

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 9, 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 Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Commissioner Eric Peters

Also Present: Senior Planner Chloe McGuire Brigl
 Deputy City Administrator Tim Gladhill
 City Planner Chris Anderson
 Planning Consultant Eric Maass
 City Council Liaison Debra Musgrove

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

No comments.

4. APPROVAL OF AGENDA

Deputy City Administrator Gladhill noted that the Trott Brook North item will be removed from the agenda as the Commission is not interested in discussing 65-foot lots.

Chairperson Bauer noted that the Commission held a worksession prior to this meeting where input was received by the landowner, developer, and neighbors. He stated that there was a lengthy discussion and it is in the hands of the developer to come up with a plan that may meet the direction previously provided by the Council.

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to approve the agenda removing Item 7.02.

A roll call vote was performed:

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

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the June 4, 2020 Planning Commission Meeting Minutes

5.02: Review Site Plan for New Public Works Campus; Case of City of Ramsey

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Resolution #20-002 Approving Preliminary Plat for Garden View (Project 19-136)

Public Hearing

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

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends adoption of Resolution #20-002 approving the Preliminary Plat for Garden View.

Citizen Input

No comments.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:06 p.m.

Commission Business

Motion by Commissioner Johnson, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #20-002 Approving the Preliminary Plat for Garden View.

Further discussion

Senior Planner McGuire Brigl commented that the property line on the western boundary juts out because of a right-of-way vacation that will be attached to the City Council case. Councilmember Musgrove referenced a comment related to the mill and overlay of 147th and asked if it is the recommendation of staff that the improvement would be needed and whether that would be a cost of the developer. Senior Planner McGuire Brigl stated that is an engineering comment to the developer based on the current condition of the roadway. She noted that it would be the cost of the developer to complete that improvement to the current standard of the City.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Consider Ordinance #20-09: Revisions to Section 117-349 Related to Accessory Uses and Structures

Public Hearing

Chairperson Bauer called the public hearing to order at 7:10 p.m.

Presentation

Planning Consultant Maass presented the staff report stating that staff recommends that the Planning Commission record that Ordinance #20-09 be introduced by the City Council.

Commissioner Woestehoff referenced the chart showing the parcel size and maximum allowed size. He commented that in rows two and three, he would reference that it would go from .5 to .99 acres so that it does not confuse the one-acre size.

Senior Planner McGuire Brigl stated that after the Comprehensive Plan is updated, the code must be updated to match that. She noted that the Commission also directed staff to reduce the amount of text in the code and eliminate areas of redundancy. She stated that this process has begun, and the Commission will continue to review the updates as completed by staff.

Commissioner VanScoy referenced the swimming pool section, section C, number three and stated that he would like clarification on the description of the fence as mentioned.

Planning Consultant Maass provided the location where details would be found related to permanent fencing and provided additional clarification on the numbering.

Commissioner VanScoy referenced accessory buildings and asked if the requirement would be to have a similar finish to the home for all accessory building.

Planning Consultant Maass confirmed that the requirement would be to be architecturally compatible. He stated that staff has been implementing that to ensure that the color of the accessory building matches the color of the home. He stated that metal siding would be allowed in the R-1 Rural Developing district, but the metal siding would still need to be the same color as the home. He noted that the metal paneling would not be allowed in the R-1 MUSA or R-1 Villa districts.

Commissioner VanScoy referenced the changes related to conditional use. He noted that there were items listed to consider when determining whether a variance could be issued. He stated that those appear to still be valid questions when considering a conditional use permit.

Planning Consultant Maass stated that staff recommended removal of those is because there is a specific scorecard for the approval of a variance. He stated that if the Commission feels strongly that the language should be retained in the ordinance, staff could do that. He stated staff feels that a conditional use permit is a stronger tool for flexibility when compared to a variance.

Senior Planner McGuire Brigl stated that the conditional use permit template has a findings of fact sheet which outlines items related to this language. She stated that rather than be included in the code, the information would be included on the findings of fact sheet.

Commissioner Anderson referenced section 12, accessory building location, noting that lots greater than two acres are mentioned that could have a building height of 22 feet. He noted the section D then talks about lots less than two acres but does not specify a maximum height. He believed that 16 feet or the height of the principle building should be specified. He stated that he would not want to see a multi-story house with a multi-story accessory building.

Planning Consultant Maass stated that for lots under two acres, the height limit for accessory buildings would be found in the specific zoning district. He noted that those heights are limited to 16 feet, the language is simply found in another location of the code.

Commissioner Anderson stated that he would want to ensure that the height limit is included for lots under two acres at 16 feet or the height of the principle dwelling unit, whichever is less. He asked for details on a requirement related to accessory buildings and potential future subdivisions.

Planning Consultant Maass provided additional clarification on the code requirement language. He stated that staff has found the rule to not be practical to implement on residents and therefore is requesting to remove the language.

Commissioner Anderson stated that he would simply want to ensure that residents are informed that if they want to subdivide in the future and the accessory building is located on the area proposed to be split, the structure would need to be removed.

