

**City of Ramsey**  
**Agenda**  
**Regular Planning Commission**  
**Thursday, November 5, 2020**

**7:00 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For those at highest risk, it is advised to isolate themselves from the general public. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings). To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Citizen Input**
- 4. Approve Agenda**
- 5. Consent Agenda**
  1. Approve the October 1, 2020 Planning Commission Meeting Minutes.
  2. Review Sketch Plan for Northfork Meadows, Case of Lennar (Project 20-135)
- 6. Public Hearing**
  1. PUBLIC HEARING: Consider Resolution #20-243 Approving a Conditional Use Permit for Additional Outside Storage Space at 6820 143rd Avenue NW (Project No. 20-133); Case of Molin Concrete Products Company
  2. PUBLIC HEARING: Consider Resolution #20-189 and Resolution #20-257 Approving Multiple Items Related to Outdoor Storage at 6300 Bunker Lake Blvd NW (Project 20-124); Case of Lawn Monster
  3. PUBLIC HEARING: Review Conditional Use Permit Request for Fill within a Floodplain at 6349 168th Cir NW; Case of John and JoDell Seaman
- 7. Commission Business**
  1. Review Concept Plan for Rivenwick 4th Addition; Case of Lennar for Rivenwick 4th Concept Plan (Project 20-134)

2. Discussion Item: Potential Interim Use Permit of Storage Containers for Ve-Ve Inc. (Project No. 20-136); Case of John Vevea on behalf of Ve-Ve Inc.

8. **Commission/Staff Input**

9. **Adjournment**

**Regular Planning Commission**

**5. 1.**

**Meeting Date:** 11/05/2020

**By:** JoAnn Shaw, Community Development

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**Information**

**Title:**

Approve the October 1, 2020 Planning Commission Meeting Minutes.

**Purpose/Background:**

n/a

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

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**Attachments**

[Planning Commission Meeting Minutes](#)

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 10/29/2020

**Reviewed By**

Tim Gladhill

**Date**

10/29/2020 08:26 AM

Started On: 10/15/2020 12:49 PM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 1, 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

**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 Anderson, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Woestehoff   aye  
Commissioner Peters        aye  
Commissioner Gengler       aye  
Commissioner Anderson     aye

Commissioner VanScoy     aye  
Chairperson Bauer         aye

Motion Carried.

**5.     CONSENT AGENDA**

**5.01:   Approve the September 3, 2020 Planning Commission Meeting Minutes.**

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to approve the consent agenda as presented.

A roll call vote was performed:

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

Motion Carried.

**6.     PUBLIC HEARINGS/COMMISSION BUSINESS**

**6.01:   Public Hearing: Consider Request for Variance to Minimum Lot Size and Width at 4944 178<sup>th</sup> Lane NW (Project No. 20-129); Case of Jack and Sandra Kuhn**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:04 p.m.

**Presentation**

City Planner Anderson presented the staff report stating that staff recommends adopting Resolution #20-222 granting a variance to lot size and width for the subject property, which will allow an Administrative Subdivision to be completed to correct multiple existing structure encroachments.

Chairperson Bauer asked and received confirmation that if approved, the accessory structure would be within its property and all properties would meet the required setbacks. He stated that the variance would be for lot size, because of the changing lot size for the one lot. He asked if the other lots involved would require variances.

City Planner Anderson replied that two of the properties swapping land are swapping the same amount of land, therefore their lot sizes are not changing. He stated that if this is approved, the frontage for the Tonto Street lot would be improved.

Commissioner Peters asked if iron drops would be installed when the property lines change.

City Planner Anderson explained how the surveying and deed transfers would be completed.

Commissioner VanScoy stated that he believes that this is a good solution to a problem that was created a long time ago. He stated that the property with the detached garage, on Tonto Street, would most likely meet the requirement for size but not for street frontage. He acknowledged that the frontage is improving but was unsure that it would meet the ordinance requirement and asked whether a variance would be needed.

City Planner Anderson stated that they are not increasing the nonconformity for that lot and are actually improving it. He stated that while it will not meet the minimum requirement, it will not require a variance and will continue the lawful nonconforming status.

### **Citizen Input**

No comments.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:19 p.m.

### **Commission Business**

Motion by Commissioner Gengler, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #20-222 granting a variance to lot size and width for the subject property.

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.

**7. COMMISSION BUSINESS**

None.

**8. COMMISSION / STAFF INPUT**

**8.01: Receive Staff Update**

Deputy City Administrator Gladhill provided an update on recent discussion of the EDA related to Highway 10 signage for businesses. He explained that the EDA received a presentation on billboards, as some members noticed the sign in Champlin and had interest in learning more. He stated that the EDA will continue to discuss the possibility of a billboard and related elements. He stated that the intent would be to have something similar to the sign located in Champlin. He stated that the EDA will continue to review possible partners and possibilities of implementation and funding. He advised that the topic would then come to the Planning Commission for input on design and location.

Commissioner Anderson stated that he would have concerns related to location, size, and possible impacts from the Highway 10 construction project. He stated that he has seen the sign in Champlin, which is an interesting sign, but he has mixed feelings as the sign stands out.

Commissioner Peters stated that he would be concerned with the brightness of the sign and the impact that could have on adjacent residential properties. He used the example of the bright sign for the assisted living facility that was recently constructed on Highway 10.

Deputy City Administrator Gladhill stated that the City has regulations on brightness and lumens. He stated that staff can work easily with users to turn the brightness down. He recognized that the Code may need refreshing to address newer technology. He stated that staff can reach out to the assisted living facility about the brightness of their sign.

Chairperson Bauer stated that he noticed the agenda for the upcoming EDA meeting, which includes a purchase agreement for a project the Planning Commission discussed at its last meeting.

Deputy City Administrator Gladhill confirmed that the EDA will be reviewing a potential purchase agreement for the Storyteller Café and confirmed that the Planning Commission reviewed that project the previous month.

Senior Planner McGuire Brigl provided updates on recent cases the Commission has considered.

Deputy City Administrator Gladhill noted that the first phase of the Public Works Facility was approved, and groundbreaking will occur the following week.

**9. ADJOURNMENT**

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

A roll call vote was performed:

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

Motion carried.

The regular meeting of the Planning Commission adjourned at 7:30 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.*

## Regular Planning Commission

5. 2.

**Meeting Date:** 11/05/2020

**By:** Chloe McGuire Brigl, Community  
Development

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### Information

**Title:**

Review Sketch Plan for Northfork Meadows, Case of Lennar (Project 20-135)

**Purpose/Background:**

The purpose of this case is to review a Sketch Plan for an 88 lot residential subdivision on a 30.5 acre parcel located generally east of Puma Street and South of Alpine Drive. Per previous approved Zoning Amendment by the City, the Applicant has proposed a mix of 65-foot wide lots (47) and 80-foot wide lots (41) on the property. The overall net density of the proposal is approximately 3.38 units per acre.

Since this project went through extensive public engagement and public hearings already, Staff has recommended that this case be placed on the Planning Commission's Consent Agenda. The purpose of this case is to ensure that previous steps ensure compliance with procedural requirements of City Code as well as identify the fact that the Developer and Project Engineer have changed. There are no material changes to previous direction, and this step will help document that the new Developer understands previous direction.

**Notification:**

Staff sent notices of the meeting via Standard US Mail to residents within 700 feet of the proposed development, as indicated by the Anoka County Property Records, notifying them of this meeting. While City Code requires public notification of this step, a Public Hearing is not required. A Public Hearing will be required with the Preliminary Plat.

**Observations/Alternatives:**

**Summary**

- Total Lots: 88
- 65 Foot Wide Lots: 47
- 80 Foot Wide Lots: 41
- Density (Net): 3.38 Units/Acre
- Site Area: 33.5 Acres

The Planning Commission and City Council have previously seen this proposal from Paxmar (AKM Farm, LLC) related to the previously approved rezoning of the Subject Property. The proposals for this property span approximately three (3) years, and the attached Sketch Plan appears to be consistent with the City Council's directed vision for this site.

**Zoning**

The Subject Property is currently zoned R-1 Residential MUSA District (80 foot wide lots) on the south and east lot boundaries and R-1 Residential Detached Villa District (65 foot wide lots) on the north and west. Generally speaking, the eastern and southern portion of the property are located in the R-1 Residential (MUSA) District for the purposes of developing lots which are a minimum of 80 feet wide and serve as density transitioning to adjacent residential lots. The rezoning and Comprehensive Plan Amendment were previously processed as directed as directed by the City Council as part of the 2040 Comprehensive Plan Update.

The proposal appears to generally meet the requirements of each zoning district and the Comprehensive Plan.

**Staff Comments**

The City's Engineering Department has noted a few items for the Applicant. There were no major comments at this time. A full wetland delineation will be required, with an additional 16.5 foot easement fully encumbering the wetland. Additionally, a tree preservation plan (with full tree survey) and landscape plan will be required.

**Process - Sketch Plan**

Per City Code Section 117-588, the Sketch Plan is the first step of a Major Plat. This allows the Applicant to get high level feedback on the proposal and direction before moving forward with a preliminary plat.

1. Sketch Plan – Planning Commission
2. Preliminary Plat and Site Plan – Planning Commission + City Council
3. Final Plat – City Council

Staff generally believes that the Sketch Plan conforms to appropriate Zoning Codes. If the project moves forward with development of a preliminary plat, there will be an additional public hearing at a future Planning Commission meeting. Staff has attempted to give the public numerous opportunities to weigh in on the proposal thus far, but wants to note that there are future opportunities as well.

**City Code Sections**

- Section 117-111: R-1 Residential (Existing and Proposed Zoning)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

**Funding Source:**

The Applicant is responsible for all costs associated with review.

**Recommendation:**

Staff recommends that the Planning Commission direct the Applicant to prepare a Preliminary Plat.

