

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 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 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. CONSENT AGENDA

4.01: Approve the November 7, 2019 Planning Commission Minutes

4.02: Consider Request for Extension of Variance and Conditional Use Permit related to Indoor Horse-Riding Arenas at 17902 Saint Francis Blvd NW (Project No. 19-101); Case of Dale and Tammy Wills

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to approve the consent agenda as presented.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Resolution 19-279 Approving an Interim Use Permit at 16839 Saint Francis Blvd NW to Temporarily Allow Two Homes on the Subject Property (Project No. 19-148): Case of Chelsea and Robert Jones

Public Hearing

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

Presentation

City Planner McGuire Brigl presented the staff report stating staff recommends approval of Resolution #19-279 approving an Interim Use Permit for 16839 Saint Francis Blvd to maintain an existing residence during construction of a new home.

Chairperson Bauer asked if the language is appropriate to ensure there is sufficient time for construction of the home.

City Planner McGuire noted that the language could be changed to allow one year rather than six months or the six-month period could remain, and an extension could be granted if needed. She confirmed that the six months would begin after the permit is issued, rather than six months from the time of approval.

Citizen Input

Robert and Chelsea Jones, 16839 Saint Francis Blvd NW, stated that this will make it easier for them to remain in the existing home while the new home is constructed rather than finding a temporary location to live while the home is built.

Chairperson Bauer asked if the applicant would be satisfied with the six-month timeframe.

Mr. Jones agreed that six months should be sufficient.

Commissioner Anderson asked when the existing home was constructed.

Mr. Jones commented that the home was constructed in 1910.

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 7:06 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-279 Approving the Issuance of an Interim Use Permit to Chelsea and Robert Jones to Maintain Two Principal Buildings at 16839 St. Francis Blvd NW for a Temporary Period of Time.

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

5.02: Public Hearing: Consider Ordinance #19-16 Approving Zoning Amendments for Outlot A, Alpha Development and Outlot C, Northfork

Public Hearing

Chairperson Bauer called the public hearing to order at 7:07 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating that based on the direction of the Draft 2040 Comprehensive Plan update, staff recommends approval of the Ordinance amending the Official Zoning Map. If the Planning Commission is not comfortable with the amendment, it should recommend to the City Council to modify the Draft 2040 Comprehensive Plan update before submittal to the Metropolitan Council.

Citizen Input

Leslie Clark, 15150 Kangaroo Street, stated that this has been a long process and she has been regularly active throughout the process. She commented that this seems to be the best compromise thus far, although she would have preferred the entire site remain low density. She asked that the developer be held to the larger lots abutting the neighboring properties as shown in the proposal.

William Kingston, 15760 Andre St NW, stated that he served on the Committee for the draft 2040 Comprehensive Plan. He commented that the plan is not yet approved, and he would be surprised to see changes made to that plan. He stated that he is very concerned with the intersection of Armstrong and Alpine and there would be a large increase in density and traffic, not only from this proposed development but also Riverstone once completed and the parcel adjacent this parcel. He stated that his other concern would be the upcoming improvements for Highway 10, Ramsey

Boulevard, and Sunfish Lake Boulevard and how that would impact the traffic on Ramsey Boulevard, Alpine Boulevard and Sunfish Lake Boulevard. He stated that he would like to see the traffic studies that have been completed as he did not believe that the traffic levels would be acceptable. He commented that if improvements are needed to specific intersections because of the three developments he mentioned, those improvements should be funded by those developers rather than the taxpayers.

Nick Kunkle, 9040 162nd Lane NW, referenced Andre and noted that there is already traffic that cuts through on Andre to avoid sections of Highway 10. He stated that he would be concerned with additional traffic attempting to avoid congestion on Highway 10 attempting to cut through the Northfork neighborhood. He asked that a comprehensive traffic plan be developed to get the residents out of the proposed neighborhoods without impacting Northfork.

Commissioner VanScoy asked if the traffic studies are available and whether they apply to these parcels.

Community Development Director Gladhill stated that there have been several traffic studies in this area but believed that updated information would be provided through preliminary plat. He referenced the other traffic studies that are publicly available that were completed for Riverstone and the industrial park.

Commissioner VanScoy stated that as he understood the case, the draft 2040 Comprehensive Plan would be consistent with the changes proposed tonight.