Commissioner Woestehoff stated that perhaps an information sheet could be developed that would include that information for applicants to consider and agreed that the requirement should be removed from code.

Councilmember Musgrove asked for clarification on certain items and it was confirmed those language changes were proposed to reduce redundancy as the information is found in other areas of the code. She commented that as someone that is not fully knowledgeable in this area, she finds the charts/graphs easier to understand.

Commissioner Anderson stated that perhaps in the future, the Commission could consider allowing an accessory structure to remain after subdivision for a length of time. He stated that would allow someone to keep the accessory building while building a home, rather than requiring the building to be torn down only to rebuild.

Commissioner Woestehoff commented that there are tools in the City code which would allow for that activity and provided an example the Commission recently considered.

Citizen Input

No comments.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:47 p.m.

Commission Business

Planning Consultant Maass stated that staff would like general direction from the Commission related to the amount of allowed accessory building size. He noted that a chart was provided comparing the requirements of Ramsey to other similar communities and asked if the Commission feels the size allowance is adequate, too restrictive, or should be more restrictive.

Commissioner Woestehoff stated that he does not have concern with size of accessory structures, but more with the number of allowed accessory structures on larger lots.

Commissioner VanScoy stated that it seems Ramsey falls in the middle and he is generally fine with the allowed size. He stated that the intent is that the larger lots are typically farms or hobby farms and the accessory buildings would be used to support that activity.

Commissioner Anderson echoed the comments of Commissioner VanScoy.

Motion by Commissioner Anderson, seconded by Commissioner Woestehoff, to recommend that City Council introduce Ordinance #20-09 amending City Code Section 117-349 Related to Accessory Uses.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Review Sketch Plan for Ramsey Villas North (Project 20-117)

Presentation

Senior Planner McGuire Brigl presented the Staff Report and asked that the Commission provide the applicant with input on the revised sketch plan. This could include, but is not limited to, identifying any red flags, noting any potential concerns, and providing the application direction to invest in a Preliminary Plat.

Commission Business

Commissioner VanScoy asked if the current zoning is R-2 and whether the four units would meet the requirements for density and lot width.

Senior Planner McGuire Brigl confirmed that it appears the four lots would meet the standards of the zoning district.

Commissioner VanScoy asked if the issue of fitting into the neighborhood would be due to the wetland delineation.

Senior Planner McGuire Brigl stated that the site would be required to meet density transitioning. She commented that three lots would meet the requirements of density transitioning much better than four lots. She stated that a wetland delineation would be part of the preliminary plat process if the project moves forward.

Commissioner Woestehoff asked the zoning of the homes across the street.

Senior Planner McGuire Brigl commented that the existing homes across the street are R-1 MUSA homes, with 80-foot-wide lots. She confirmed that the proposed lots in this development would be 50 feet in width.

Chairperson Bauer welcomed the developer to provide any input or ask any questions.

The Applicant reviewed projects that he has been involved with in Ramsey. He stated that they are looking for any feedback that would be used to develop a successful plan. He stated that they are not opposed to reducing the lot count from four to three as suggested by staff.

Commissioner Woestehoff stated that four lots made him nervous and appreciated that the applicant was open to three lots.

Councilmember Musgrove referenced a barrier for noise reduction and asked how that could impact sightlines near the corner lot. She asked how far into the corner lot the noise barrier could go before the delineation boundary would be reached.

Senior Planner McGuire Brigl provided details on the wetland buffer. She stated that the sound wall would need to be located on the property. She stated that Anoka County would also be reviewing this requirement.

Staff reviewed the available options for noise mitigation.

Councilmember Musgrove stated that she would be concerned that trees are used and whether there would be a condition that prevents the trees from being removed by future homeowners.

Senior Planner McGuire Brigl stated that they are not far enough into the process to get into that level of detail but noted that she would keep that comment in mind as this moves forward.

Commissioner Anderson commented that there are 80-foot-wide lots across the street, and he would like to see lots wider than 50 feet.

Chairperson Bauer noted that the property is already zoned for 50-foot lots. He stated that if three lots were chosen, instead of four lots the widths would increase. It was confirmed that three lots would have widths near 70 feet.

Rick Bailey, 5021 Xkimo Court NW, thanked staff for its presentation, which answered many of his questions. He stated that he would support the noise barrier as there is a lot of noise in that area from traffic. He commented that the existing trees on the property are the only buffer the existing homes have and asked that be considered when noise barriers are discussed. He asked for details on the traffic study that would be completed.

Senior Planner McGuire Brigl provided details on the information that would be completed in the next step to ensure there is sufficient space for stacking and within the cul-de-sac.

~~7.02: Consider Trott Brook North Small Area Planning Framework~~

This item was removed from the agenda.

8. COMMISSION / STAFF INPUT

Senior Planner McGuire Brigl stated that the City Council approved the Cobblestone Hotel project at its last meeting. She stated that there has been interest in subdivisions and home improvement projects.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:13 p.m.

Respectfully submitted,

Chloe McGuire Brigl
Senior Planner

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.