**Action:**

Direct the Applicant to prepare a Preliminary Plat.

**Attachments**

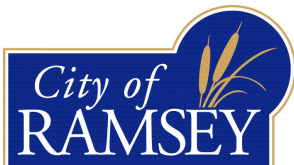
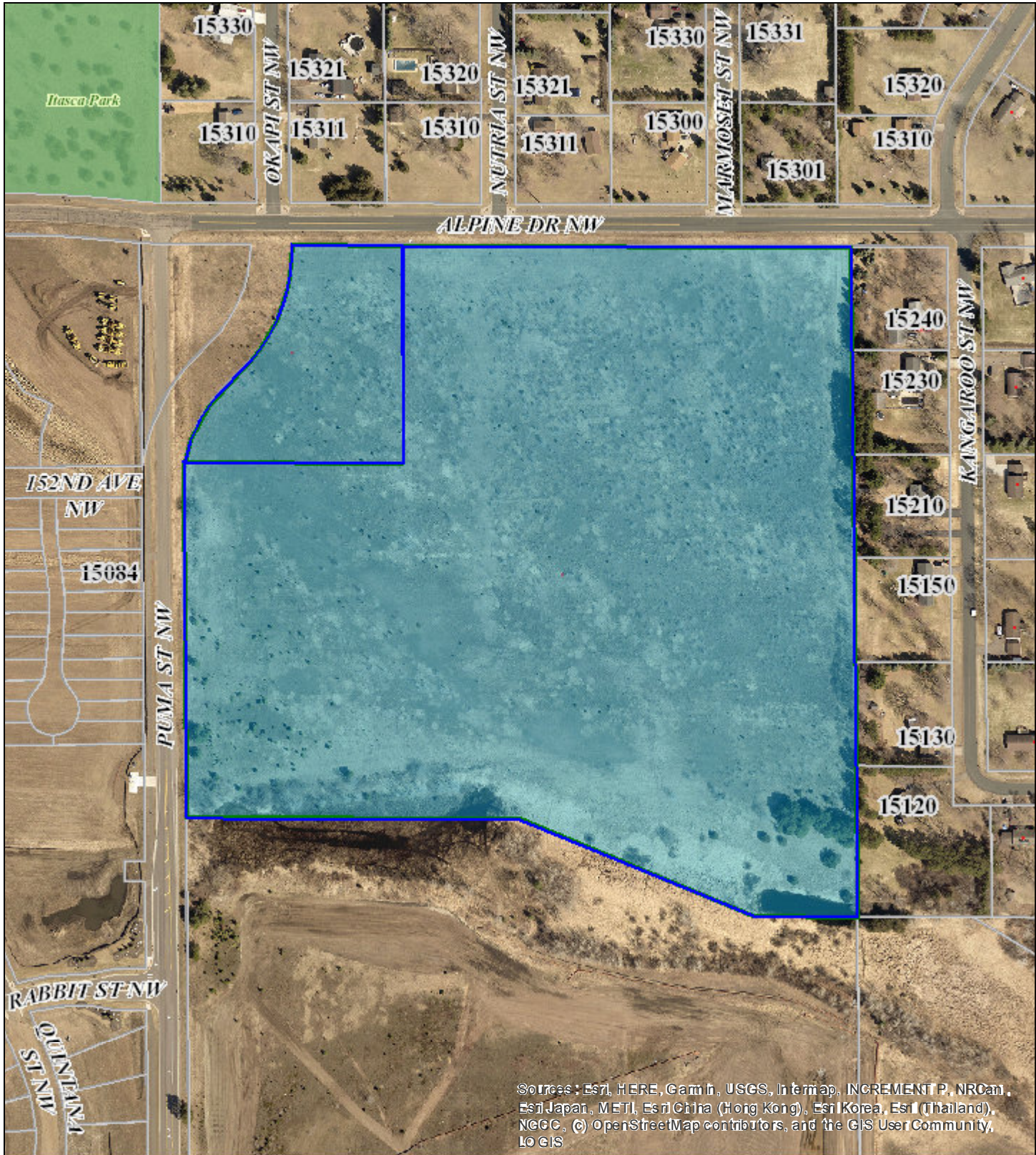
Site Location Map

Narrative

Concept Plan

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill	Tim Gladhill	10/29/2020 08:50 AM
Tim Gladhill	Tim Gladhill	10/29/2020 10:06 AM
Form Started By: Chloe McGuire Brigl		Started On: 10/22/2020 08:58 AM
Final Approval Date: 10/29/2020		



## Site Location Map

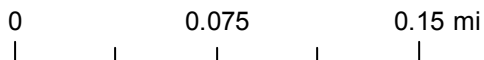
Northfork Meadows

### Legend

-  Site
-  Parcels



October 20th, 2020





## NARRATIVE

### Northfork Meadows Sketch Plan

U.S. Homes Corp, dba Lennar, is pleased to submit this request for Sketch Plan Review for the development of an 88-lot single-family residential community. The project contacts are as follows

#### Description of Request

The proposed community is located on a 33.5-acre parcel east of Puma Street NW and south of Alpine Drive. Based on a previous sketch plan submitted to the City a portion of the property was recently rezoned to R-1 MUSA – Detached Villa to allow for 65-foot wide lots. The remainder of the site (southern and eastern edges) remains R-1 MUSA which allows 80-foot wide lots. This rezoning complies with the City's 2040 Comprehensive Plan. Our plan essentially matches the sketch plan previously reviewed by the City and will comply with the Zoning Ordinance and Comprehensive Plan.

#### Proposed community standards:

##### **65-foot wide lots**

- Lot width (min): 65 feet;
- Lot area (min): 6,500 square feet;
- Front setback: 25 feet;
- Side setback: 7.5 feet (or 25 feet corner);
- Rear setback: 25 feet.

##### **80-foot wide lots**

- Lot width (min): 80 feet;
- Lot area (min): 10,800 square feet;
- Front setback: 30 feet;
- Side setback: 7.5 feet (or 30 feet corner);
- Rear setback: 30 feet.

#### Proposed Homes and Architecture

Lennar is proposing the construction of one-story and two-story single family homes with 3 or 4-car garages, 3 to 5 bedrooms and ranging from 1,600 - 3,300 square feet depending on options selected. It is anticipated this community will be attractive to varying demographics including first-time home buyers, young families, and empty-nesters.

These homes include varying materials and siding styles on most facades including lap siding, shakes, board and batten, and stone accents on some homes. Other architectural features available on selected facades include columns, gables, shutters, accentuated window trim and fascia, and decorative roof brackets and cornices. Architectural renderings of these homes are included with this submittal. Lennar's design team will closely monitor color packages and facades to avoid monotony.

#### Wetlands

There is one wetland (1.62 acres) on the southern edge of the site. Our plan does not propose to impact this wetland.

#### Parks

There are no parks planned with the development of this site. However, sidewalks are proposed for pedestrian mobility through the community. Lennar proposes paying park dedication fees in lieu of providing additional parkland.

#### Schedule

Land development work would begin in Spring 2021 with construction on the model homes beginning late Summer to early Fall 2021. The overall project will likely be developed in one to two phases.

In most cases we project sales at a rate of two homes per month. Therefore, based on the 88 homes being offered the timeline for full occupancy, including development and construction, would be approximately 47 months.

Lennar has a long standing history of building successful communities in the northwest metro and throughout the Twin Cities, including similar communities such as Woodlands, Winslow Cove, Highlands & Meadows of River Pointe, and Boulder Creek. We look forward to working with the City of Ramsey on this new residential development opportunity and thank the City for its support.

Regards,

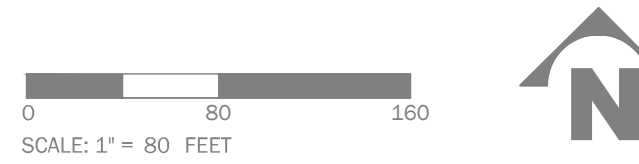
Josh Metzer  
Land Entitlement Manager  
Lennar Minnesota



LEGEND	
SYMBOL	DESCRIPTION
	RIGHT-OF-WAY, 60 FEET
	OUTLOT / STORMWATER
	65-FOOT LOT
	80-FOOT LOT
	EASEMENT / WETLAND

SITE SUMMARY	
SITE AREA:	+/- 33.5 AC.
TOTAL LOTS	88
65-FOOT LOTS	47
80-FOOT LOTS	41
NET DENSITY	3.38 LOTS PER AC. (EXCLUDES ROW AND WETLAND)

CONCEPT PLAN



## Regular Planning Commission

6. 1.

**Meeting Date:** 11/05/2020

**By:** Chris Anderson, Community  
Development

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### Information

**Title:**

PUBLIC HEARING: Consider Resolution #20-243 Approving a Conditional Use Permit for Additional Outside Storage Space at 6820 143rd Avenue NW (Project No. 20-133); Case of Molin Concrete Products Company

**Purpose/Background:**

The City has received an application Molin Concrete Products Company (the "Applicant") for a Conditional Use Permit (the "Permit") to increase allowable outside storage area from thirty percent (30%) to thirty-five percent (35%) at 6820 143rd Ave NW (the "Subject Property").

**Notification:**

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the request.

**Observations/Alternatives:**

The Applicant manufactures large concrete products at the Subject Property. They have indicated that they are likely to implement a new product line in 2021 or 2022 that would create concrete panels up to 12' by 60' in size. These panels must be stored flat and cannot be stacked upon each other, making for rather inefficient storage. Based on the current size of the Subject Property, which is approximately 19.78 acres, the Applicant is confident they could accommodate this in compliance with City Code. However, the Applicant has been contacted by the owner of the abutting parcel to the south about the potential acquisition of 2.5 acres of the Subject Property to accommodate a building expansion. That potential reduction in size of the Subject Property may impact the Applicant's ability to implement the new product line and maintain compliance with regulations pertaining to outside storage.

