.01: Consider Conditional Use Permit for Oversized Accessory Building at 15800 Traprock St. NW, Case of James Couch (Project No. 19-123)

Chairperson Bauer noted that this item had been tabled at the last meeting because of discussion related to the proposed size and height of the building.

Presentation

Planning Intern Mohler presented the Staff Report and recommendation to recommend that the City Council adopt Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building addition contingent upon compliance with Staff Review comments and architectural conditions.

City Planner McGuire Brigl stated that staff conducted an aerial review and many of the properties in the surrounding neighborhood of the subject property contain detached accessory buildings, many of which are 3,000 square feet in size. She noted that if the detached garage were taken out of consideration, the request would be in line with other properties in the neighborhood.

Commission Business

Commissioner Anderson asked for additional details on screening.

Planning Intern Mohler replied that screening could be defined as trees, identifying mature pine trees on the property that would screen the barn addition from Traprock. He noted that the structure would be more visible from the Variolite side of the property. He noted that additional screening could be a consideration from the Commission and is not a recommendation made by staff.

City Planner McGuire Brigl stated that staff is not concerned with the additional access and believe that it would be a good additional because of the wear on the grass in that area. She stated that this property would be allowed two driveways. She stated that one comment was received from a neighbor that expressed concern with the second driveway but noted that perhaps that is where additional screening could be appropriate.

Community Development Director Gladhill replied that all cases that come before the Planning Commission are reviewed by a development group of staff which includes engineering. He noted that no additional concerns were expressed by engineering.

Commissioner Anderson stated that it appears that there will be some excavation of the site on which the building will be constructed. He asked how far down that excavation would occur and if there would be concern with water levels.

James Couch, the applicant, replied that he will be excavating about eight feet to the floor and nine feet to the bottom of the footings.

Commissioner VanScoy asked if that would account for drainage, or whether there would be concern for the accessory building to have drainage problems.

Mr. Couch replied that there would be 14.3 feet from the existing ground level to the road, therefore the land slopes away from the building.

Commissioner VanScoy asked the height of the building.

Mr. Couch stated that according to the regulations for accessory buildings and garages, on a property of his size he would be allowed two stories, which would be 20 feet plus roof. He stated that at the previous meeting there was a perception that was not accurate. He stated that as designed the average height would be 22 feet.

Commissioner VanScoy asked the proposed finish of the building. He stated that he drove by the property and was impressed with the quality of the buildings on his property.

Mr. Couch replied that the brick he has used in the past is no longer available and therefore is looking at cement fiber board or stamped cement, which would look as similar to the existing buildings as possible.

Commissioner Woestehoff asked how the applicant would feel about adding additional trees on the Variolite side of the property.

Mr. Couch was unaware when the aerial photo was taken, as his property does not look like that currently.

Commissioner Woestehoff agreed but noted that he would prefer a few more trees.

Commissioner VanScoy agreed that there is good adequate screening right now with the leaf on conditions but noted that additional conifers would be helpful.

Mr. Couch stated that he would be planning to add a few trees after construction whether required or not required. He explained that they lost a lot of trees on the property following a past storm. He stated that he has planted trees following the storm and would plan to continue to do that. He noted that the sandy soils and drainage issues are a challenge for the survival of some types of trees.

City Planner McGuire Brigl provided a more up to date aerial photograph of the property showing additional trees.

Commissioner Woestehoff asked if all the vehicles would fit within the newly proposed building.

Mr. Couch stated that not all the vehicles would fit within the structure. He stated that they are in the process of removing the boat, hay wagon and snowmobile trailer from the property. He stated that the proposed cost of the building will double because of the changes in design that were made.

Commissioner Johnson appreciated the applicant's willingness to work with the Commission, staff and neighbors to find a compromise.

Commissioner Anderson thanked the applicant for making the changes asked by the Commission. He stated that he also drove by the property and it is a well-constructed property. He stated that getting the toys indoors would always be the best option. He stated that he appreciates the willingness to make the proposed structure similar in look to the existing buildings on the property.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-161 approving a Conditional Use Permit for an oversized accessory building contingent upon compliance with Staff Review comments and architectural conditions.

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

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

Chairperson Bauer noted that included in the report was an update from Community Development Director Gladhill related to a case the Commission reviewed at the previous meeting. He explained that the Commission denied a variance request from Delta ModTech, which was appealed to the City Council and ultimately the City Council granted the variance to the side yard setback.

Community Development Director Gladhill stated that in the future staff will work to provide more information and a more thorough presentation from the applicant. He noted that the Council did have the benefit of having additional information.

Commissioner Johnson asked for clarification on the additional information that was received by the City Council.

Community Development Director Gladhill noted that the additional development challenges were reviewed which include the site's topography, common property line, and zoning information related to the adjacent property.

Chairperson Bauer stated that there has been a lot of activity in The COR and asked for an update.

Community Development Director Gladhill stated that his update included details on The COR infiltration basin, which covers previous obligations and will cover future development as well. He explained that this is a regional approach rather than providing individual stormwater treatment on each parcel in The COR. He stated that some of the fill from the infiltration basin site is being moved to a lower site within The COR to bring the level of that site up. He reviewed the list of projects that have been recently approved in Ramsey. He provided details on the upcoming Ramsey City elections and upcoming events including Night to Unite and the annual EDA Business Appreciation Day.

Commissioner VanScoy referenced the grading that has occurred on the lot east of Coborn's.

Community Development Director Gladhill noted that site is receiving fill from the infiltration basin site.

Chairperson Bauer stated that during the last City Council meeting, comments were received from the owner of M&G Trailer related to City development fees. He asked if the Commission could receive a list of the City fees and comparatively a list of fees for neighboring communities.

Community Development Director Gladhill stated that staff is gathering information for the City Council and once prepared could share that information with the Commission as well.

Chairperson Bauer noted that two Interim Use Permits were granted today and stated that perhaps similar comparative information could be provided in that policy. He noted that the process seems cumbersome to occur every five years and perhaps once the initial permit is received, the renewal process could be done administratively.

Community Development Director Gladhill noted that the Ramsey code already provides flexibility. He stated that staff is in the process of reviewing ordinances and codes and is planning a more comprehensive review.

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 8:00 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

6. 1.

Meeting Date: 09/05/2019

By: Elliot Mohler, Community
Development

Information

Title:

PUBLIC HEARING: Consider Resolution #19-209 Granting a Interim Use Permit to a Religious Institution at 6000 167th Avenue NW; Case of Hope Fellowship of Ramsey

Purpose/Background:

The City has received an application from Hope Fellowship of Ramsey (the "Applicant") to operate a Religious Institution at 6000 167th Avenue NW (the "Subject Property"). The Subject Property is zoned B-1 Business District. Religious Institutions are allowed in this district with a Conditional Use Permit. The City previously granted an Interim Use Permit for the Religious Institution as the use was not yet allowed via Conditional Use Permit.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's official newspaper, for the September 5, 2019 Planning Commission.

Observations/Alternatives:

General

The Applicant sent in an application to renew their Interim Use Permit to Operate a Religious Institution, generally known as Hope Fellowship of Ramsey. The City now allows Religious Institutions via Conditional Use Permit in the B-1 District, so Staff has recommended a Conditional Use Permit for Hope Fellowship (see attached draft CUP).

Zoning

The Subject Property is zoned B-1 General Business District. The properties north of the Subject Property across 167th Avenue NW are zoned B-1 General Business District. The properties to the west and south are zoned R-1 Residential (Rural Developing) and the properties to the east across Highway 47/St. Francis Blvd. are zoned PUD. Hope Fellowship of Ramsey's interim use permit expired, so they need a Conditional Use Permit to continue operation.

Streets and Access

The Subject Property gains access off Highway 47/Saint Francis Blvd. and 167th Ave NW. The Applicant would utilize a shared parking lot that is also utilized by a few other businesses that also rent in the same building. The proposed use has been found to not adversely impact traffic in the area or the community at large. Staff has not had an issue with the number of parking stalls onsite.