Community Development Director Gladhill commented that the draft 2040 Comprehensive Plan was changed after the Committee development due to comments received during the public comment period. He confirmed that the information proposed tonight would be in line with the draft 2040 plan as it states now. He noted that official action is not requested tonight, at the request of the developer, and the public hearing can remain open to take comments on the other parcel in discussion.

Chairperson Bauer moved to the discussion of the other parcel and welcomed the developer to come forward.

Zach Brown, BK Land Development, recognized that there was some concern with the density of the villa product. He explained that there is a big demand for this type of product which would also enhance the golf course community as it would be in demand for empty nesters that would utilize the golf course whereas the single-family homes will most likely appeal to families with young children. He commented that the mix of products would most likely ensure that the development would be constructed and sold quickly rather than taking years to build out.

Nick Kunkle, 9041 162nd Lane, thanked staff for their kindness and attention when he and his wife shared their concerns regarding this development. He stated that he is here to speak for the wildlife, noting that group was here first. He recognized that development will come but noted that his concern is that as property is developed there should also be thought and balance between development and the wildlife community and greenspace for the animals. He stated that Lake

Itasca has struggled to maintain water levels since the developments have begun. He noted that the water levels have decreased, and the wetland levels have decreased as well. He asked how water that used to feed those lake and wetlands could be redirected to those water bodies. He stated there are a lot of migratory animals that cross Alpine, specifically turtles, and he struggles with the increased amount of traffic on the roadway that threatens the wildlife crossing the roadway. He asked for a balance between increasing development and preserving the wildlife habitat. He stated that Andre is becoming more dangerous to walk along and with another 400 plus vehicles that would have the option to cut through on Andre that danger will only increase. He asked if there are any City provisions that would allow control over the amount of drive through truck traffic that cuts through Northfork to avoid the weigh scales.

Chairperson Bauer stated that Mr. Kunkle mentioned the speed limit on Alpine, which is currently 40 mph, during the worksession earlier tonight.

Community Development Director Gladhill noted that there is a process to petition for a speed change through the Public Works Committee. He noted that process includes a speed study and often following that study the results recommend a higher speed limit, which is often not the desired result. He stated that perhaps traffic calming measures could be added during the future reconstruction of Alpine. He noted that there would be pedestrian crossing elements added to Alpine during that reconstruction as well.

Chairperson Bauer asked if there is anything within City Code which could restrict truck traffic.

Community Development Director Gladhill stated that Andre is a public road and therefore traffic cannot be restricted. He noted that weight limits can be placed on the roads and additional enforcement could be encouraged.

Chairperson Bauer commented that the concerns on Andre are not perhaps a point of discussion for this case but encouraged the residents to continue to bring those concerns to City staff and/or the City Council for further investigation.

Mr. Kunkle commented that there are places where turtles cross to access Lake Itasca and the curb height on Alpine is too high for the turtles. He stated that perhaps there could be an area where curb is reduced to allow turtles to continue on their migratory paths.

Chairperson Bauer stated that there are several areas that have the rounded curbs and perhaps that could be a part of the Alpine reconstruction project.

William Kingston, 15760 Andre St NW, stated that he understands change. He stated that the change to density for this area was completed after the Committee provided its recommended draft 2040 plan. He believed that it was a good compromise with the two densities on the yellow parcel. He stated that one of his concerns is that a proposed access to the development would occur in a curved downhill section of Alpine and believed that would be prone to accidents. He stated that there would be a proposed trail along Alpine proposed by the developer that only goes part way across the Riverstone development and would not connect to Puma. He recognized that is not a concern of this developer but there should be thought towards a more comprehensive trail plan

rather than segments. He stated that a previous development for this parcel proposed ten to 16 homes on larger lots with well and septic whereas this is a much higher density. He stated that when you add this development, the previously discussed development, and Riverstone that is a lot of extra traffic. He did not believe that the traffic studies have been updated with the two proposals discussed tonight and asked that those studies be updated with the higher densities.

Chairperson Bauer stated that he lives in the Riverstone development and noted that there is a three-way stop at Puma and Bunker. He noted that he brought concerns to the City and was told there was a traffic study to justify that traffic control. He stated that in the time he has lived in Riverstone he has only ever met another vehicle at that intersection three times. He commented that the traffic studies seem to have taken into account the additional traffic to come. He commented that the developer could be asked to extend the trail to the end of their property and perhaps Riverstone could be asked to extend their portion of the trail as well.