The Subject Property is in the E-2 Employment District, which allows open and outside storage as an accessory use providing that it does not exceed 30% of the lot size, does not take away required parking or loading areas, and is properly surfaced. In an attempt to accommodate their southern neighbor's desire to expand their facility, they are supportive of completing an Administrative Subdivision to realign the common boundary to sell them 2.5 acres. However, to ensure that this does not impact their own planned growth, they are seeking the Permit to allow outside storage up to 35% of the lot area. If approved, this would essentially allow the Applicant to reduce their lot size (to help the neighboring business expand) while maintaining the same allowable square footage based on the current size of the Subject Property.

There is already outside storage occurring on the Subject Property and the requested increase in outside storage area is relatively minor. Furthermore, if approved, it paves the way for two Ramsey businesses to expand their operations without having to contemplate relocating.

**Alternatives**

Alternative 1: Recommend approval of a Conditional Use Permit to increase allowable outside storage from 30% to 35% on the Subject Property. As drafted, the Conditional Use Permit would be contingent upon a successful land transaction that reduces the Subject Property from 19.78 acres to 17.28 acres. This action would assist with retaining two Ramsey businesses while also allowing both to expand their operations. Staff supports this alternative.

Alternative 2: Recommend denial of the requested Conditional Use Permit. The requested increase in outside storage area is minor and is only be requested in an attempt to help a neighboring business expand their operation. Staff does not support this alternative.

**Funding Source:**

All costs associated with this request are the responsibility of the Applicant.

**Recommendation:**

Staff recommends approving Resolution #20-243 granting a Conditional Use Permit for outside storage on the Subject Property not to exceed 35% of the lot size.

**Action:**

Motion to recommend City Council adopt Resolution #20-243 approving a Conditional Use Permit for outside storage on the Subject Property.

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**Attachments**

Site Location Map

Site Plan

Proposed Lot Sale

Resolution #20-243

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 10/29/2020

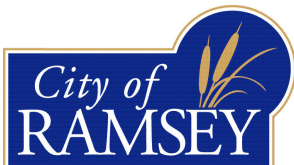
**Reviewed By**

Tim Gladhill

**Date**

10/29/2020 09:04 AM

Started On: 10/16/2020 10:52 AM



## Site Location Map

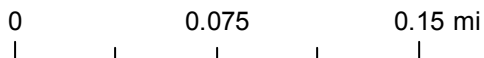
6820 143rd Ave NW  
27-32-25-34-0007

### Legend

-  Site
-  Parcels

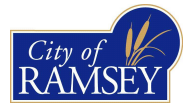


October 20th, 2020

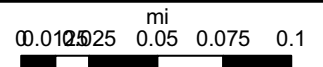


# Molin Concrete

6820 143rd Ave NW



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NECG, © OpenStreetMap contributors, and the GIS User Community, LOGIS

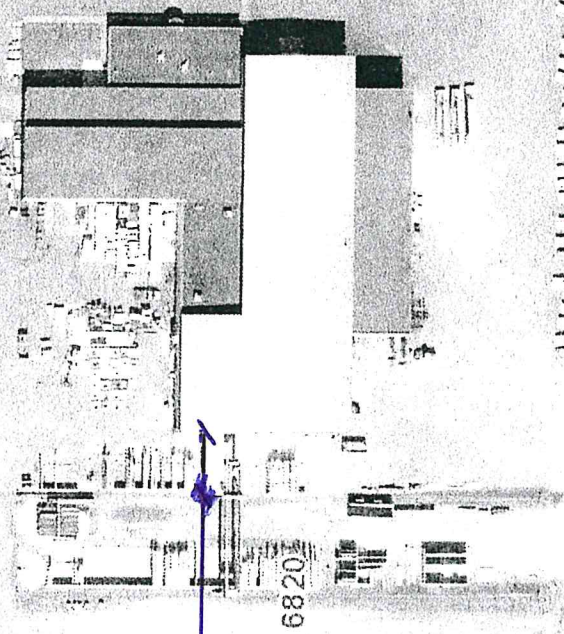
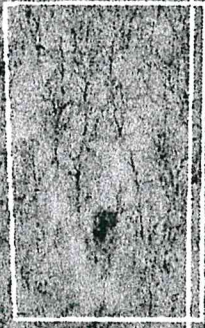


Print Date: October 20, 2020

143RD AVE NW

143RD AVE NW

NOT TO SCALE



6820

645' ± 02'

653.26 ± 02'

25' BLDG SET BACK

ADDITION

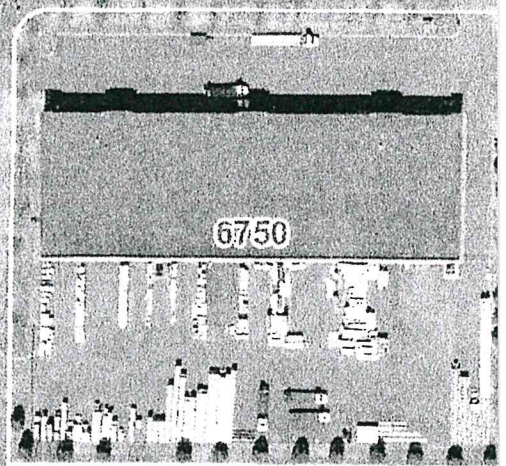
165'

6815

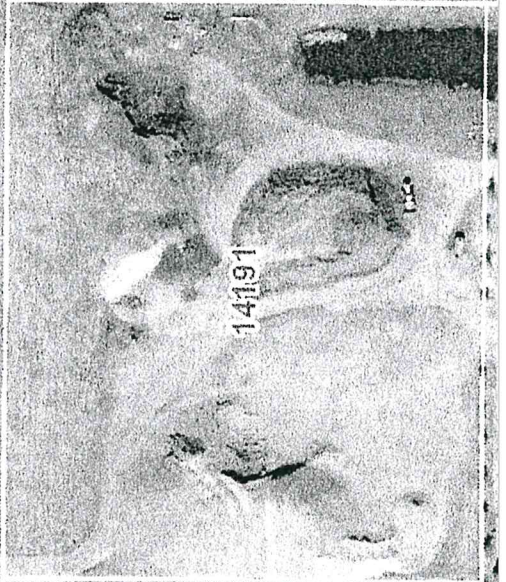
MCKINLEY STILEY ST NW

EBONY ST NW

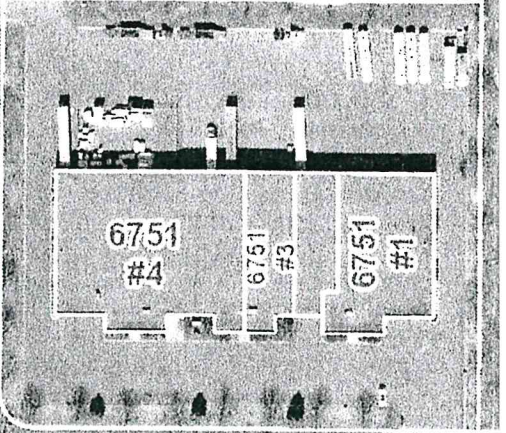
EBONY ST NW



6750



14191

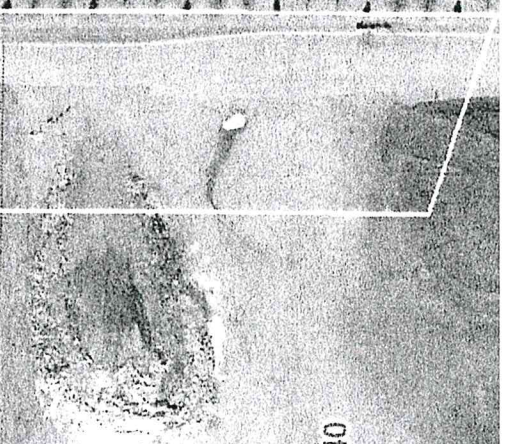


6751 #4

6751 #3

6751 #1

141ST AVE NW



Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #20-243**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT  
TO INCREASE ALLOWABLE SQUARE FOOTAGE FOR OUTSIDE STORAGE FOR  
MOLIN CONCRETE PRODUCTS COMPANY AT 6820 143<sup>RD</sup> AVENUE**

**RECITALS**

1. Molin Concrete Products Company, hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to allow for an increase in allowable area for outside storage at the property generally known as 6820 143<sup>rd</sup> Avenue NW and legally described as follows:

The east ½ of the southeast ¼ of the southwest ¼ of Section 27, Range 32, Township 25, excluding that part described as follows: Commencing at the northwest corner of said east ½, thence south along the west line of said east ½ 409.44 feet to the point of beginning, thence east at right angle 11 feet, thence south at right angle 264 feet, thence west at right angle to west line of said east ½, thence north along said west line to point of beginning, excluding road; subject to easements of record

(“Subject Property”)

2. That the Subject Property is owned by the Permittee.
3. That the Subject Property is zoned E-2 Employment as are all the surrounding properties with the exception of a cemetery to the west, which is zoned Public/Quasi Public, and a parcel to the east, which is zoned PUD.
4. That the Subject Property is approximately 19.78 acres in size.
5. That the E-2 Employment District allows open and outdoor storage as an accessory use not to exceed thirty percent (30%) of a property provided that it does not take up required parking or loading space and provided it is surfaced accordingly.
6. That the Subject Property is currently eligible for 258,485 square feet of outside storage (30% of 19.78 acres).
7. That the Permittee has stated that they are looking *to* introduce a new product line in 2021 or 2022 which can produce concrete panels up to 12’ by 60’ in dimensions and that this product needs to be stored flat and cannot be stacked.
8. That additional outdoor storage is allowed with a Conditional Use Permit (CUP).