Alternatives

Alternative 1: Recommend the City Council approve an Conditional Use Permit to continue the use on the Subject Property. The City has not had any major issues with the use onsite, nor complaints about the use. Staff supports this alternative.

Alternative 2: Recommend the City Council deny the permit request. This would leave a vacant storefront in the strip mall and force out a use that the City has not had complaints about. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends approving the request for an Conditional Use Permit to operate a Religious Institution on the Subject Property.

Action:

Motion to Recommend City Council adopt Resolution #19-209 granting an Conditional Use Permit to operate a Religious Institution on the Subject Property.

Attachments

Site Location

Resolution #19-209

Form Review

Inbox

Tim Gladhill

Form Started By: Elliot Mohler

Final Approval Date: 08/28/2019

Reviewed By

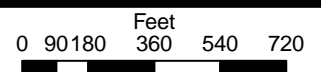
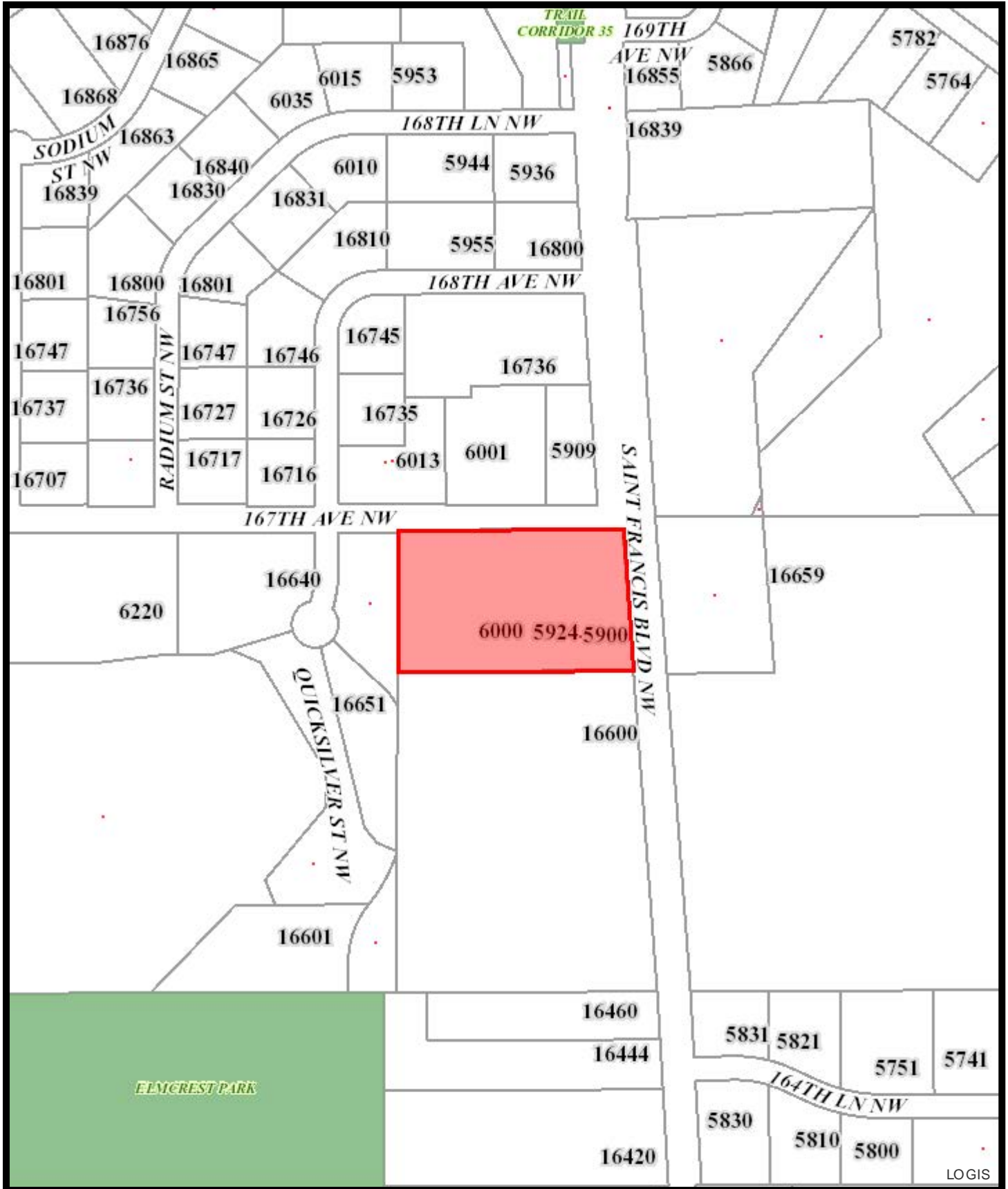
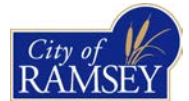
Tim Gladhill

Date

08/28/2019 10:16 AM

Started On: 08/23/2019 08:53 AM

Site Location Map



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #19-209

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR HOPE FELLOWSHIP OF RAMSEY TO OPERATE A RELIGIOUS INSTITUTION IN THE B-1 GENERAL BUSINESS DISTRICT AT 6000 167th AVE NW BASED ON FINDINGS OF FACT AND DECLARING THE TERMS OF SAME

RECITALS

1. Hope Fellowship of Ramsey, hereinafter referred to as “Permittee”, has properly applied to the City of Ramsey (the “City”) for a conditional use permit (the “Permit”) to operate a Religious Institution, including church and parish offices, in the B-1 General Business District on the property generally referred to as 6000 167th Avenue NW and legally described as follows:

The north 426.29 feet, as measured along west line, of that part of southwest ¼ of southeast 1/4 of Section 11 Township 32 Range 25 lying westerly of centerline of thence number 47, extended road, subject to easement of record.

(the “Subject Property”)

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on September 5, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the City Council met on September 24, 2019 and approved the Conditional Use Permit.
4. That the Subject Property is zoned B-1 General Business District; the adjacent parcels to the west and south are zoned R-1 Residential (Rural Developing), the property to the north is zoned B-1 General Business District (north side of 167th Avenue NW) and the properties to the east (east side of Highway 47) is zoned PUD Planned Unit Development.
5. That the B-1 General Business District allows Religious Institutions as a Conditional Use.
6. That there have been no code enforcement violations with the tenant on the Subject Property.
7. That the Building is a multitenant strip mall building and the Permittee is proposing to utilize approximately 3,500 square feet of the building located at 6000 167th Avenue NW for the purpose of a Religious Institution.
8. That the Permittee is not proposing any building modifications associated with the use.

RESOLUTION #19-209

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.
3. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.
4. That the proposed use **will** be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use **will not** change the essential character of the area.
5. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
6. That the proposed use **will not** be detrimental to the economic welfare of the community.
7. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
8. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke, or glare.
9. That the proposed use **will** be in accordance with the objectives of the intent of Section 117-51 Conditional Use Permits of the City Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

This **Permit** is issued pursuant to Section 117-51 of the Ramsey City Code. The conditions of this **Permit** are as follows:

1. That the **Permittee** shall comply with the findings of the inspection and walkthrough with both the Building Official and Fire Marshal to ensure safety and correct measures are taken for the gathering space.
2. That the **Permit** allows for a Religious Institution at the **Subject Property**, and does not permit commercial sales, storage of any items except those related to Hope Fellowship and/or the Religious Institution use, or renting of space for storage. There shall never be any outdoor storage related to the use.

3. That the **Permittee** shall maintain a Certificate of Occupancy for the change in use from commercial space to a gathering space, religious institution, and office spaces.
4. That the **Permittee** shall apply separately for any outdoor events, celebrations, block parties, or similar events with the City of Ramsey in order to ensure safety near Highway 47.
5. That the **Permittee** shall be responsible for obtaining any applicable permits from the **City** to complete these building modifications.
6. That there shall be no parking related to the use along any City of Ramsey streets, including 167th Avenue NW and Highway 47.
7. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
8. That the **Permittee** shall comply with all state, local, and federal regulations.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of August, 2019.

