

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 6, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Eric Peters
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: Commissioner Torrey Johnson

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

None.

4. APPROVAL OF AGENDA

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

A roll call vote was performed:

Commissioner Peters aye
Commissioner Woestehoff aye
Commissioner Anderson aye

Commissioner Gengler aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the July 9, 2020 Planning Commission Work Session and Regular Session Meeting Minutes

5.02: ~~Consider Resolution #20-164 Granting a Conditional Use Permit (CUP) for Team Packaging at 14799 Jaekal St Suite 400 in Bunker Lake Industrial Park (Project No. 20-123)~~

Commissioner Anderson requested to remove Item 5.02 from the Consent Agenda. It will become Item 7.02 on the regular agenda.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to approve the consent agenda as amended.

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Resolution #20-156 Approving Conditional Use Permit (CUP) Application for Car Sales and Service at 6021 Highway 10; Case of Lund Auto

Public Hearing

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

Presentation

Planning Consultant Maass presented the staff report stating that staff recommends adoption of Resolution #20-156 approving a Conditional Use Permit (CUP) for automotive sales and service at 6021 Highway 10 NW.

Citizen Input

Roman Gadaskin, property owner, stated that he regrets that the previous CUP was not revoked earlier because of problems with that tenant. He stated that the new tenant has been a good tenant and he believes he will continue to be a good tenant. He stated that the building will be brought up to Code as he continues to make improvements to the property.

Commissioner Anderson asked if Lund Auto Sales would be operating the back garage.

Mr. Gadaskin confirmed that to be true. He stated that he began conversations with him in March and the new tenant believes that this space would allow him to consolidate different elements of his business.

Steve Lund, owner of Lunds Auto, stated that he is looking forward to consolidating his businesses on this location in Ramsey. He commented that he has worked with City staff to ensure that he will meet or exceed the City’s expectations. He noted that the repair business would mainly be for company vehicles and vehicles posted for sale rather than for external customers.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Commissioner Anderson commented that the owner has improved the condition of the property.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #20-156 Approving a Conditional Use Permit (CUP) for Automotive Sales and Service at 6021 Highway 10 NW.

A roll call vote was performed:

Commissioner Woestehoff	aye
Commissioner Peters	aye

Commissioner Anderson aye
Commissioner Gengler aye
Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

7. COMMISSION BUSINESS

7.01: Review Sketch Plan for Riverstone South; Case of Capstone Homes

Presentation

Deputy City Administrator Gladhill presented the Staff Report stating that the City has broad policy discretion as the request requires the approval of a Zoning Amendment (and possibly Comprehensive Plan amendment) due to lot sizes and densities. She encouraged the Commission to provide feedback to the developer as part of the plan development for the next stage in the process known as Preliminary Plat.

Commission Business

Councilmember Musgrove asked if there would be buffering on the east, adjacent to the solar farm.

Deputy City Administrator Gladhill replied that additional density transitioning buffering is not proposed as it is not required.

Councilmember Musgrove asked if there would be a connection to the ponds under the proposed road.

Deputy City Administrator Gladhill stated that he is unsure if there would be a connection point. He stated that there may be connections between one of the proposed ponds and the infiltration basin. He noted that additional details will be developed as this moves forward.

Commissioner Anderson asked if there are hydrants on Bowers Drive.

Deputy City Administrator Gladhill replied that the closest sewer and water is currently at Lazydays RV, therefore there is not a hydrant on Bowers Drive currently. He stated that this project would bring water to the development site and would bring in hydrants. He noted that a water line would be brought through this corridor and connected to Bowers Drive. He stated that there are no plans to extend sewer and water down Bowers Drive.

Commissioner Anderson asked how wide the streets will be in the development.

Deputy City Administrator Gladhill replied that the at minimum, Pearson Boulevard or Drive should be a typical standard size while the rest of the internal streets would be 29 feet wide, similar to Riverstone North, with parking allowed only on one side.