9. That the business to the south (Cullinan Rigging) of the Subject Property desires to expand their business operation and is negotiating a purchase agreement with the Permittee for the acquisition of 2.5 acres of the Subject Property to accommodate a building expansion.
10. That the Permittee wants to work with their neighbor to accommodate their needs but expressed a concern that if they reduce their lot size by 2.5 acres, it may impact their projected need for outside storage.
11. That the Permittee desires to keep their same allowable square footage for outside storage, even if the Subject Property is reduced in size as part of an Administrative Subdivision.
12. That the Building size on the Subject Property is not changing and is still under allowed coverage.
13. That the Permittee appeared before the Planning Commission on November 5, 2020 for a public hearing and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

#### **FINDINGS OF FACT**

1. That the additional outdoor storage space **will not** be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That the additional outdoor storage space **will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the additional outdoor storage space **will** be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and **will not** change the essential character of the area.
4. That the additional outdoor storage space **will not** be hazardous to existing or future neighboring uses.
5. That the additional outdoor storage space **will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the additional outdoor storage space **will not** create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the additional outdoor storage space **will not** involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “Permit”) for outdoor storage on the Subject Property contingent upon the following conditions:

**CONDITIONS**

1. That this **Permit** allows up to thirty-five percent (35%) of the square footage of the **Subject Property** for outside storage.
2. That the Ramsey City Council hereby waives the requirement of the 10-day waiting period between the action of the Planning Commission and action by City Council.
3. That this **Permit** is contingent upon a successful Administrative Subdivision that would transfer approximately 2.5 acres from the **Subject Property** to the abutting parcel to the south.
4. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking), Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.
5. That the **Permittee** shall obtain all necessary permits, which include but may not be limited to building permit and Lower Rum River Watershed Management Organization (LRRWMO) permit to complete any required building modifications and expansion of impervious surfacing.
6. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.
7. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
8. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
9. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
10. That this **Permit** shall automatically expire if the use is not initiated by November 10, 2021 and initiation shall be considered successful completion of a subdivision to sell approximately 2.5 acres to the owner of the parcel to the south.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Existing Vacancy

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 10<sup>th</sup> day of November, 2020.



## Regular Planning Commission

6. 2.

**Meeting Date:** 11/05/2020

**By:** Brian McCann, Community  
Development

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### Information

**Title:**

PUBLIC HEARING: Consider Resolution #20-189 and Resolution #20-257 Approving Multiple Items Related to Outdoor Storage at 6300 Bunker Lake Blvd NW (Project 20-124); Case of Lawn Monster

**Purpose/Background:**

The City has received a request from Lawn Monster for an Interim Use Permit to utilize a temporary membrane structure located on the property at 6300 Bunker Lake Blvd NW (the "Subject Property"). They plan to use this building for the sale of dry storage and landscape materials during different seasons such as mulch or salt. The structure was discovered after complaints were received for various code enforcement issues on the property, and the structure does not meet the rear setback of the zoning district, nor the architectural and exterior standards for accessory building. In addition, the amount of outside storage on gravel and/or grass has expanded over time beyond what was previously protected by lawful, non-conforming protections.

Items associated with this request include:

- Interim Use Permit (IUP) for Hoop Building
- Variance for Hoop Building Location
- Conditional Use Permit (CUP) for Expansion of Lawful, Nonconforming Status (outdoor storage, gravel parking)

As a sidebar, the condition of the site has improved since the City's initial Notice of Violation. Lawn Monster is a tenant of the Property owned by Denny Young Properties, Inc. Previously, additional tenants rented space for outdoor storage of inoperable vehicles and miscellaneous equipment. Much of this has been mitigated and the final corrective measures are much more manageable.

**Notification:**

The City attempted to notify all property owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the request by U.S. Mail.

**Observations/Alternatives:**

**Summary**

Lawn Monster (the "Applicant"), has been working with the City to resolve City Code violations at 6300 Bunker Lake Blvd NW (the "Subject Property"). The site currently has open violations for public nuisance items and outside storage, as well as accessory building violations for the membrane structure's architectural standards and rear setback encroachment. A site plan and narrative have been submitted by the Applicant and are attached to the case. The Applicant is seeking a recommendation from the Planning Commission approve an Interim Use Permit and Variance for the membrane structure, as well as a Conditional Use Permit for the expansion of legal, nonconforming use on site. The Applicant has noted that the structure and property would be managed and maintained by the Applicant, and would like to utilize the membrane structure for an extended period of time.

**Site Information**

The Subject Property is 2.69 acres, and is zoned E-1 Employment District. The hoop building is located 5 feet from the south property line, is approximately 913 square feet in size based on aerial photos and measurements, and is placed on concrete. The structure is used to store lawn maintenance items for retail sale to Ramsey residents, such as mulch and salt. A tarp canopy is utilized during the winter seasons, but is taken off for the spring and summer

months. This type of request has been made in the City's Employment Districts in the past and the City has allowed in very limited applications for the purposes of storing salt for snow removal purposes.

The overall use on site exceeds previous legal, nonconforming use of outdoor storage for equipment, materials from daily operations at work sites, and vehicles parked on unimproved surfaces. A chain link fence surrounds the property, but the Subject Property does not have any alternative screening. The City can consider an expansion of this lawful, non-conforming use through the issuance of a Conditional Use Permit.

### **Current Regulations**

Lawn Monster is applying for the Interim Use Permit, and Variance to utilize the hoop building with the tarp cover which does not meet architectural requirements, and to be reduce the 35 foot setback to 5 feet, respectively. If they are denied, they will have to make adjustments to meet standards required by code or remove the building from the property. The structure does not currently meet architectural standards for accessory structures with or without the canopy cover. It also does not meet the rear setback requirement of 35 feet for buildings in the E-1 Employment District.

### **Conditional Use Permit**

The Conditional Use Permit is proposed to increase the area utilized for outdoor storage of parking on unimproved surfaces. The City does not have documentation showing City Approval of this outdoor storage, especially on unpaved surfaces. Aerial photos showing previous use are attached to this case, but may not accurately reflect use of the property since they are essentially a snapshot of that specific time of day. However, when looking back at historical aerial photos, it is evident the small encroachments of outdoor storage continued incrementally over the years. Additionally, if a use terminates for more than 12 months, the lawful, non-conforming protection expires. The area would have to be maintained Applicant, and run with the Property. There have been similar requests from other properties with similar uses. In summary, Staff believes that the City has the legal standing to limit the amount of outdoor storage, but still has the ability to allow as presented through the issuance of a Conditional Use Permit.

### **Code Sections**

- Nuisance Section of Code, Chapter 30 - (3-5)
- E-1 Section of Code, Chapter 117-117
- Accessory Buildings Section of Code, Chapter 117-349

### **Policy Questions**

Note - the Planning Commission only needs to directly address individual policy questions as desired. If there is already consensus, the Planning Commission does not technically need to directly address. The appropriate Resolution(s) are structured in such a way to approve as requested by the Applicant. These topics of discussion are only needed if the City desires to put more restrictive standards beyond what is already proposed.

#### **Interim Use Permit - Accessory Structure**

- Would the Planning Commission be open to a 5 year interim use permit for the membrane structure on this specific property? The Applicant has indicated their preference would be that the structure is a permanent solution and fixture onsite.
  - What time period seems reasonable?
- Would the Planning Commission approve the Interim Use Permit for the use and deviation from architectural requirements for accessory structures?
  - Code states that accessory structures must be "generally consistent with the exterior finish of the principal building or finished with hardboard lap siding, vinyl lap siding, aluminum or metal siding, metal panels, textured wood (painted) and/or masonry."
  - Canvas in the winter is proposed which would deviate from Code, the Applicant has also requested to remove the covering in the spring/summer months which Staff is not supportive of. The structure is either there or it isn't. If the City is open to this type of structure, we should be willing to keep it up year round. Removing the membrane covering exposing the framing of the structure appears to be a more significant visual nuisance.
  - The City of Ramsey has granted IUPs in the past for similar uses, notably for salt storage for winter use.

- **Conditional Use Permit - Outdoor Storage**

- Is the expansion an acceptable area of coverage?
- Should additional screening be required?

- **Variance**

- Is the structure placed in an acceptable location to the Planning Commission?
  - Currently placed 5 feet from rear property line, Code requires 35 feet separation.
- When considering a Variance, the Planning Commission shall consider the following factors:
  - Will the variance allow the property owner to use the property in a reasonable manner?
  - Is the plight of the landowner is due to circumstances unique to the property and not created by the landowner?
  - Will the variance, if granted, alter the essential character of the locality?
- The Applicant will continue to use the membrane structure for retail sale of mulch and salt for Ramsey residents, a reasonable use in the E-1 Employment District. The Applicant did create this circumstance as it was the result of them constructing an accessory structure on the Subject Property without the appropriate permits. Many of the surrounding properties have buildings within the 35 foot rear setback, and the Subject Property is larger than some parcels in the area so the request would be consistent with the general character of the area.
- As a reminder, when addressing variances, the Planning Commission is acting in a quasi-judicial capacity rather than in an advisory capacity.

### **Alternatives**

Alternative 1: Recommend approval for the Interim Use Permit for the membrane structure, Variance to rear setback, and Conditional Use Permit for expansion of legal, nonconforming use as requested.

Alternative 2: Deny all requests. Should the Variance and Interim Use Permit be denied, it would result in necessary modifications and/or removal of the membrane structure owned by the Applicant. Should the Conditional Use Permit be denied, it would result in the Applicant seeking alternative plans for storage and parking on the Subject Property.

Alternative 3: Recommend approval of specific requests.

### **Next Steps**

- Recommend adoption of Resolution #20-189 to City Council Approving an Interim Use Permit for the membrane structure and Conditional Use Permit for expansion of legal, nonconforming use on the Subject Property.
- Adopt Resolution #20-257 approving variance for rear yard setback.

### **Funding Source:**

Costs associated with this proposal are the responsibility of the Applicant.