HOPE FELLOWSHIP OF RAMSEY

By: _____

Its: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 2019, before me, a Notary Public, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

CITY OF RAMSEY:

By: _____
Mayor

By: _____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of _____, _____, before me, a Notary Public, personally appeared John LeTourneau and JoAnn M. Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said John LeTourneau and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Avenue South #300
Minneapolis, MN 55402

Regular Planning Commission

6. 2.

Meeting Date: 09/05/2019

By: Elliot Mohler, Community
Development

Information

Title:

PUBLIC HEARING: Consider Resolution #19-210 Approving a Location Variance for a Detached Accessory Building Located at 16158 Nowthen Blvd NW; Case of Dan Sadler

Purpose/Background:

The City received an application from Dan Sadler (the "Applicant") to obtain a variance to the location requirements for a detached accessory structure in the R-1 Residential (Rural Developing) District on the property located at 16158 Nowthen Blvd NW. Per City Code, detached accessory structures must be in the side or rear yard on properties smaller than two acres, unless a variance is obtained to locate the structure in the front yard.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's official newspaper, for the September 5, 2019 Planning Commission meeting.

Observations/Alternatives:

General

The Applicant is proposing to construct a twenty foot by twenty-four foot (20' x 24') detached accessory structure (garage) in the front yard of their property. The detached garage would be in front of the dwelling and located closer to the road in which the property gains access (Nowthen Boulevard).

The Subject Property is impacted by a drainage pond on the southeast half of the property. The Subject Property is also impacted by the location of the well system, septic system, and drainage field. Combined, Staff believes that these issues constitute a practical difficulty whereby the Applicant is unable to construct a detached garage in a location permitted by City Code. Per City Code, the property is allowed up to 2,400 square feet of accessory structures. The applicant is only proposing a 480 square foot accessory structure. If the garage were attached to the home, it would be approved without a variance as the proposed garage does meet front yard setback requirements.

The Applicant states that there will be sufficient tree cover to mask the presence of the detached garage from neighboring properties and the street.

Zoning

The Subject Property is zoned R-1 Residential (Rural Developing). All surrounding properties are zoned the same. A number of nearby properties have detached accessory buildings.

Wetlands

There are wetlands identified on the southeast half of the property. These wetlands are also located close to the property's septic drainage field. These wetlands make it difficult to construct a detached garage in the rear yard and impossible to construct in the side yard. Therefore, the applicant is applying for a variance to construct a detached garage in the front yard. The proposed structure would be approximately sixty feet (60') from the observed wetland.

Streets and Access

The Subject Property gains access off Nowthen Boulevard NW. There is an existing driveway from the principle garage on the Subject Property to Nowthen Boulevard, a County Road.

Variance Considerations

- Is the use reasonable?
 - Yes, detached garages are an allowed use in this district.
- Would the use change the character of the neighborhood?
 - No, many homes in the neighborhood and Ramsey have detached garages. Additionally, this is well under the allowed square footage on the property.
- Is the property unique?
 - Yes, the property is encumbered by wetlands making it impossible to build anywhere but the proposed location.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends approving the request for a variance to the location requirements for a detached accessory structure (garage) on the Subject Property.

Action:

Adopt Resolution #19-210 granting a variance to the location requirements for a detached accessory structure on the Subject Property.

Attachments

Description of Request

Site Location Map

Survey

Building Plan Sheet

Site Plan

Planning Review

Resolution #19-210

Wetland Map

Form Review

Inbox

Tim Gladhill

Form Started By: Elliot Mohler

Final Approval Date: 08/29/2019

Reviewed By

Tim Gladhill

Date

08/29/2019 10:42 AM

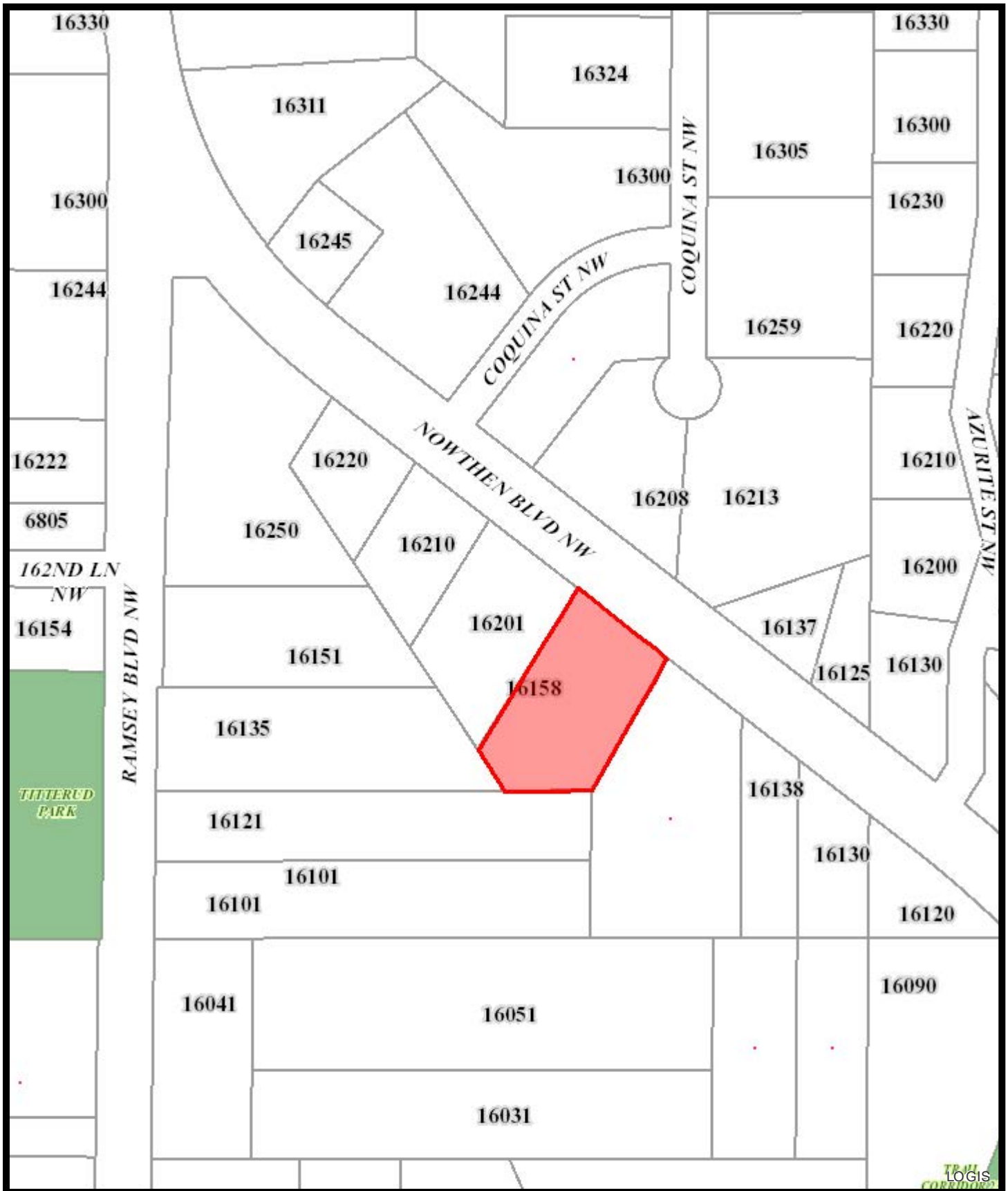
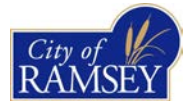
Started On: 08/23/2019 08:54 AM

I AM IN NEED OF A VARIANCE
TO BUILD A GARAGE ON OUR PROPERTY
AT 16158 NOWTHEN BLVD RAMISEY
WE HAVE A 1.5 ACRE LOT, THAT HAS
A POND ON SOUTHSIDE, AND HAVE NO
ACCESS TO PUT GARAGE IN BACK
OUR SEPTIC & DRAIN FIELD, WOULD NOT
ALLOW ACCESS TO BACK OF LOT, SO OUR
ONLY OPTION IS TO PUT GARAGE
IN FRONT OF HOUSE