Commissioner Anderson asked if the entire project would be connected to sewer and water.

Deputy City Administrator Gladhill confirmed that the entire development would be connected to those utilities.

Commissioner Anderson asked if the townhome product would be similar to other homes in Ramsey.

Deputy City Administrator Gladhill stated that this would be similar to the Centra Homes project. He stated that Capstone is currently building this product in the current phase of its existing development.

Commissioner Anderson asked if sidewalks would be required.

Deputy City Administrator Gladhill confirmed that there would be sidewalks on one side of the street.

Chairperson Bauer commented that he lives in Riverstone North and has for two years. He stated that this is the first step in a three-step process, noting that they attempt to address questions and concerns at this step before additional time and funds are invested in the Preliminary Plat step. He noted that a public hearing would be held when the Commission reviews the Preliminary Plat.

Commissioner VanScoy referenced the access, noting that there was a concern for safety and connection. He stated that a full connection was discussed, and he believed was agreed upon. He stated that he sees a trail/vehicle access that is reduced in width and asked for details.

Deputy City Administrator stated that staff acknowledges that it is a sensitive topic and there is concern from the existing residents on Bowers Drive. He stated that the City allowed this situation to occur in years past and is trying to work through that. He stated that they are open to allowing something that accommodates the largest fire department vehicle but would not be open for full traffic.

Commissioner Anderson stated that he agrees that connection should be a public street. He stated that people from the development would not go down that to exit from Bowers Drive. He commented that Bowers Drive is not a private development and is a City street. He stated that he respects those properties and their properties but believes that a secondary access should be provided for emergency vehicles. He commented that should be a City street connection. He stated that the 65-foot-wide lots should be 80-foot lots to meet the R-1 standard.

Chairperson Bauer commented that although this is not a public hearing, he would still provide an opportunity for the developer to come forward to address concerns that were expressed at the open house prior to tonight's meeting.

Tom Bakritges, Capstone, thanked the Pearson family who has entrusted this team to create a special development on their farm homestead. He also expressed appreciation to the staff, advisory

Boards and City Council for their input and cooperation. He identified the existing uses and future guiding on the adjacent properties. He commented that Riverstone South is to mirror Riverstone North. He commented that there will be larger lots would be adjacent the exiting residential with the lot sizes reduced on the other side of the development, adjacent the solar farm. He stated that they will continue to work with the City and Pearson family on the design and connectivity to Highway 10 and the extension of Riverdale Drive. He stated that they will provide a 30-foot buffer area along Riverdale Drive that will be landscaped. He stated that there will be a one-acre neighborhood park with open space and a stand of existing Oak trees. He stated that there will be seven acres of trees preserved and dedicated to the City which will combine with the existing tree buffer. He stated that there will be an additional nine acres of open space, ponding, and basin area. He stated that the Bowers Drive connection is still be discussed and they will support the option agreed upon by the City and residents. He stated that the Capstone customer is typically a first- or second-time home buyer and there is a high demand of this type of product in the market. He stated that this Concept Plan is a result of much communication and coordination between Capstone, City Staff and input from residents, advisory Boards, and the City Council.

Chairperson Bauer asked for a comparison between Riverstone North and South on the mix of housing products and also for input on the demand from homebuyers at this time.

Mr. Bakritges stated that the sales this year within Riverstone North have exceeded their expectations, especially during the pandemic. He commented that interest rates are low and the variety of products within the development provides options for many different homebuyers. He stated that the difference between North and South would be that in Riverstone South, the lots against the preserved trees would be a premium style but would otherwise be similar in product. He stated that the only product that exists in the North that would not be included in the South would be the villas.

Chairperson Bauer commented that the older residents typically live in the villas and young families tend to choose the larger lot homes.

Mr. Bakritges stated that the Capstone developments thrive because they have a mix of buyers and residents. He stated that the design their developments to have people walking around, using the sidewalks and trails.