### **Recommendation:**

Staff recommends approval of the case, contingent upon amendments as outlined in Resolution #20-189. The Planning Commission may add a termination date of five (5) years from the date of approval to the Interim Use Permit, per past approvals and allowed by City Code.

### **Action:**

Motion to recommend the City Council adopt Resolution #20-189 Approving an Interim Use Permit (IUP) for Use of a Membrane Accessory Structure and Conditional Use Permit (CUP) for Expansion of Outdoor Storage.

Motion to Adopt Resolution #20-257 approving a Variance to Reduce the Rear Building Setback of the Membrane Structure for Lawn Monster.

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## Attachments

Site Plan

Historical Aerials

Narrative

Resolution #20-189

Resolution #20-257

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### Form Review

**Inbox**

Tim Gladhill  
Brian McCann (Originator)  
Brian McCann (Originator)  
Tim Gladhill  
Tim Gladhill  
Form Started By: Brian McCann  
Final Approval Date: 10/29/2020

**Reviewed By**

Tim Gladhill  
Brian McCann  
Brian McCann  
Tim Gladhill  
Tim Gladhill

**Date**

10/29/2020 10:04 AM  
10/29/2020 10:54 AM  
10/29/2020 11:40 AM  
10/29/2020 01:30 PM  
10/29/2020 01:30 PM  
Started On: 08/10/2020 03:53 PM

**Exhibit A: Approved Gravel Parking, Pavement, and Outdoor Storage Locations**



**Legend:**

	No parking or storage, 20 foot buffer around outside and clear drive aisle and entrance to site
	Concrete/paved parking – (vehicle or equipment parking allowed)
	Gravel parking, vehicle parking allowed
	Outdoor storage allowed (items, must be organized)
	Hoop building

Aerial Imagery of Previous Use

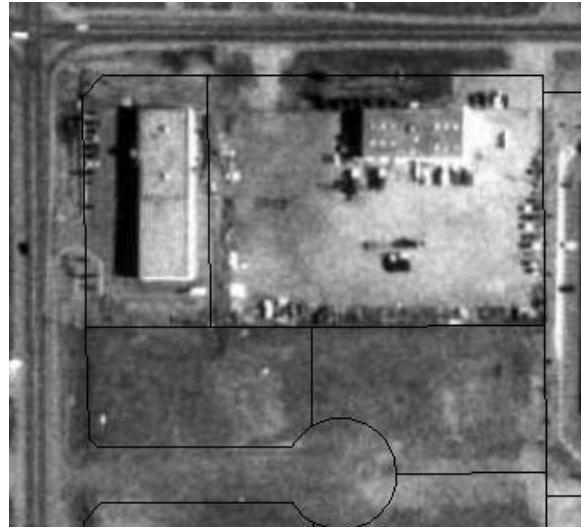
1977



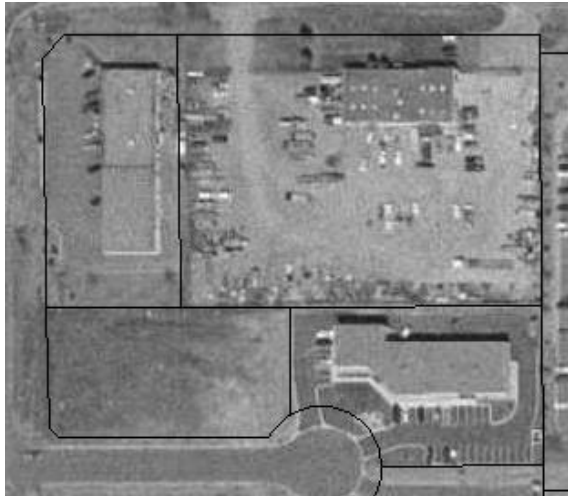
1991



1997



2000



2005



2008



2011



2014



2020



Purpose of HOOP house on property located at 6300 Bunker Lake Blvd.

Purpose of Hoop house is to dry store Salt for sidewalks and driveways during the winter months.

With out this building we would not be able to fulfill business/residential contracts in the Ramsey Community

The location of the building is set back to allow for delivery of the salt and also to keep it out of the public eye from Bunker Blvd.

We chose a white top for during winter months for it to blend in better with the snow covered ground.

We had a choice of several different colors.

We are not trying to make an eye sore at the property that is located in a Commercial Zoned business park. We run this small business that employees several Ramsey residents.

During the spring, summer and fall we use the building to allow storage of or Mulch which allows us the up keep of many different contracts around the Ramsey community.

The concrete structure around the hoop house is to make sure the salt and or mulch is contained in one area and does not create any unwanted run off of the dyed mulch or salt.

The area under the house is completely paved and contained with the concrete walls that surround it.

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #20-189**

**A RESOLUTION APPROVING THE ISSUANCE OF AN INTERIM USE PERMIT TO ALLOW THE USE OF A MEMBRANE STRUCTURE AND A CONDITIONAL USE PERMIT APPROVING THE EXPANSION OF LAWFUL, NONCONFORMING USE OF THE PROPERTY LOCATED AT 6300 BUNKER LAKE BLVD NW AND DECLARING TERMS OF SAME**

**RECITALS**

1. Lawn Monster, hereinafter referred to as the “**Permittee**” has properly applied for an Interim Use Permit to allow the use of a membrane structure (the “**Structure**”) on the property generally known as 6300 Bunker Lake Blvd NW and legally described as follows:

TRACT C REG LAND SURVEY NO 30 EX THE W 169.41 FT THEREOF,  
TOG/W TRACT E SD REG LAND SURVEY, SUBJ TO EASE OF REC, Anoka  
County, Minnesota

(the “**Subject Property**”)

2. That Denny Young Properties Inc. owns the Subject Property and has signed off on Lawn Monster, tenant’s, application.
3. That the **Subject Property** is zoned E-1 Employment District and is approximately 2.69 acres in size.
4. That the **Subject Property** abuts Bunker Lake Blvd NW to the south, and parcels to the east, west and south of the Subject Property are zoned E-1 Employment District.
5. That as proposed, the **Structure** would not meet the architectural and exterior element requirements of City Code Section 117-349 (Accessory Uses and Buildings) which requires siding to be in compliance with architectural and exterior elements for accessory buildings.
6. That as proposed, the **Structure** would not meet the rear setback requirement of City Code Section 117-117 (E-1 Employment District) which requires a rear building setback of 35 feet.
7. That there are existing Zoning Code violations on the **Subject Property** regarding public nuisance items and outdoor storage.
8. That the **Permittee** is proposing to use the **Structure** as it currently stands on the property.
9. That the **Subject Property** has some lawful, nonconforming rights associated with outdoor storage and gravel parking, and has expanded beyond what is allowed.

10. That expansion of a lawful, nonconforming use is allowed via Conditional Use Permit (CUP).
11. That the City of Ramsey hereby waives the requirement to allow ten days between Planning Commission and City Council to provide the Applicant an answer prior to the ground freezing and removing the opportunity to move/remove the **Structure** if needed.

### **FINDINGS OF FACT**

1. That the **Structure and Expansion of Gravel Parking** will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That the **Structure and Expansion of Gravel Parking** will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the **Structure and Expansion of Gravel Parking** will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
4. That the **Structure and Expansion of Gravel Parking** will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
5. That the **Structure and Expansion of Gravel Parking** will not be hazardous to existing or future neighboring uses.
6. That the **Structure and Expansion of Gravel Parking** will not impact essential public facilities and services, such as highways, streets, police and fire protection.
7. That the **Structure and Expansion of Gravel Parking** will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
8. That the **Structure and Expansion of Gravel Parking** will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
9. That the **Structure and Expansion of Gravel Parking** will be consistent with the intent and purposes of the Zoning Chapter.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of an Interim Use Permit for the **Structure** and Conditional Use Permit (“**Permit**”) for Expansion of Gravel Parking on the **Subject Property** contingent upon the following conditions:

### CONDITIONS

1. That this **Permit** allows for use of the **Structure** to be on the **Subject Property** for five (5) years.
2. That the **Permittee** shall obtain all necessary permits, including a Building Permit for the **Structure** on the **Subject Property**.
3. That the **Permittee** shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking) and 117-117 (E-1 Employment District); Chapter 117 (Zoning and Subdivisions) Article II (Zoning) Division 6 (Performance Standards); and Chapter 30 (Nuisances) at all times.
4. That the **Permittee** shall obtain all necessary permits to complete any required building modifications.
5. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
7. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
8. That this **Permit** approves the expansion of the gravel parking lot and outdoor storage as seen in Exhibit A. No gravel shall be expanded past this point, and there shall not be any additional outdoor storage without an amendment to this **Permit**.
9. That this **Permit** shall automatically expire if the use is not initiated by November 5<sup>th</sup>, 2021.
10. That the **Structure** shall maintain the tarp canvas year-round, and the **Permit** shall automatically expire if the canvas is damaged and not replaced.
11. That this **Permit** shall be contingent upon:
  - a. Removing all personal outdoor storage onsite
  - b. Coming into compliance with other code standards, notably Chapter 30 (Nuisance Provisions) and Off-Street Parking Regulations

- c. All items, such as gravel, mulch, or other items not stored in the hoop building, cannot be stored in piles outside. Any additional storage structures onsite require permits.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10<sup>th</sup> day of November, 2020.