DAN & JAN SADLER
16158 NOWTHEN BLVD RAMISEY
I CAN BE REACHED AT 612-703-6930

Thank you for your consideration
of this REQUEST

Site Location Map

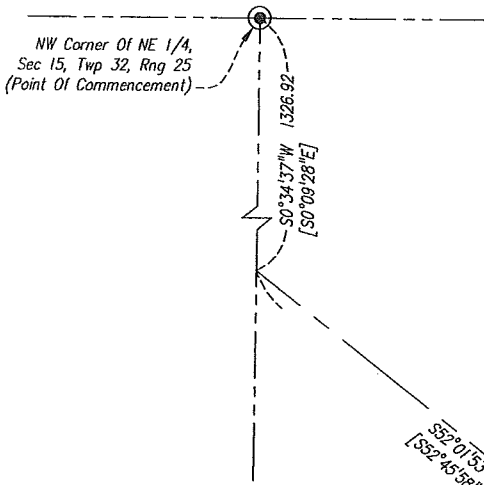


BOUNDARY SURVEY

Legal Description of Property Surveyed
(Per Title Commitment by Stewart Title Guaranty Company, File No. 80731)

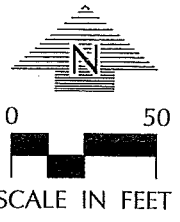
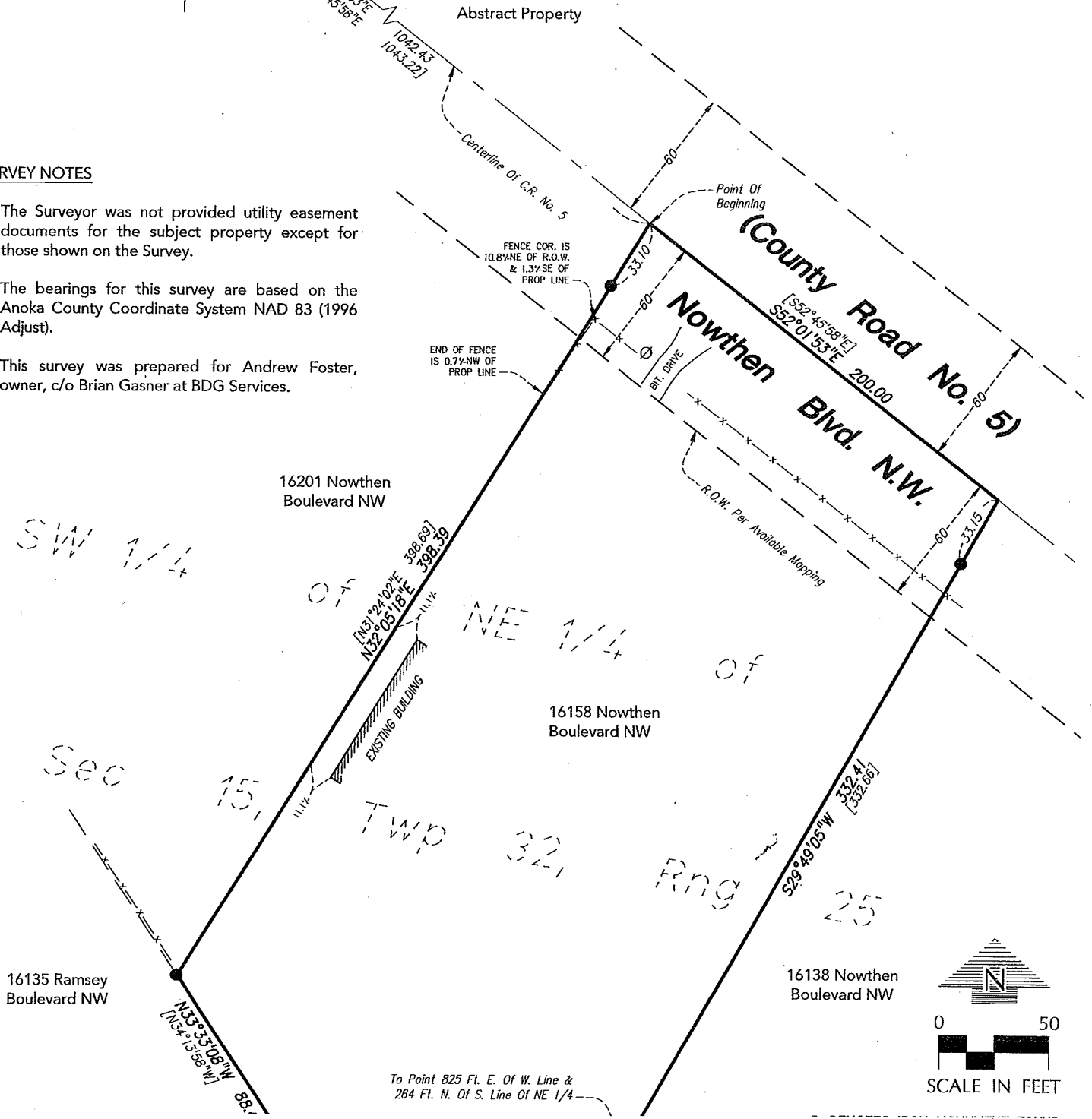
That part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 32, Range 25, in the Town of Ramsey, Anoka County, Minnesota, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 15; thence South 00 degrees 09 minutes 28 seconds East along the quarter section line, 1,326.92 feet; thence South 52 degrees 45 minutes 58 seconds East along the centerline of County Road No. 5, a distance of 1,043.22 feet to the point of beginning of the tract herein described; thence South 52 degrees 45 minutes 58 seconds East 200 feet; thence Southwesterly 332.66 feet to a point located 825 feet East from the West line of said Northeast Quarter and 264 feet North from the South line of said Northeast Quarter; thence West on a line running parallel with the South line of said Northeast Quarter a distance of 155.20 feet; thence North 34 degrees 13 minutes 58 seconds West 88.48 feet; thence North 31 degrees 24 minutes 02 seconds East 398.69 feet to the point of beginning, Anoka County, Minnesota.



