

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 2, 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

Members Absent:           Commissioner Torrey Johnson  
                                  Commissioner Matt Woestehoff

Also Present:               City Planner Chloe McGuire Brigl  
                                  City Planner Chris Anderson

**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**

City Planner McGuire Brigl stated that the applicant for Item 5.02, Public Hearing: Review Preliminary Plat for Garden View Villas (DC Townhomes); Project 19-136, has requested that the item be removed from the agenda and considered at the February meeting.

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

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

**4.     CONSENT AGENDA**

**4.01: Approve the November 7, 2019 Planning Commission Work Session Minutes**

**4.02: Approve December 5, 2019 Planning Commission Meeting Minutes**

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

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

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

### **5.01: Public Hearing: Request for a Zoning Amendment for Two Parcels at 9340 Highway 10 NW (Project No. 19-151); Case of MYWC, LLC**

#### **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 the Commission recommend adoption of Ordinance #20-01 approving a Zoning Amendment for both properties from B-1 Business to R-1 Residential (MUSA).

Commissioner VanScoy asked for additional information on the site location.

City Planner McGuire Brigl stated that during the research staff determined that the lot lines are a bit askew on the County GIS software and confirmed that the actual lot lines are correct.

#### **Citizen Input**

Greg Bauer, 16062 Rhinestone Street, stated that he has worked with staff to find the proposed resolution proposed.

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

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

Chairperson Bauer closed the public hearing closed at 7:05 p.m.

#### **Commission Business**

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #20-01 approving a Zoning Amendment for both properties from B-1 Business to R-1 Residential (MUSA).

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

**~~5.02: Public Hearing: Review Preliminary Plat for Garden View Villas (DC Townhomes); Project 19-136~~**

This item was removed from the agenda

**6. COMMISSION BUSINESS**

**6.01: Consider Amended Request for a Home Occupation Permit for a Garbage Hauling Company at 17030 Baugh St NW; Case of Allen and Joyce Birchem/Birchem Sanitation (Project #19-41)**

**Presentation**

City Planner McGuire Brigl presented the Staff Report stating that based on the Planning Commission feedback, staff recommends approving an amended request for a Home Occupation Permit for a Garbage Hauling Company at 17030 Baugh St NW. This would be a less-intensive permit than originally applied for, with book-keeping and two trucks.

**Commission Business**

Chairperson Bauer asked if the applicant is confident that they could complete the necessary clean-up required in the proposed conditions.

Allen Birchem, 17030 Baugh St, explained that Mill Creek Recycling will be picking up the metal items on the property. He stated that five or six cars and 20 to 30 tons of iron have been removed. He stated that the dumpsters remaining are full and will be taken to recycle as well. He noted that the recycling company is running a little behind. He noted that Bethel Recycling is scheduled to pickup the tires as well.

Commissioner VanScoy referenced the permit required by Anoka County and asked if that is necessary.

Mr. Birchem stated that he has called Anoka County staff multiple times and was sent an application to provide service within the County, which is not what he would need to do. He noted that he has been unable to receive a return phone call to obtain additional information.

City Planner Anderson stated that he spoke with Anoka County Environmental Services and a Base Operating License would be required for a business that is based in Anoka County but does not service Anoka County. He stated that City staff can attempt to make the connection between the two parties.

Chairperson Bauer reviewed the recommendation of staff to recommend approval of the Home Occupation Permit.

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #19-252 approving a Home Occupation Permit for a Garbage Hauling Company at 17030 Baugh St NW.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, and Gengler. Voting No: Commissioners Anderson and Peters. Absent: Commissioners Johnson and Woestehoff.

**6.02: Consider Amended Sketch Plan for Odyssey Homes; Case of Odessey Homes (Project No. 19-140)**

**Presentation**

City Planner McGuire Brigl presented the Staff Report stating stated staff recommends that the applicant proceed to the Preliminary Plat phase.

**Commission Business**

Commissioner Anderson asked if the second entrance presently exists.

City Planner McGuire Brigl commented that she believes there is an existing access for both homes, but the applicant would propose one access further south on the property.

Commissioner Anderson asked if construction vehicles would be allowed to access from CR 5, avoiding 146<sup>th</sup>.

City Planner McGuire Brigl commented that is a great suggestion. She noted that Anoka County would have a specific permit that would be required to access from the County Road, but staff could speak with the County. The Commission confirmed consensus that staff should investigate that option.

Commissioner Anderson commented that it appears there are trees along the western edge of the property already, which would create density transitioning.

City Planner McGuire Brigl confirmed that the area along the western boundary appears to have a large number of trees and staff would suggest preserving the trees in the buffer area to the extent possible.

City Planner Anderson noted that staff drove past the site today but did not walk the site. He reviewed some of the tress species he observed. He noted that there are some invasive species and underbrush that would most likely be removed but confirmed that there are native species as

well. He stated that a more thorough review would be completed through the tree inventory and preservation plan which are steps of the Preliminary Plat process.

Commissioner VanScoy asked if all four parcels are currently zoned R-2.

City Planner McGuire Brigl confirmed that to be true.

Commissioner VanScoy asked if staff is aware when the zoning occurred, as there are individual homes on the property.

City Planner McGuire Brigl stated that she attempted to find the exact date but was unable. She estimated that the zoning change occurred at least 15 years ago.

