

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 5, 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

**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 Meeting Minutes Dated August 1, 2019**

Chairperson Bauer noted on page eight, the list line, it should state, "...address ~~tr~~ress trees..."

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to approve the following minutes as amended: Planning Commission Meeting Minutes dated August 1, 2019.

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

## **5. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **5.01: Public Hearing: Consider Resolution #19-209 Granting an Interim Use Permit to a Religious Institution at 6000 167<sup>th</sup> Avenue NW; Case of Hope Fellowship of Ramsey**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:02 p.m.

#### **Presentation**

City Planner McGuire Brigl explained that the public hearing was noticed for an Interim Use Permit but after further review staff determined that a Conditional Use Permit would be a more appropriate tool. She noted that the Commission can make their recommendation and stated that the City Council would then hold a second public hearing as a Conditional Use Permit. She presented the staff report and recommended approval of the request for a Conditional Use Permit to operate a Religious Institution on the subject property.

#### **Citizen Input**

Brian Swanson, 15130 Waco Street, was present on behalf of the applicant and noted that he was available for questions.

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

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

Chairperson Bauer closed the public hearing closed at 7:07 p.m.

#### **Commission Business**

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-209 granting a Conditional Use Permit to operate a Religious Institution on the subject property.

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

Chairperson Bauer noted that the previous month the Commission considered Interim Use Permits for two churches located in the Employment District. He noted that churches are allowed as a conditional use within the Commercial District and asked if there is a reason that churches are not a conditional use in all business-related districts.

Community Development Director Gladhill confirmed that could be discussed in the future when a larger more comprehensive review of the zoning ordinances is completed.

**5.02: 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**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:09 p.m.

**Presentation**

City Planner McGuire Brigl presented the staff report and recommended approval of the request for a variance to the location requirements for a detached accessory structure (garage) on the subject property.

Commissioner Anderson asked for additional information on objects in the aerial photograph.

City Planner McGuire Brigl replied that the photograph could be outdated and commented that the applicant can provide additional details.

**Citizen Input**

David Sadler, 16158 Nowthen Blvd. NW, the applicant replied that the item in the photo has since been removed and only an eight by eight shed remains.

Commissioner Anderson asked why the garage could not be placed on the back but noted the elevations of the site.

Mr. Sadler provided additional details related to the boulder wall and elevations of his property.

Commissioner VanScoy noted that he visited the property today and commented that there is a significant slope between the home and pond/wetland. He noted that the drainage field for the septic in in the rear of the home.

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 7:16 p.m.

### **Commission Business**

Motion by Commissioner Anderson, seconded by Commissioner Peters, to adopt Resolution #19-210 granting a variance to the location requirements for a detached accessory structure on the subject property.

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

## **6. COMMISSION BUSINESS**

### **6.01: Consider Site Selection Options for New Hotel Concept**

#### **Presentation**

Community Development Director Gladhill presented the Staff Report and noted that staff believes that 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.

#### **Commission Business**

Chairperson Bauer asked if the EDA has reviewed this concept.

Community Development Director Gladhill replied that the EDA would be reviewing this concept at their meeting the following week. He noted that the Planning Commission provides more input on design and layout while the EDA tends to focus more on the deal structure.

Chairperson Bauer stated that both options appear that they could work but noted that it would be helpful to know which parcel would be better for current development and which parcel would be better kept for future development.

Commissioner Woestehoff asked if Lot 1 is vacant or whether that is Stone Brook Academy. It was confirmed that Lot 1 is Stone Brook Academy.

Commissioner Anderson asked for details on the size requested and the amount of land that would remain for future development.

Community Development Director Gladhill replied that this is a three-acre site and advised that about half would be development and half would remain. He noted that this is a challenging site for a retailer because of the amount of turns needed to access the site, and therefore he was unsure that there was a real benefit in which parcel would remain.

Commissioner Gengler stated that it would seem to make more sense to place the development on the far western portion of the lot. She stated that a restaurant patio would be a good fit for that location with the square lot left for development.

Commissioner Anderson commented that he would have the opposite opinion, as placing the hotel next to the academy would create more of a continued flow of development. He believed that the City could support two hotels, should both projects move forward.

Commissioner Woestehoff stated that he would defer to the EDA, as to the more valuable lot for future development.

Commissioner Anderson agreed that the input of the EDA will be important.

Commissioner VanScoy agreed that the EDA should have input. He noted that in both concepts he sees benefits and concerns and believed that either concept would work fine. He stated that personally he would prefer to see the hotel next to the academy to isolate the hotel a bit from the traffic. He stated that he could also see the benefit of having the hotel on the corner next to Coborn's to have close access to the retail. He believed that this hotel would be a good project and the City should continue to pursue the option.

Chairperson Bauer referenced the location of the well and asked if that falls equally on both parcels or more on one parcel.

Community Development Director Gladhill identified the location of the well, noting that it only impacts the western site. He stated that paved areas could come close to the well location but noted that the easement identifies an area around the well where a building could not be constructed.

Chairperson Bauer stated that one advantage of placing the hotel on the eastern lot would continue the flow of development. He noted that the parking area of the hotel could accommodate the location of the well, but the well location could potentially impact other types of retail that may be interested should the hotel be constructed on the western lot.

Commissioner Anderson commented that he would like to see cross access continued through parking areas of the development, similar to what was required of Stone Brook. He explained that the flow of traffic could then continue from Stone Brook onto this site and from this site to the next site.

Commissioner Gengler stated that this discussion has swayed her opinion, noting that the pickup and drop off times for the childcare center could align with the peak times for hotel guests to arrive and embark which could increase traffic in the childcare center lot.

Community Development Director Gladhill summarized that it appears the Commission is open to either concept. He noted that the decision would then default to the deal structure and advised that the EDA would then make a recommendation at their meeting the following week.

## **7. COMMISSION / STAFF INPUT**

### **7.01: Receive Staff Update**

Community Development Director Gladhill reported that the annual Happy Days Festival will be held this coming Saturday. He noted that a schedule of events can be found on the City website.

## **8. ADJOURNMENT**

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

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

The regular meeting of the Planning Commission adjourned at 7:37 p.m.

Respectfully submitted,

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Tim Gladhill  
Community Development Director

ATTEST:

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JoAnn Shaw  
Community Development Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*