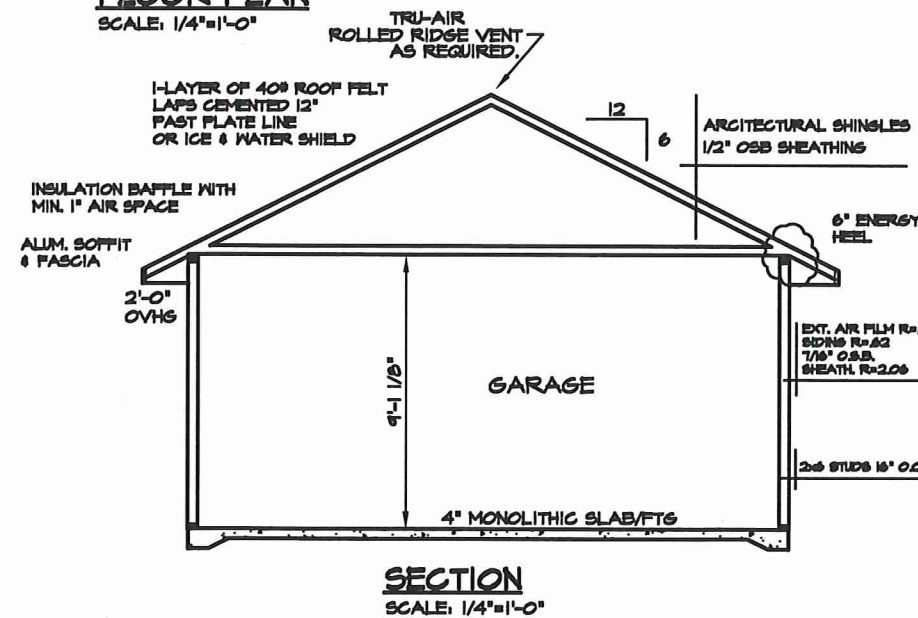
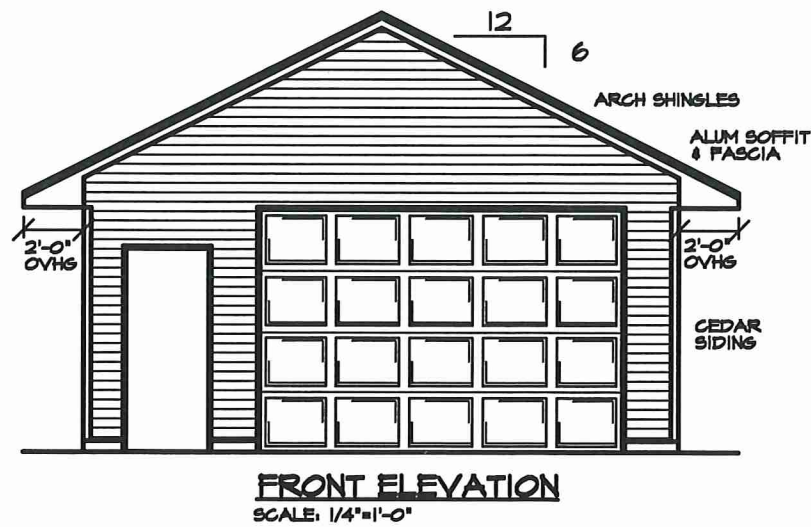
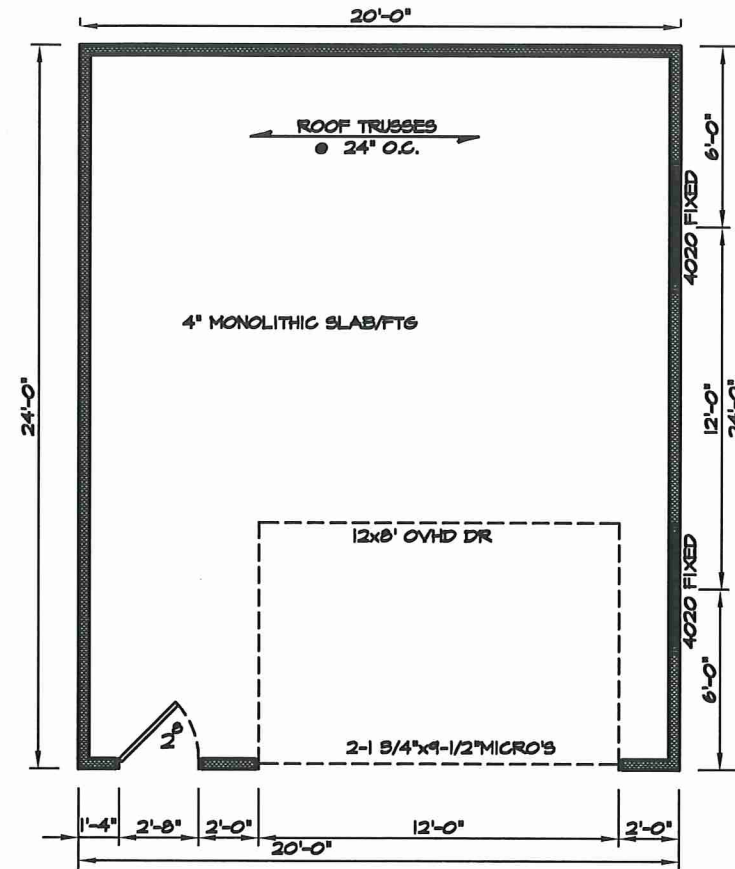
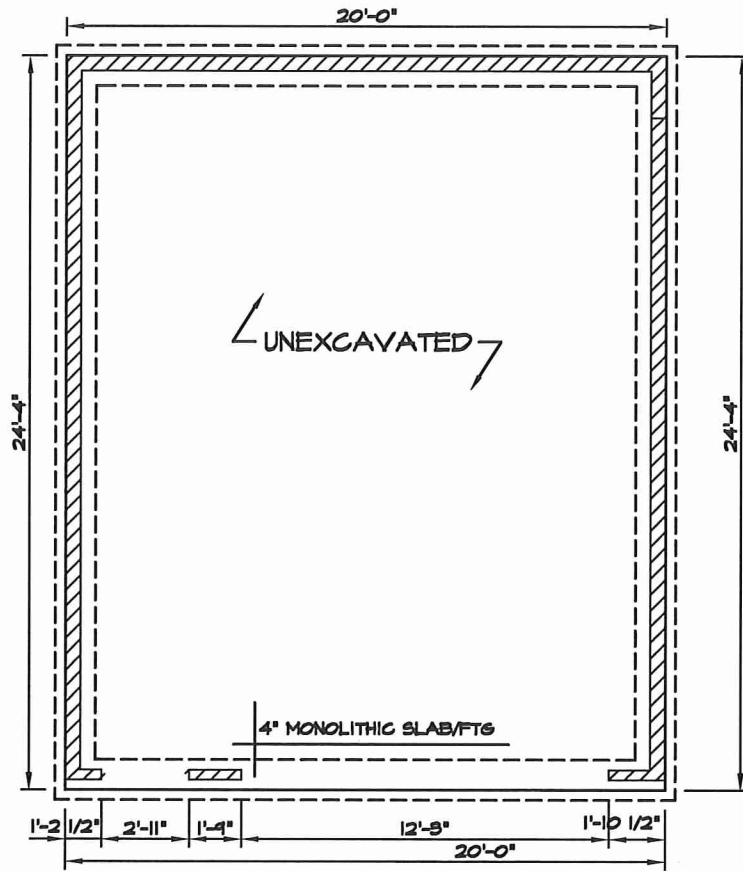
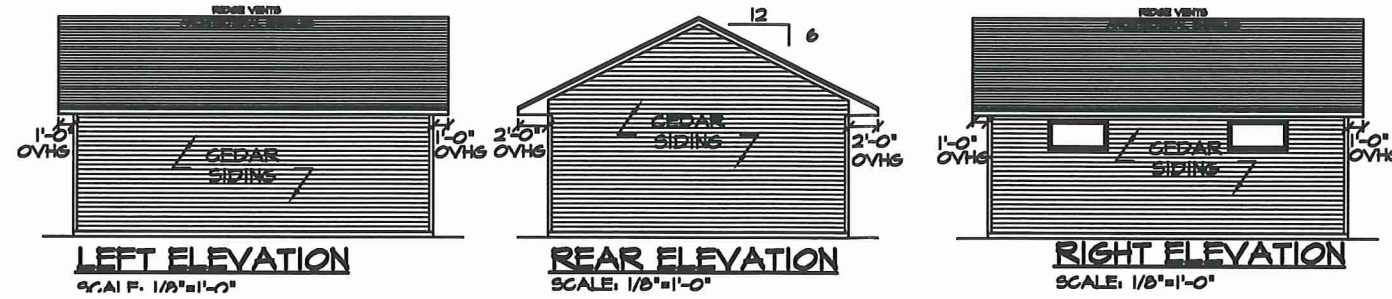
SURVEY NOTES

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
3. This survey was prepared for Andrew Foster, owner, c/o Brian Gasner at BDG Services.



NF

NOVAK-FLECK INC.
CUSTOM HOME BUILDERS
BILTMORH, NORTH CAROLINA



NOTE:
-DUE TO ELECTRONIC REPRODUCTION, THIS PLAN MAY NOT SCALE CORRECTLY. THE HOUSE WILL BE BUILT ACCORDING TO THE DIMENSIONS SPECIFIED.
-ALL DIMENSIONS, CONDITIONS AND SPECIFICATIONS ARE SUBJECT TO FIELD VERIFICATION. SOME CHANGES MAY BE NECESSARY.
-ALL ELECTRICAL SYMBOLS SHOWN ARE APPROXIMATE. ACTUAL PLACEMENT WILL BE DETERMINED BY THE ELECTRICIAN PER CODE REQUIREMENTS.
-ALL SQUARE FOOTAGES ARE DERIVED RELIABLE BUT NOT GUARANTEED.
-AIRTIGHT BOXES ON EXTERIOR WALLS. (CATEGORY ONE)
-CAULK & FLASH ALL EXTERIOR OPENINGS.