**Exhibit A: Approved Gravel Parking, Pavement, and Outdoor Storage Locations**



**Legend:**

	No parking or storage, 20 foot buffer around outside and clear drive aisle and entrance to site
	Concrete/paved parking – (vehicle or equipment parking allowed)
	Gravel parking, vehicle parking allowed
	Outdoor storage allowed (items, must be organized)
	Hoop building

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #20-257**

**A RESOLUTION APPROVING THE ISSUANCE OF VARIANCE TO THE REAR  
SETBACK IN THE E-1 EMPLOYMENT DISTRICT ON THE PROPERTY LOCATED  
AT 6300 BUNKER LAKE BLVD NW**

**RECITALS**

1. Lawn Monster, hereinafter referred to as the “**Permittee**” has properly applied for a variance to the rear setback of a membrane structure (the “**Structure**”) on the property generally known as 6300 Bunker Lake Blvd NW and legally described as follows:

TRACT C REG LAND SURVEY NO 30 EX THE W 169.41 FT THEREOF,  
TOG/W TRACT E SD REG LAND SURVEY, SUBJ TO EASE OF REC, Anoka  
County, Minnesota

(the “**Subject Property**”)

2. That Denny Young Properties Inc. owns the Subject Property and has signed off on Lawn Monster, tenant’s, application.
3. That the **Subject Property** is zoned E-1 Employment District and is approximately 2.69 acres in size.
4. That the **Subject Property** abuts Bunker Lake Blvd NW to the south, and parcels to the east, west and south of the Subject Property are zoned E-1 Employment District.
5. That as proposed, the **Structure** would not meet the rear setback requirement of City Code Section 117-117 (E-1 Employment District) which requires a rear building setback of 35 feet.
6. That there are existing Zoning Code violations on the **Subject Property** regarding public nuisance items and outdoor storage.
7. That the **Permittee** is proposing to use the **Structure** as it currently stands on the property.
8. That the City of Ramsey hereby waives the requirement to allow ten days between Planning Commission and City Council to provide the Applicant an answer prior to the ground freezing and removing the opportunity to move/remove the **Structure** if needed.

**FINDINGS OF FACT**

1. That the **Variance** will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the **Variance** will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the **Variance** will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
4. That the **Variance** will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
5. That the **Variance** will not be hazardous to existing or future neighboring uses.
6. That the **Variance** will not impact essential public facilities and services, such as highways, streets, police and fire protection.
7. That the **Variance** will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
8. That the **Variance** will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
9. That the **Variance** will be consistent with the intent and purposes of the Zoning Chapter.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of a Variance for the **Structure** on the **Subject Property** contingent upon the following conditions:

#### **CONDITIONS**

1. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
2. That the **Permittee** shall obtain all necessary permits, including a Building Permit for the **Structure** on the **Subject Property**.
3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
4. That the **Permittee** shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking) and 117-

117 (E-1 Employment District); Chapter 117 (Zoning and Subdivisions) Article II (Zoning) Division 6 (Performance Standards); and Chapter 30 (Nuisances) at all times.

5. That the **Permittee** shall obtain all necessary permits to complete any required building modifications.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
7. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
8. That this **Variance** shall automatically expire if the use is not initiated by November 5, 2021.
9. That this **Permit** shall be contingent upon:
  - a. Removing all personal outdoor storage onsite
  - b. Coming into compliance with other code standards, notably Chapter 30 (Nuisance Provisions) and Off-Street Parking Regulations
  - c. All items, such as gravel, mulch, or other items not stored in the hoop building, cannot be stored in piles outside. Any additional storage structures onsite require permits.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10<sup>th</sup> day of November, 2020.



**Exhibit A: Approved Gravel Parking, Pavement, and Outdoor Storage Locations**



**Legend:**

	No parking or storage, 20 foot buffer around outside and clear drive aisle and entrance to site
	Concrete/paved parking – (vehicle or equipment parking allowed)
	Gravel parking, vehicle parking allowed
	Outdoor storage allowed (items, must be organized)
	Hoop building

## Regular Planning Commission

6. 3.

**Meeting Date:** 11/05/2020

**By:** Chloe McGuire Brigl, Community  
Development

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### Information

**Title:**

PUBLIC HEARING: Review Conditional Use Permit Request for Fill within a Floodplain at 6349 168th Cir NW; Case of John and JoDell Seaman

**Purpose/Background:**

The purpose of this case is to consider a request from John and JoDell Seaman (the "Homeowners") for a Conditional Use Permit (CUP) to fill within a floodplain at 7349 168th Cir NW (the "Subject Property"). Staff became aware of the retaining wall through the City's Code Enforcement program in May 2020. The Applicant has stated that the intent of the fill was to address erosion occurring in their back yard. There may have been erosion issues along the trail, but the City does not have any documentation of this item. This is one potential solution to this issue amongst other alternatives (some requiring fill, some not). At the end of the day, the Property Owner has the ability to make this request to the City for consideration. The City can choose to approve or deny at this point. Staff is comfortable with any solution so long as said solution meeting applicable requirements.

In addition to working through alternatives with the Property Owner, Staff has been seeking guidance from the Minnesota DNR office in terms of floodplain regulations and options. This is a very complex case that includes numerous layers of government regulation.

This step is the result of the Settlement Conference related to the Code Enforcement Case. The City is attempting to find a compromise. The intent of tonight is not to debate the boundaries of floodplain or conservation easement.

This case is focused on the Floodplain encroachment. In addition, this area is encumbered by a Conservation and Trail Easement held by the City, secured with a grant from the State of Minnesota, prior to the development of the Brookfield Neighborhood. The City Council will address the easement encroachment issue when they receive the case for review. If approved, partial repayment back to the Legislative-Citizen Commission on Minnesota Resources would be required.

While this individual case may have minor implications to floodplain and Conservation Easement, it does open the door to a number of other requests. Once the City has a better handle on updated floodplain modeling (current model is dated in the 1970s and is now inaccurate), Staff plans on holding a neighborhood meeting to discuss broader options while still maintaining a majority of the floodplain and Conservation Easement.

**Notification:**

Staff has sent notifications to Property Owners within 350 feet of the Subject Property as indicated by Anoka County Property Records via Standard US Mail. A Public Hearing was included in the Anoka County UnionHerald.

**Observations/Alternatives:**

**Property Information**

The Subject Property is a single family home in the Brookfield Neighborhood, in the 8th Addition. This home abuts the Trott Brook Corridor to the North, which is encumbered by a Conservation and Trail Easement and has floodplain (floodway). Homes in the Brookfield 8th Addition (final phase) homes smaller backyard space compared to other parcels in the neighborhood due to the Conservation and Trail Easement as well as Floodplain. The Homeowners put in a retaining wall within the Floodplain and Easement without specific City approval. In 2019, prior to construction, Staff had forwarded applicable restrictions to a contractor working on behalf of the Property

Owner. That being said, there are options to consider that would allow the retaining wall and fill to remain. The retaining wall is about one foot off the public trail in the backyard. The backyard is designated as floodplain by the DNR, which has specific rules about putting in fill and modifying existing grades (slopes).

If the City desires to allow this encroachment, assuming successful attainment of a No Rise Certificate from FEMA, the City will also need to process an amendment to the Conservation and Trail Easement.

### **Conditional Use Permit**

The City is able to grant the homeowner a Conditional Use Permit (CUP) for putting fill (dirt) in the floodplain area (backyard) under certain conditions. The biggest condition is that the fill cannot change the rise across the floodplain, which is called a no-rise certificate. Modeling is completed using the slopes and fill information to determine if the fill created more than a 0.0% change across the site. It is a strict and hard to meet level, but not impossible. Staff is currently working to complete the modeling. After significant investigation and collaboration with the DNR, it has been determined that the existing model for this area needs to be updated. Unfortunately, this has created delays. Staff is working with one of the City's consulting planners/engineers to assist in updating this model that will allow the City to more quickly process these types of requests in the future.

### **Required Items to Keep Retaining Wall**

- Amend Conservation and Trail Easement (Handled separately - items outlined in attached document)
- Conditional Use Permit (CUP) for Fill within a Floodplain (Tonight's case)
  - Can be granted if fill resulted in a 0.0% no-rise certificate (determined via modeling)
  - Staff is currently working on the modeling but is lacking required data

Options are laid out more extensively in an attachment.

### **Policy Question**

- If modeling shows no-rise (0.0 rise or less), is the Planning Commission supportive of a Conditional Use Permit for the fill placed in the floodplain (backyard of Subject Property) for the retaining wall?

### **Funding Source:**

Staff is handling this update as part of regular duties. Additionally, due to the broader policy implications along this corridor/in this neighborhood, Staff has taken on the necessary floodplain modeling that would ordinarily be the responsibility of the Applicant.

### **Recommendation:**

Due to the degree of policy/legislative discretion of this case, Staff needs policy direction before formulating a Staff Recommendation.

Staff is forwarding this case in the event that the Planning Commission is ready to make a contingent recommendation. The Applicant is willing to extend the Application period if more information is necessary. At the end of the day, Staff felt it was important to discuss with the Planning Commission sooner due to the time it has taken to get to this point. Staff desires to ensure that the current direction to find a compromise solution is still appropriate before investing more Staff Resources to this project.

### **Action:**

Motion to recommend the City Council adopt Resolution #20-256 approving/denying the Conditional Use Permit for Floodplain Fill at 7349 168th Cir NW.