Community Development Director Gladhill confirmed that this developer is doing their part to construct the trail along the entirety of their property. He provided additional details on the Capstone preliminary plat revision and believed that the extension of the trail was a condition and noted that would continue to be an item of discussion.

Mr. Kunkle referenced the trail on the north side of Alpine. He stated that if he was living in the new development and was aware that there was a great trail on the other side of Alpine, he would be attempting to cross Alpine, which is a busy roadway, to access that trail. He stated that there should be a safety plan to allow the pedestrian traffic that wants to cross Alpine to connect to the trails.

Chairperson Bauer confirmed that he does cross Alpine to get to the trails on the other side.

Community Development Director Gladhill stated that there is room to have that discussion during the next agenda item.

Mr. Brown stated that with the empty nester product, a lot of those residents are snowbirds and not home during the winter months. He stated that most of those residents have one vehicle and do not add to traffic during the peak traffic times as they are retired. He noted that the impact to traffic will be much lower with the mix of products compared to all single-family homes.

Commissioner Woestehoff asked if there would be any work on the intersection at Alpine and Highway 10 during the reconstruction of Alpine.

Community Development Director Gladhill explained that the reconstruction of Alpine does not propose any changes to that intersection, but the Highway 10 Gateway project does take that intersection into account. He noted that there are multiple entities involved in that discussion and therefore planning for that intersection will be a part of the next phase of discussions.

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

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

Chairperson Bauer closed the public hearing closed at 7:56 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #19-16 Amending the Official Zoning Map for Outlot C, Northfork.

Further discussion

Commissioner VanScoy asked if this change to Outlot C would make the zoning consistent with the draft 2040 Comprehensive Plan.

Community Development Director Gladhill confirmed that this change will make the zoning consistent with the draft 2040 Comprehensive Plan. He confirmed that a request to rezone Outlot A will most likely move forward in the next few months when that developer is available.

Commissioner Anderson stated that it seems that Alpine would be an ideal candidate for a roundabout to slow down the traffic.

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

6. COMMISSION BUSINESS

6.01: Consider Sketch Plan for BK Land Development (formerly known as Villas at Northfork); Project No. 19-147

Presentation

City Planner McGuire Brigl presented the Staff Report stating that based on guidance within the Draft 2040 Comprehensive Plan, staff recommends that the applicant move forward with preparing a Preliminary Plat that includes staff feedback. She highlighted the noted items from the open house prior to the meeting tonight. She asked that the Commission provide the applicant with any additional feedback.

Commission Business

Chairperson Bauer asked that the carbon neutral suggestion related to trees be forwarded to City Planner Anderson to determine if there should be modification to the tree preservation ordinance.

Commissioner VanScoy asked if pedestrian crossing could be added to the list.

City Planner McGuire Brigl confirmed that is on the list. She noted that the public safety item was related to whether additional manpower would be added to the police force for the added population.

Zach Brown, BK Land Development, stated that he appreciates the feedback that has been received throughout the process and they have used that to amend the plan to this version.

Chairperson Bauer asked for input on the timeline for the developer.

Mr. Brown stated that if all approvals are gained in a timely manner he would love to begin grading in the spring or as soon as they could after ground thaw.

Commissioner VanScoy referenced the north/south trail and asked if that goes through the entire property or whether there is a gap.

Luke Konewko BK Land Development, confirmed that there was a gap in the trail. He noted that they have been working with the golf course to possibly move the gap to connect to the golf course trail.

Commissioner VanScoy asked if there would be density transitioning required between the two density products.

City Planner McGuire commented that transitioning would not be required because the development is not existing.

Chairperson Bauer asked if Pearson Park is part of the Riverstone Development or whether that is a public park.

City Planner McGuire Brigl replied that is a part of the Riverstone Development but is open to the public.

Chairperson Bauer stated that there should be thought to connecting trails to allow residents to access that park. He commented that there was good input received at the open house tonight prior to this meeting which provides the developer with valuable input.

Luke Konewko commented that they are very appreciative of the feedback they have received from City staff, the Commission, and the public.

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

Commissioner VanScoy commented that whoever types the minutes is doing an excellent job.

Community Development Director Gladhill stated that beginning in January his department will begin to phase in some staffing transitions, noting that City Planner McGuire Brigl will be the contact for the Planning Commission.

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 8:13 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.