WINDOW GUIDE

PLAN REVIEW/DATE

BUYER/DATE

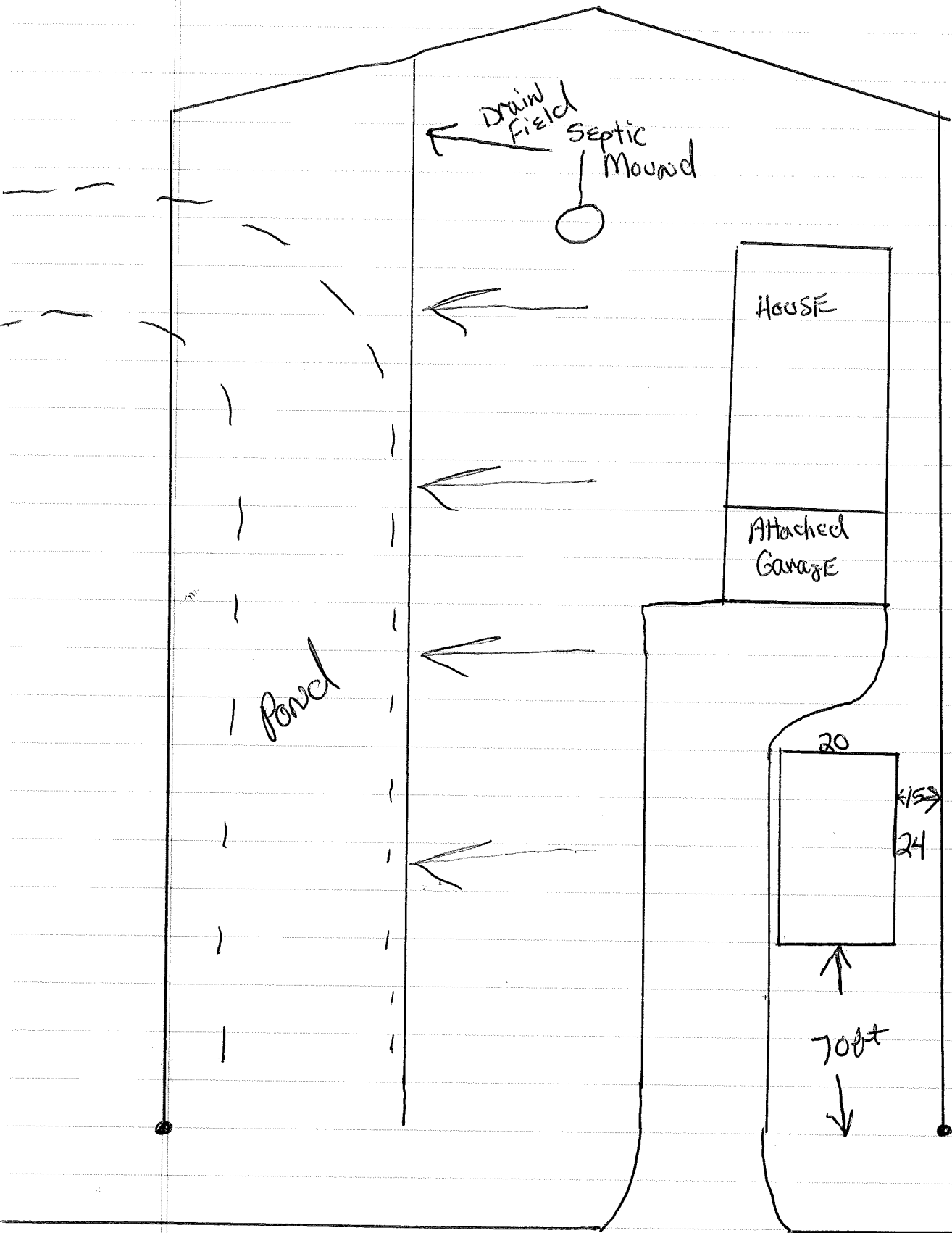
BUYER/DATE

GARAGE

FIRST FLOOR= 480
FINISHED= 480
SECOND FLOOR= 0
FINISHED= 0
LOWER LEVEL= 0
FINISHED= 0

TOTAL FINISHED SQ. FTS. 480

Sadler
15168 Nowthan Blvd



Nowthen Blvd

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	AUGUST 26, 2019	PROJECT ADDRESS	16158 NOWTHEN BLVD
PROJECT. TITLE	DAN SADLER LOCATION VARIANCE		
ESCROW #	117081		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Elliot Mohler Phone: 763-576-4314 Email: emohler@cityoframsey.com		

The following comments are offered regarding the request for a location variance for an accessory structure (detached garage) submitted to the City of Ramsey by Dan Sadler:

General: The applicant is proposing to construct a twenty foot by twenty-four foot (20'x24') detached accessory structure (garage) in the front yard of their property. The detached garage would be in front of the dwelling and located closer to the road in which the property gains access to.

The Property is impacted by a drainage pond on the southwest half and the location of the well and septic systems, and the drainage field, would cause a practical difficulty whereby the property owner could not construct a detached garage in the rear yard (see **Exhibits A and B**). Per City Code, the property is allowed up to 2,400 square feet of accessory structures. The applicant is only proposing a 480 square foot accessory structure.

City Code does not permit detached accessory structures in the front yard on properties that are less than two acres in size without a variance.

The Applicant states that there will be adequate tree cover to mask the presence of the garage from neighboring properties and the street.

Zoning: The Subject Property is zoned R-1 Residential (Rural Developing). All surrounding properties are zoned the same. A number of nearby properties have detached accessory buildings.

R-1 Residential (Rural Developing) Accessory Structure Setback Standards

<i>Standard</i>	<i>Required</i>	<i>Proposed</i>
Minimum Front Yard Setback	40 Feet	70 Feet (approximate)
Minimum Rear Yard Setback	5 Feet	100+ Feet (approximate)
Minimum Side Yard Setback	10 Feet	15 Feet (approximate)
Minimum Side Yard (Corner) Setback	40 Feet	N/A

Floodplains: There are no floodplains identified on the Subject Property.

Wetlands: There are wetlands identified on the southeast half of the property (see **Exhibit A**). These wetlands are also where the property's drainage field is located. These wetlands make it difficult for the applicant to construct a detached garage in the side or rear yard. Therefore, the applicant has requested a

variance to construct a detached garage in the front yard. The proposed detached garage would be approximately sixty feet (60') from any observed wetland.

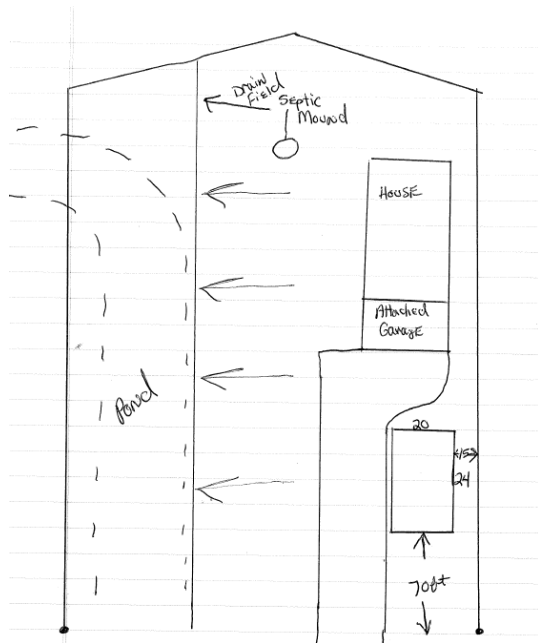
Streets and Access: The Subject Property gains access off Nowthen Blvd NW. There is an existing driveway from the principle garage on the Subject Property to Nowthen Blvd NW. It should be noted that Nowthen Blvd NW is a County Road.