---

### **Attachments**

[Site Location Map](#)

[Conditions Map](#)

Alternatives Analysis

Floodplain Modeling Timeline (Ideal)

Brookfield LOMA

Brookfield LOMR

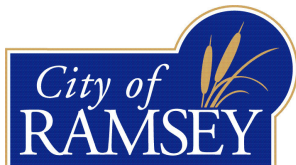
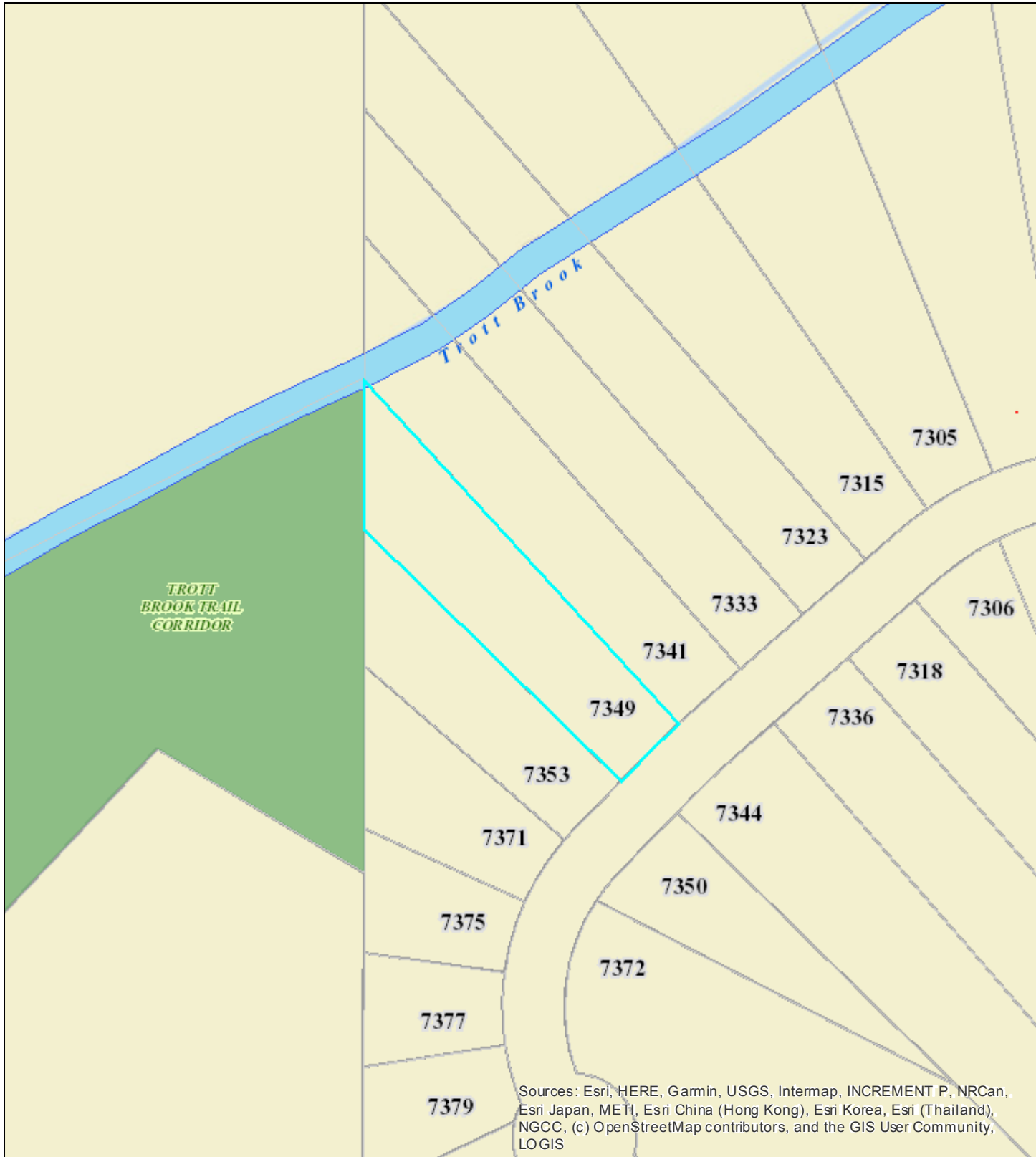
Floodplain Site Map

DRAFT Resolution #20-256

---

### Form Review

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill	Tim Gladhill	10/29/2020 11:08 AM
Tim Gladhill	Tim Gladhill	10/29/2020 01:33 PM
Kurt Ulrich	Kurt Ulrich	10/29/2020 03:27 PM
Tim Gladhill	Tim Gladhill	10/29/2020 03:32 PM
Form Started By: Chloe McGuire Brigl		Started On: 10/28/2020 11:50 AM
Final Approval Date: 10/29/2020		



### Site Location Map

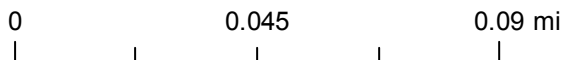
7349 168th Cir NW

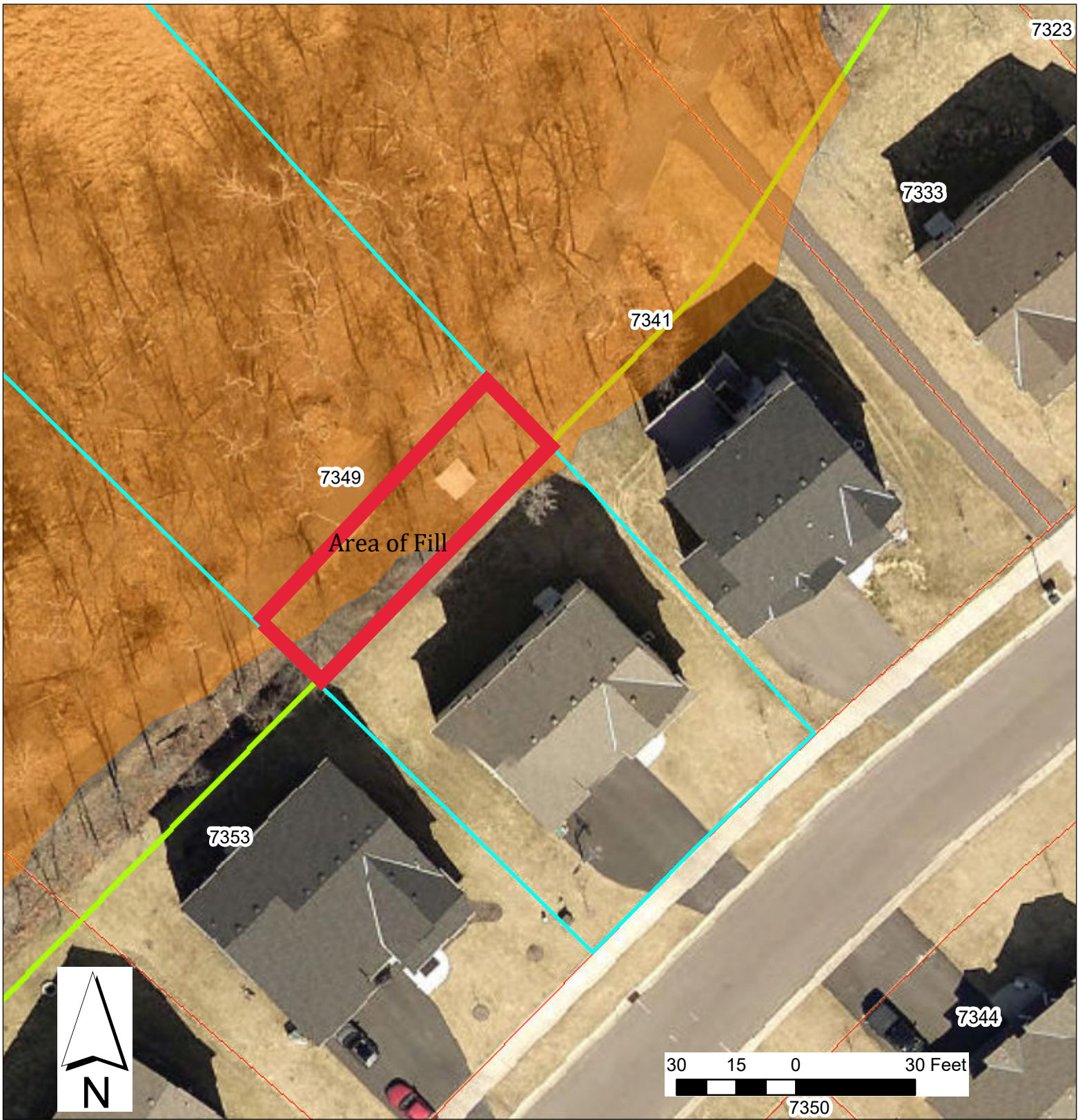
#### Legend

-  Site
-  Parcels



September 15th, 2020






 Conservation Easement

 Parcels

**Floodplains**

**Flood Zone**

 Floodplain - Elevation Undetermined

 Floodplain - Elevation Known

## Trott Brook Conservation Easement



## Seaman Conservation Easement Options

- Option A – Move Wall and Comply w/Floodplain and Easement
  - No further approvals needed
- Option B – Leave As-Is
  - Floodplain Amendment
    - Application for Map Correction with Fill
      - Floodplain Modelling
      - Conditional Use Permit – Public Hearing
      - Potential for replacement need – volume storage
        - If Owner can obtain a No Rise Certificate, easier path to approval and City can approve without additional agency approval
        - If Owner is not able to obtain a No Rise Certificate, volume would need to be replaced somewhere else (grading) and is a much more extensive review process with FEMA
  - Conservation Easement Vacation/Encroachment
    - Request to Amend Easement to LCCMR (Legislative-Citizen Commission on Minnesota Resources)
      - Staff Time to Process
      - Surveying
      - Legal (amend agreements, etc.)
      - Appraisal (need to pay back account)
      - Replace plantings
- Option C – Meet in the Middle (same as Option B, but lesser impacts)
  - Should have more space between trail and retaining wall (5 feet)

## General Talking Points

- Administrative Grading Permit Required
- Should stay out of drainage and utility easements in side yard
- Estimated cost to amend current restrictions = \$5,000 to \$10,000; no guarantee for approval
  - Staff is recommending that the City bear some of the costs (floodplain modeling) due to the broader impacts and/or benefits in administration for future requests

## Floodplain Modelling Timeline 7349 168<sup>th</sup> Cir NW

- August 17: received a version of updated modelling for Trott Brook
- August 17: city staff determined that this modelling was for the stretch of Trott Brook in Sherburne County, not in Ramsey
- August 17: city staff emailed DNR again to inquire about updated modelling specific to Trott Brook in Ramsey
- August 18: received follow up email from DNR asking if the City or LRRWMO had done in more recent modelling
- August 18: city staff sent email to DNR asking if there's no more current modelling, should we be using the 1973 model
- August 18: DNR confirmed that City should use 1973 model
- August 21: city staff sent email to DNR with questions about 1973 model looking for further guidance (e.g. distance of Trott Brook from 1973 model compared to floodplain mapping done in 2015 was different by about 1,000 feet)
- August 31: city staff sent follow up email to DNR inquiring if they had had time to review/respond to the questions sent on August 21
- September 15: city staff sent another follow up email asking for responses to questions raised on August 21
- September 16: received response from DNR providing an updated/approved model done when as part of Ermine Blvd in 2009

