

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 7, 2020, 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: Senior Planner Chloe McGuire Brigl
 Deputy City Administrator Tim Gladhill
 City Planner Chris Anderson
 City Councilmember Debra Musgrove
 City Councilmember Jeff Menth
 Planning Consultant Erik Maas

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5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Ordinance #20-06 Approving Zoning Amendment of Part of Subject Property from R-1 Residential (MUSA) District to R-1 Detached Villas (Project #20-104 Northfork Meadows); Case of AKM Farm, LLC (Paxmar)

Public Hearing

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

Presentation

Planning Consultant Maas presented the staff report and recommendation to introduce Ordinance #20-06 rezoning a portion of the subject property from R-1 Residential (MUSA) to R-1 Detached Villa contingent upon approval of Preliminary Plat, Final Plat and formal adoption of the City's 2040 Comprehensive Plan.

Chairperson Bauer disclosed that he lives in the Riverstone development, which is directly adjacent this parcel.

Citizen Input

Jay Roos, Paxmar, stated that this property has come before the City prior in sketch plan form and realized that this is a slight change to that review. He stated that with the zoning request, they took the opportunity to propose a slightly different version. He noted that in discussions with staff related to Puma Street improvements and the forthcoming assessments, this project would have an estimated cost of \$220,000 for those improvements, and these changes are in response to that additional cost. He stated that they are attempting to find the division between the 65-foot lots and the 80-foot lots. He stated that they continue to propose a strip of 80-foot lots adjacent the existing residential development and are attempting to find a solution on the line between the 80- and 65-foot lots. He commented that the 65-foot lots continue to be more popular in today's market. He stated that they would prefer to provide the 80-foot lots adjacent to the residential development to the north and have 65-foot lots adjacent the industrial and collector roadways. He stated that while this is a nice site, it does not have the natural amenities that lend towards larger lot size.

Deputy City Administrator Gladhill stated that staff recommends that the L shaped wrap around remains with 80-foot lots and does not support the change in mix between 80- and 65-foot lots.

Leslie Clark, 15150 Kangaroo Street, stated that her property abuts this property to the east. She stated that there has been a lot of compromises and public meetings to get to this point as the property was originally intended to be developed with all 80-foot lots. She stated that she has a rural property of almost one acre and 80-foot lots still seem small. She stated that the existing residential development continue to support the L shaped wrap around as described by staff. She stated that if additional 65-foot lots are added that will only add to the traffic concerns in the area. She noted that the existing residential properties have already compromised to get to this point and therefore supports the staff recommendation to support the previously proposed configuration.

Lonnie Gray, 17530 Nowthen Boulevard, stated that he is extremely concerned about the increase in traffic. He commented that traffic is already bad, even during the Stay at Home Order.

Chairperson Bauer commented and confirmed that Mr. Gray's comments would be addressing a different project that will occur later in the meeting.

Kim [REDACTED], 7230 175th Avenue NW, asked if the City is opposed to the smaller lots in this location.

Chairperson Bauer stated that the question is the ratio of 80-foot lots compared to 65-foot lots.

Deputy City Administrator Gladhill stated that the City has previously indicated a support for a mix between the two lot sizes.

Planning Consultant Maas confirmed that staff is supportive of the previous configuration/ratio of 65- and 80-foot lots with a more even split. He presented the previously directed plan, noting that staff supports this configuration rather than the configuration proposed tonight.

Mr. Roos stated that the lots backing to the industrial park would still be deep lots but would simply be reduced in width. He explained that given the proximity of the industrial park and collector street, they would prefer to have 65-foot widths in that area.

Councilmember Menth asked the location of the 80-foot lots.

Mr. Roos provided clarification on the location of the larger lots on the previous directed plan and currently proposed plan. He confirmed that the northern portion along Alpine were and would still remain as 65-foot lots.

Councilmember Musgrove asked for details on Puma Street related to the previously directed plan and asked if the number of homes in that area has been proposed to change.

Deputy City Administrator Gladhill stated that the planning level layout has not changed for Puma Street alignment. He noted that the element that has changed since that time has been related to financing of the Puma Street improvements, which includes assessment to the adjacent properties, including this proposed development.

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

A roll call vote was performed by the Deputy City Administrator:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Woestehoff	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:37 p.m.

Commission Business

Commissioner VanScoy referenced the proposed actions within the case and asked for clarification.

Deputy City Administrator Gladhill noted that the motion should include which option the Commission prefers.

Motion by Commissioner VanScoy, seconded by Commissioner Johnson, to recommend that City Council introduce Ordinance #20-06 rezoning a portion of the subject property from R-1 Residential (MUSA) District to R-1 Residential (Detached Villa) as previously directed by the

City Council, contingent upon approval of Preliminary Plat, Final Plat, and formal adoption of the City's 2040 Comprehensive Plan.

A roll call vote was performed by the Deputy City Administrator:

Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Woestehoff	nay
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion carried.