Easements: There are no easements of concern.

Exhibit A:



Exhibit B:



Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #19-210

**A RESOLUTION ISSUING A VARIANCE TO THE REQUIRED LOCATION TO
CONSTRUCT A DETACHED GARAGE IN THE FRONT YARD AT 16158 NOWTHEN
BLVD NW**

RECITALS

1. Daniel Sadler, hereinafter referred to as the “Permittee”, have properly applied for a variance to the City Code requirements for building location to construct a detached garage on the property generally known as 16158 Nowthen Blvd NW and legally described in Exhibit A (the “Subject Property”).
2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on September 5, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporate by reference.
3. That the Subject Property is zoned R-1 Residential (Rural Developing) and the surrounding properties are zoned R-1 Residential (Rural Developing).
4. That the permitted locations for detached accessory buildings on properties less than two acres in size is in the rear or side yard of the property.
5. That the Permittee has proposed constructing a twenty foot by twenty-four foot (20’x24’) detached garage in the front yard of the Subject Property (the “Accessory Structure”).
6. That the detached garage is proposed to be in the front yard approximately 70 feet from the northeastern lot line off Nowthen Blvd NW.
7. That the property has significant wetlands on the eastern portion of the site.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use **will be** constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use **will not** change the essential character of the area.

4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
5. That the proposed use **will not** be detrimental to the economic welfare of the community.
6. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
7. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke, or glare.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval to the location requirements for 16158 Nowthen Blvd. NW to construct a detached garage contingent upon the following conditions:

CONDITIONS

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
3. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Accessory Structure**, including a Building Permit.
4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
5. That this **Permit** shall be tied to the **Subject Property**.
6. That the **Permittee** agrees that no part of the **Accessory Structure** shall be used for a home occupation unless in compliance with City Code Section 117-351 (Home Occupations).
7. That the **Permittee** agrees that no part of the **Accessory Structure** shall be used for living space.
8. That the **Permittee** agrees that the detached garage will be constructed in accordance with the site plan that accompanied their application as shown in **Exhibit B**.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 5th of September, 2019.

CITY OF RAMSEY

By: _____
Planning Commission Chair

By: _____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Randy Bauer and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Randy Bauer and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

Notary Public

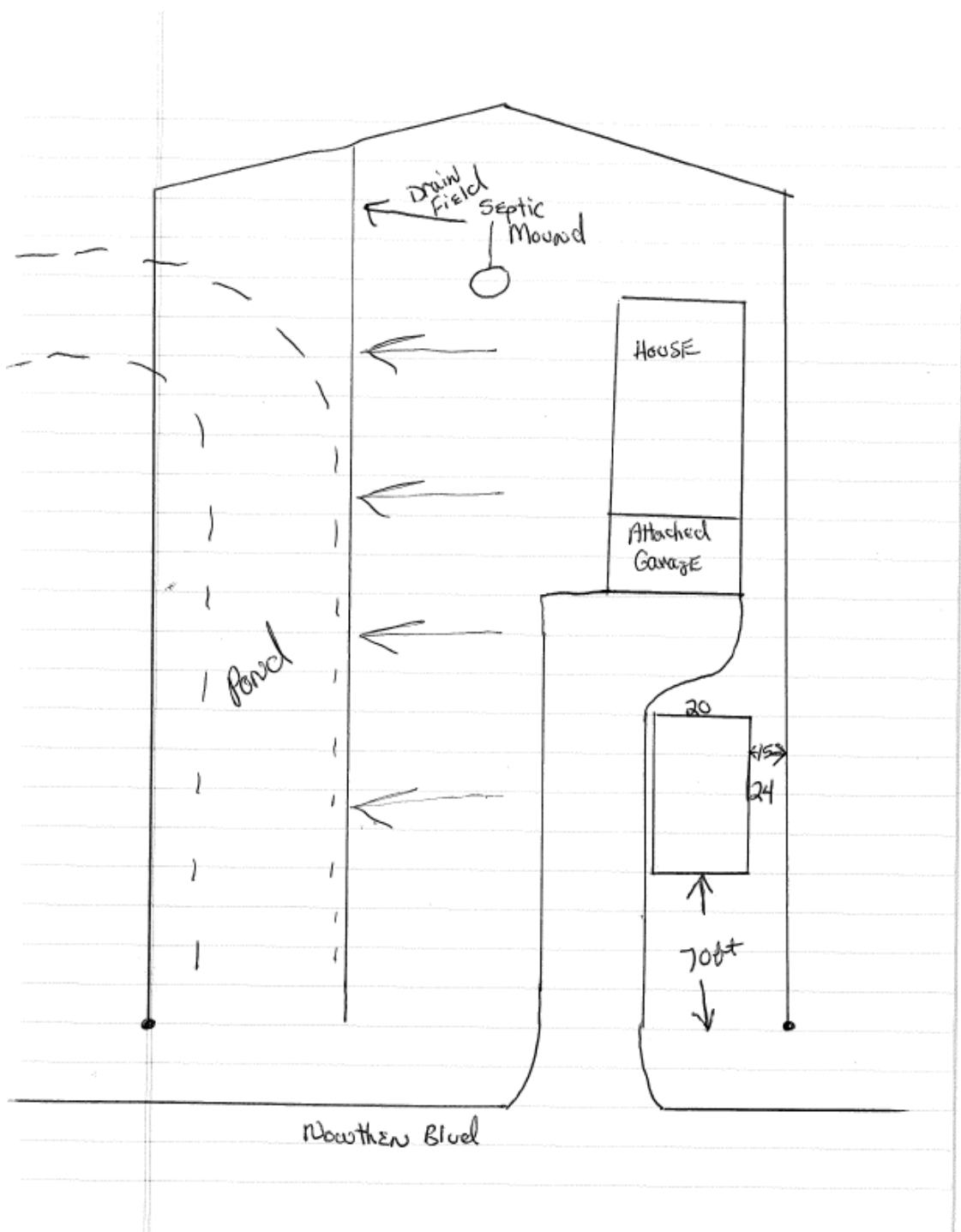
This document drafted by:
The City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

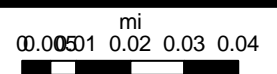
THAT PART OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4, DESCRIBED AS FOLLOWS, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1326.92 FEET, THENCE SOUTHEASTERLY DEFLECTION TO THE LEFT 52 DEGREE 36 MINUTE 30 SECOND ALONG THE CENTERLINE OF COUNTY ROAD NUMBER 5, 843 .22 FEET, THENCE SOUTHWESTERLY TO THE RIGHT 84 DEGREE 10 MINUTE 328.97 FEET, SAID LINE TO HEREINAFTER REFERRED TO AS LINE "A", THENCE DEFLECTION TO THE LEFT 65 DEGREE 39 MINUTE TO AN INTERSECT/WEST A LINE DRAWN PARALLEL WITH THE ABOVE DESCRIBED LINE "A"& ITS SOUTHWESTERLY EXTENSION & 198.96 FEET SOUTHEASTERLY FROM SAID LINE "A"& ITS SOUTHWESTERLY EXTENSION; SAID POINT BEING THE ACTUAL POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED COURSE 88.48 FEET, TO ITS INTERSECT WITH A LINE DRAWN PARALLEL WITH & 264 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AS MEASURED ALONG & PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 155.20 FEET, TO A POINT 825.0 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG SAID PARALLEL LINE, THENCE EASTERLY TO A POINT IN CENTERLINE OF SAID COUNTY ROAD NUMBER 5, 400.0 FEET SOUTHEASTERLY FROM THE INTERSECT OF THE ABOVE DESCRIBED LINE "A" & THE CENTERLINE OF SAID COUNTY ROAD NUMBER 5, AS MEASURED ALONG SAID CENTERLINE THEREOF, THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID COUNTY ROAD TO THE POINT OF INTERSECT OF THE CENTERLINE OF SAID COUNTY ROAD & A LINE DRAWN PARALLEL WITH & 198.96 FEET SOUTHEASTERLY FROM THE ABOVE DESCRIBED LINE "A", THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO THE ACTUAL POINT OF BEGINNING, EXEMPT ROADS SUBJECT TO EASEMENT OF RECORDING

EXHIBIT B





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



Meeting Date: 09/05/2019

By: Tim Gladhill, Community Development

Information

Title:

Consider Site Selection Options for New Hotel Concept

Purpose/Background:

The purpose of this case is to review a conceptual site plan for a potential hotel in The COR on land owned by the City.