Commissioner Anderson referenced written comments received from a resident and asked if staff has responded to those concerns.

City Planner McGuire Brigl confirmed that she spent time with that resident discussing their concerns and attempting to provide the information that was requested.

Chairperson Bauer noted that although this is not a public hearing, the Commission would accept some comments from residents if desired.

Alena Hunter, 14628 Helium Street, stated that she was the first resident in the development and therefore has seen the area grow. She commented that she is not against development but believes that it should be done smartly. She stated that she listed her concerns in her communication with staff, identifying the issue of tree preservation, specifically along 146<sup>th</sup>. She noted that while the City considers a street to be a buffer, she would like the developer to preserve some trees along 146<sup>th</sup> to provide additional buffering. She asked whether these would be market value, owner occupied homes. She commented on how the plans for this property have grown and the proposed number of homes has increase, which will cause additional traffic on the already busy roadways in the area. She asked that something be done to mitigate traffic between Alpine and 47 on CR 5. She stated that she would like to see this take a step back to ensure that the develop works with the existing residents to ensure that this will fit well into the neighborhood. She asked if the private road would be signed as a private road.

Chairperson Bauer asked if there has been a worksession on this project.

City Planner McGuire Brigl confirmed that has not yet been done but could be scheduled prior to the February Commission meeting.

Chairperson Bauer explained the format of the open house style meeting, which would allow input and discussion from the neighborhood and with the developer.

Commissioner Anderson thanked the resident for the photos she provided and the comments she provided. He noted that the Fire Department also had some concerns. He stated that he would

like to see the private road location moved slightly to preserve additional trees. He stated that the private road would be proposed at 24 feet wide, without parking allowed on either side. He stated that he would propose to move the roadway closers to CR 5.

Ms. Hunter stated that she would be concerned with moving it closer to CR 5, as it would disrupt the stacking that occurs on 146<sup>th</sup>. She stated that narrowing the road would create less of an opportunity for traffic to speed through but would be concerned with moving the access closer to CR 5.

Patrick Hampton, 15551 Potassium St NW, stated that he lives about one mile from the proposed development and is the current owner of the northmost lot. He encouraged the Commission and City to speed this process up. He commented that he has had multiple medical issues and needs to sell his property to pay for those expenses. He appreciated anything the City can do to speed up this process. He stated that if the City drags this process out too long it could deter the development of the property, similar to a situation that occurred on another property in the area 15 years ago that remains undeveloped today.

Chad Lindgren, 5561 145<sup>th</sup> Circle NW, stated that he has seen some change in the area in the 15 years he has lived on his property. He stated that he does not want to see someone not have the ability to sell and develop their land. He believed that there is something that can be done to develop the property but believed that it would have to work for both the residents and developer. He commented that while he would love to see trees preserved, he would not want to see the access moved closed to CR 5. He agreed that perhaps moving the construction entrance off CR 5 would make sense. He stated that location and density of the trees are both important. He noted that he would want to see trees both on the front and back of the property. He stated that on his cul-de-sac there are some two-story homes and some single-story and therefore had some concern with two-story townhomes. He noted that perhaps there could be some slab homes transitioning to the two-story townhomes.

Commissioner VanScoy asked if the turn lane issue has been addressed by the developer.

City Planner McGuire Brigl noted that the comments were provided to the developer and shared with the developer's engineer. She stated that perhaps the developer is awaiting input from the Commission before asking for their engineer to make additional changes.

Chairperson Bauer commented that he feels that the best solution to move forward would be to hold a worksession with the developer and neighbors prior to the February meeting to allow more open dialogue.

Commissioner Anderson commented that this is a good project that he would like to see continue to move forward but has some concerns. He encouraged the neighbors to attend the open house/worksession prior to the February meeting to provide additional input.

Ms. Hunter asked if anything is known about this developer and their experience. She stated that she was unable to find a website and would like to see assurance that this would be a quality development.

City Planner McGuire Brigl stated that the developer does not yet have a website or finished products. She commented that the developer has built homes but did not believe they have completed a full development as of yet.

Commissioner VanScoy stated that he is comfortable with the general approach and supports the open house concept.

Commissioner Gengler commented that she also believes that this would be a good project and improvements have been made since the last review. She agreed with the concerns regarding access, CR 5, and the trees and buffers. She agreed that the open house meeting would be helpful.

Chairperson Bauer confirmed that this would move forward to an open house meeting prior to the regular February meeting.

City Planner Anderson explained that although the open house would begin at 5:30, there is not an agenda and residents can come anytime during that hour to ask questions or provide input.

City Planner McGuire Brigl asked if the Commission would be supportive of a resolution asking the City Council to improve CR 5. She confirmed the consensus of the Commission and noted that she would bring a proposed resolution to the February meeting.

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

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

The Staff Update was noted.

City Planner Anderson noted that Emerald Ash Borer was discovered in Ramsey and the Department of Agriculture will be making a presentation at a meeting of the Environmental Policy Board.

## **8. ADJOURNMENT**

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

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

The regular meeting of the Planning Commission adjourned at 8:01 p.m.

Respectfully submitted,

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Chloe McGuire Brigl  
Senior Planner

ATTEST:

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JoAnn Shaw  
Community Development Assistant

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