Commissioner Anderson asked if the 55 foot lots would be detached villas.

Mr. Bakritges clarified that those would be single-family homes as the villa product will not be included in the South.

Josh Fuerick, 14573 Bowers Drive, stated that the tree preservation area is an extremely ecologically unique area and feels that the developer has done a great job of considering that. He believed that it made sense to have the 65 foot lots in that area. He stated that he manages HOAs for townhomes and believed that the Commission should be asking where snow storage would occur. He commented that should be a consideration for all developments that are HOA maintained which would prevent snow from having to be hauled offsite.

Chairperson Bauer asked if these streets would be publicly maintained.

Deputy City Administrator Gladhill commented that as of now all the streets are proposed to be public, but that could change for the detached townhome section of the development as this moves forward.

Mr. Fuerick explained that his comment was related to driveway snow removal and storage for that snow. He encouraged the Commission to think about that element in all development projects.

Chairperson Bauer stated that in his development the snow from his driveway is piled into his yard.

Commissioner Anderson asked if Mr. Fuerick would support the 65-foot lots instead of the 80-foot lots.

Mr. Fuerick confirmed that he supports the 65-foot lots as he believes it makes sense and that the developer has taken the tree preservation into consideration. He believed that additional preserved trees are a sufficient tradeoff for the 65-foot lots.

Jeff Johnson, 4540 Bowers Drive, stated that when there was first discussion about Capstone building the 12 additional homes, there was never a mention of the piece of City owned land. He stated that there was never discussion of a roadway connection and believed that is fixing a problem that does not exist. He stated that he does not need the Commission or the City to review his calculated risk. He stated that he lives in the floodplain and pays higher insurance rate for that and because of the distance from a fire hydrant. He stated that everyone that purchased on Bowers Drive took that risk willingly and to be isolated from other development. He stated that Bowers Drive was able to support the 12 additional homes and did not want to see the City attempting to fix a problem that does not exist. He stated that there is not one incident where an emergency situation occurred, and the City services were not able to access. He stated that 95 percent of the residents on Bowers Drive reject the road connection and asked the City to take that off the table.

Chairperson Bauer commented that the decision to obtain the property for a roadway connection was obtained when the 12 homes were constructed. He stated that they are now discussing whether that connection is necessary.

Deputy City Administrator Gladhill stated that in 2016 they were attempting to be flexible with the design and should have been more specific in the plan set as to the potential future street connection. He noted that the information was disclosed in the 2016 presentation.

Mr. Fuerick stated that the concern of the Bowers Drive residents is not with traffic from the new development. He invited the Commissioners to come down Bowers Drive and see the pedestrian activity from the Bowers Drive residents. He stated that the entire road is tree lined and therefore if there is a storm that causes a tree to go down, they will deal with it as many residents have chainsaws. He stated that if the developments are connected, that will significantly increase the pedestrian traffic, which will impede the enjoyment of the Bowers Drive residents and their ability to drive down the road safely.

Mr. Johnson stated that there are no streetlights on Bowers Drive and therefore if the pedestrian traffic is increased that will cause a safety issue. He stated that one thing will lead to another, beginning with fixing a problem that does not exist that will cause other problems.

James Wadey, 14447 Bowers Drive, stated that there have been many studies that show crime rates increase when a cul-de-sac is opened as it provides criminals with increased opportunity to leave the neighborhood. He stated that he would be concerned with having a road that comes along the side of his property that would allow others to access his property.

Chairperson Bauer urged the residents to continue to raise their concerns over the roadway connection with City staff, as the decision will be made prior to the Preliminary Plat step. He stated that there should be additional input from public safety staff as to why they pushed for that connection.

Senior Planner McGuire Brigl stated that a written comment was provided from the property owner at 14435 Bowers Drive, noting that the property owner was not made aware of the potential road when they purchased their property.

Councilmember Musgrove asked the plans for Bowers Drive and whether there would be a connection planned to 142nd Ave NW.