The City has been approached by a hotel developer interested in a project in Ramsey. This is a different hotel developer on a different site than a similar hotel reviewed in early 2019. The previous hotel concept is still considering a project in Ramsey. The Developer is requesting some high level site selection and site layout feedback. This step is an optional step in the process as a precursor to the City's Purchase Agreement process. This phase is intended to ensure alignment between the Planning Commission, Economic Development Authority (EDA), and City Council in an attempt to avoid project coordination issues with future steps.

Notification:

Notification is not required.

Observations/Alternatives:

The project is being proposed as a four story hotel with a ground level restaurant and outdoor patio. The Developer is considering a portion of the parcel located on the south side of Sunwood Drive between Stonebrook Academy and Northstar Marketplace (Coborns-Anchored Retail Center). The site is currently guided for retail in The COR Zoning District.

The project only needs half of the parcel. Staff has been having internal discussions about preferred sites, and is generally comfortable with either.

Eastern Half of Parcel

- The site is generally flat and square
- There are minimal encumbrances to the parcel
- This site would be the easiest to develop compared to the western half of the parcel
- Development of this site would leave a more challenging parcel remaining to develop (see below for more detail)

Western Half of Parcel

- The site is generally flat but not square
- The site contains a public well, which would allow parking, but not building within a 50 foot radius
- There are previous environmental findings (soil) that have been mitigated, but continue to show up in environmental reports
- The project could be a nice frame to the Zeolite Street/Sunwood Drive Intersection across from Northstar Marketplace

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff believes this is a worthy project for this parcel, and is generally comfortable with either alternative site selection. The intent for this evening is high level; does the Planning Commission desire this project to get to the finish line? If so, Staff will chart out the necessary approval process moving forward. This is not intended to be an exhaustive site plan review.

Action:

No action requested. Staff is seeking direction if the Planning Commission has a preference for site location or would like to recommend eliminating either site from consideration.

Attachments

Site Location Map

Concept 1

Concept 2

Form Review

Inbox

Sean Sullivan
Tim Gladhill (Originator)
Form Started By: Tim Gladhill
Final Approval Date: 08/29/2019

Reviewed By

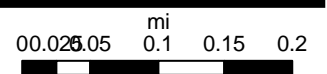
Sean Sullivan
Tim Gladhill

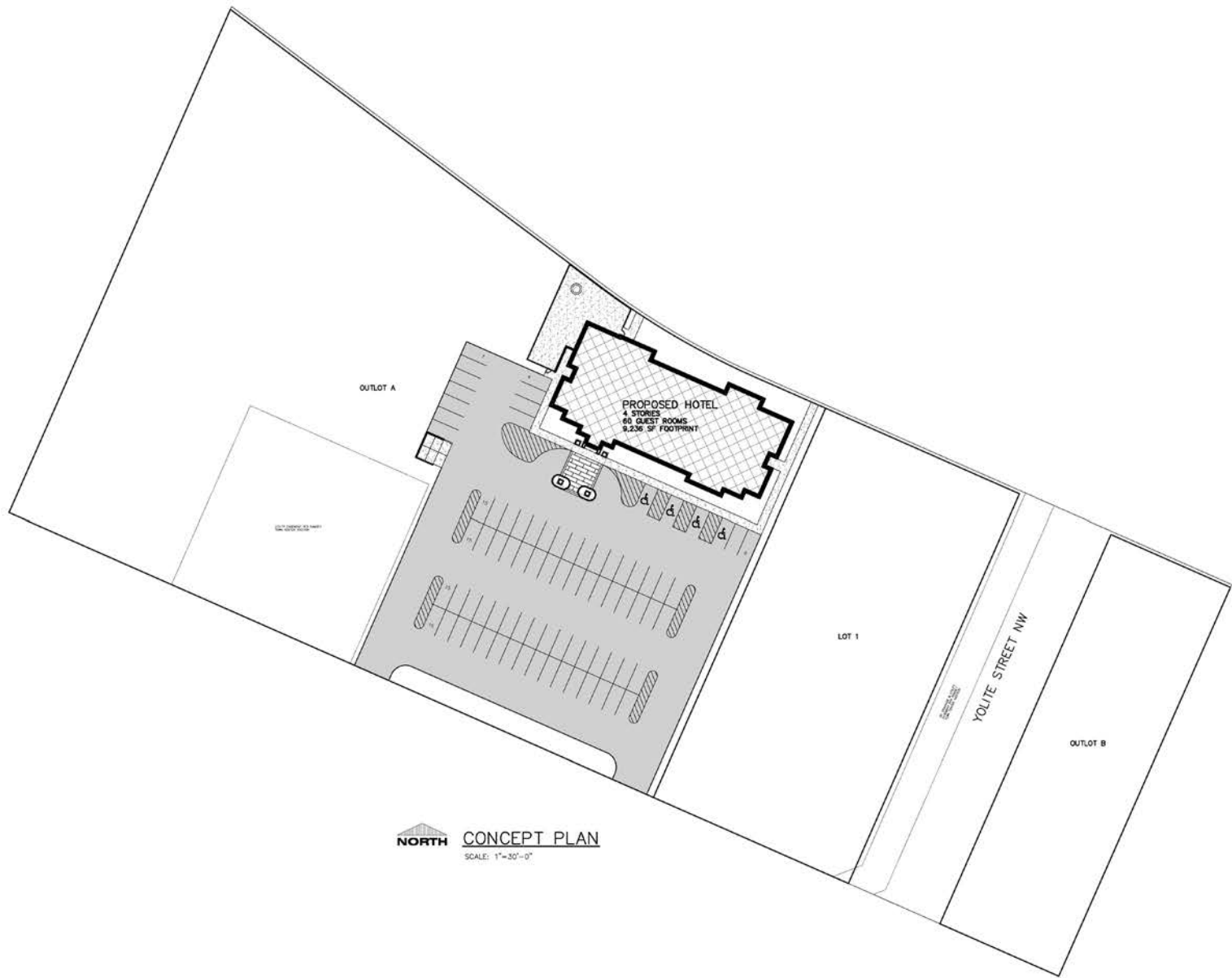
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08/29/2019 03:15 PM
Started On: 08/28/2019 10:09 AM

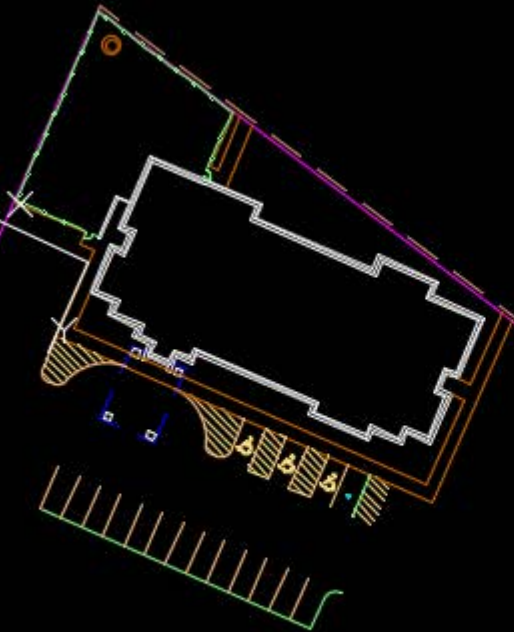


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LEOGIS





NORTH **CONCEPT PLAN**
 SCALE: 1"=30'-0"



OUTLET A

LOT 1

OUTLOT B

YOUTE STREET NW