Deputy City Administrator Gladhill stated that there is another dead-end road and therefore it would seem a logical solution to connection those roads, but City staff is aware that would cause more objection. He stated that City staff has heard loud and clear of the unique character of Bowers Drive and therefore public safety felt that this connection would be a good compromise.

Mr. Bakritges explained that at the June meetings it was agreed upon to preserve about 10 percent of the wooded area, which they did, by switching out the 80 foot lots with 65-foot lots. He noted that has been supported by the Bowers Drive residents and the Council because of the additional tree preservation that would be provided.

7.02: Consider Resolution #20-164 Granting a Conditional Use Permit (CUP) for Team Packaging at 14799 Jackal St Suite 400 in Bunker Lake Industrial Park (Project No. 20-123)

Presentation

Chairperson Bauer noted that there was not sufficient time to provide notice for a public hearing and therefore the Planning Commission was asked to review and provide input with the public hearing to be held at the City Council meeting.

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends that the Commission recommend approval of the Conditional Use Permit for Team Packaging for outdoor storage with a public hearing at the next City Council meeting.

Commission Business

Commissioner Anderson stated that he felt that this was being rushed without the public hearing. He stated that he visited the site and they are already using the site in this manner. He believed that the company should have obtained the necessary approvals before operating in this manner. He stated that he would like to hear from the public on this matter and therefore he feels that it should be tabled.

Chairperson Bauer stated that this property is in the middle of an industrial park and asked who the notice would be mailed to.

Senior Planner McGuire Brigl stated that staff recommended that the applicant speak with the neighboring property owners about the request.

Tom Sandstrom, Team Packaging, stated that they manufacture custom packaging including wood crating. He stated that they have bundles of plywood and other lumberyard type materials. He stated that they have been in Ramsey since 2004, in two different locations, that allowed outdoor storage. He stated that outdoor storage is imperative to their business, as it cannot be stored indoors. He stated that they had to move from the previous location because the building was being sold and therefore the landlord introduced them to the owner of the new location, who toured their site and saw the outdoor lumber storage. He stated that it was their understanding that the outdoor storage would be allowed, and it was written into the lease. He stated that they are not asking for more than they need and were not aware additional permission would be needed. He stated that they have never received complaints from neighbors and have been a good neighbor to the other businesses. He did not see that there would be an issue. He stated that he has not met the direct neighbor but asked the property owner to reach out to that business owner. He recognized that the moving process might not have provided the best impression, but they have been able to move those things where they needed to go. He stated that they need to have the fence installed before winter and one of the contractors said they have some wait time, so it is important to have this continue to move forward. He did not believe that their outdoor storage would be an eyesore.

Commissioner Anderson asked what would be fenced.

Senior Planner McGuire Brigl displayed the plan and identified the areas that would be fenced. She stated that she has input from the Fire Marshal noting that the applicant would need to stay within the confines of the CUP in order to remain in compliance with public safety.

Commissioner Anderson stated that his objection was with the process.

Chairperson Bauer commented that it is a straightforward proposal, outside of the timing of the process.

Senior Planner McGuire Brigl stated that the owner of this property, owns the majority of the other properties that would receive notice and he did sign off on the application. She stated that the Fire Marshal has been to the site and has been working with staff and the applicant but has not yet

signed off on the approval, which is typical of the process. She noted that approval would be required before the CUP is issued.

Commissioner Gengler stated that she appreciates Commission Anderson removing this from the Consent Agenda to provide an opportunity to discuss the request. She stated that after hearing from the business owner she would be comfortable moving forward.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #20-164 Granting a Conditional Use Permit (CUP) for Team Packaging at 14799 Jackal Street Suite 400 in Bunker Lake Industrial Park (Project No. 20-123).

A roll call vote was performed:

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

Motion Carried.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

Chloe McGuire Brigl
Senior Planner

ATTEST:

JoAnn Shaw
Planning Division Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.