# L.O.M.A. EXHIBIT

~FOR~ BROOKFIELD LAND, LLC  
 ~ OF ~ LOTS 1 THRU 9, BLOCK 1 AND  
 LOTS 1 THRU 16, BLOCK 2,  
 BROOKFIELD EIGHTH ADDITION

## DESCRIPTION OF AREA TO BE REMOVED FROM FLOOD ZONE

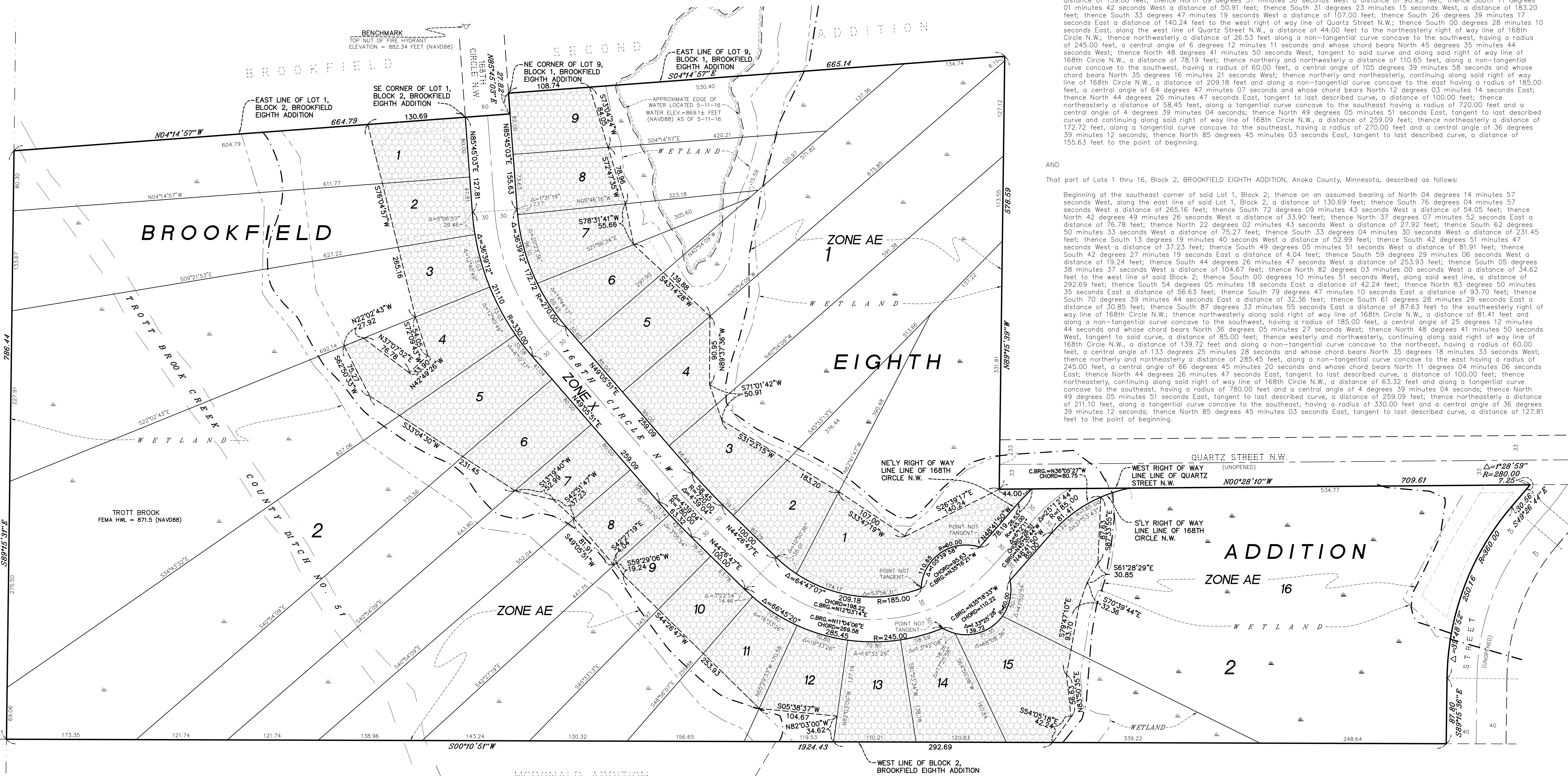
That part of Lots 1 thru 9, Block 1, BROOKFIELD EIGHTH ADDITION, Anoka County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 9, Block 1; thence on an assumed bearing of South 04 degrees 14 minutes 57 seconds East, along the east line of said Lot 9, Block 1, a distance of 108.74 feet; thence South 73 degrees 04 minutes 24 seconds West a distance of 84.05 feet; thence South 72 degrees 47 minutes 35 seconds West a distance of 78.96 feet; thence South 78 degrees 31 minutes 41 seconds West a distance of 55.66 feet; thence South 43 degrees 14 minutes 28 seconds West a distance of 139.88 feet; thence North 89 degrees 37 minutes 36 seconds West a distance of 90.95 feet; thence South 71 degrees 01 minutes 42 seconds West a distance of 50.91 feet; thence South 31 degrees 23 minutes 15 seconds West, a distance of 183.20 feet; thence South 33 degrees 47 minutes 19 seconds West a distance of 107.00 feet; thence South 26 degrees 39 minutes 17 seconds East a distance of 140.24 feet to the west right of way line of Quartz Street N.W.; thence South 00 degrees 28 minutes 10 seconds East, along the west line of Quartz Street N.W., a distance of 44.00 feet to the northeasterly right of way line of 168th Circle N.W.; thence northwesterly a distance of 26.53 feet along a non-tangential curve concave to the southwest, having a radius of 245.00 feet, a central angle of 6 degrees 12 minutes 11 seconds and whose chord bears North 45 degrees 35 minutes 44 seconds West; thence North 48 degrees 41 minutes 50 seconds West, tangent to said curve and along said right of way line of 168th Circle N.W., a distance of 78.19 feet; thence northerly and northwesterly a distance of 110.65 feet, along a non-tangential curve concave to the southwest, having a radius of 60.00 feet, a central angle of 105 degrees 39 minutes 58 seconds and whose chord bears North 35 degrees 16 minutes 21 seconds West; thence northerly and northeasterly, continuing along said right of way line of 168th Circle N.W., a distance of 209.18 feet and along a non-tangential curve concave to the east having a radius of 185.00 feet, a central angle of 64 degrees 47 minutes 07 seconds and whose chord bears North 12 degrees 03 minutes 14 seconds East; thence North 44 degrees 26 minutes 47 seconds East, tangent to last described curve, a distance of 100.00 feet; thence northeasterly a distance of 58.45 feet, along a tangential curve concave to the southeast having a radius of 720.00 feet and a central angle of 4 degrees 39 minutes 04 seconds; thence North 49 degrees 05 minutes 51 seconds East, tangent to last described curve and continuing along said right of way line of 168th Circle N.W., a distance of 259.09 feet; thence northeasterly a distance of 172.72 feet, along a tangential curve concave to the southeast, having a radius of 270.00 feet and a central angle of 36 degrees 39 minutes 12 seconds; thence North 85 degrees 45 minutes 03 seconds East, tangent to last described curve, a distance of 155.63 feet to the point of beginning.

AND

That part of Lots 1 thru 16, Block 2, BROOKFIELD EIGHTH ADDITION, Anoka County, Minnesota, described as follows:

Beginning at the southeast corner of said Lot 1, Block 2; thence on an assumed bearing of North 04 degrees 14 minutes 57 seconds West, along the east line of said Lot 1, Block 2, a distance of 130.69 feet; thence South 76 degrees 04 minutes 57 seconds West a distance of 265.16 feet; thence South 72 degrees 09 minutes 43 seconds West a distance of 54.05 feet; thence North 42 degrees 49 minutes 26 seconds West a distance of 33.90 feet; thence North 37 degrees 07 minutes 52 seconds East a distance of 76.78 feet; thence North 22 degrees 02 minutes 43 seconds West a distance of 27.92 feet; thence South 62 degrees 50 minutes 33 seconds West a distance of 75.27 feet; thence South 33 degrees 04 minutes 30 seconds West a distance of 231.45 feet; thence South 13 degrees 19 minutes 40 seconds West a distance of 52.99 feet; thence South 42 degrees 51 minutes 47 seconds West a distance of 37.23 feet; thence South 49 degrees 05 minutes 51 seconds West a distance of 81.91 feet; thence South 42 degrees 27 minutes 19 seconds East a distance of 4.04 feet; thence South 59 degrees 29 minutes 06 seconds West a distance of 19.24 feet; thence South 44 degrees 26 minutes 47 seconds West a distance of 253.93 feet; thence South 05 degrees 38 minutes 37 seconds West a distance of 104.67 feet; thence North 82 degrees 03 minutes 00 seconds West a distance of 34.62 feet to the west line of said Block 2; thence South 10 minutes 51 seconds West, along said west line, a distance of 292.69 feet; thence South 54 degrees 05 minutes 18 seconds East a distance of 42.24 feet; thence North 83 degrees 50 minutes 35 seconds East a distance of 56.63 feet; thence South 79 degrees 47 minutes 10 seconds East a distance of 93.70 feet; thence South 70 degrees 39 minutes 44 seconds East a distance of 32.36 feet; thence South 61 degrees 28 minutes 29 seconds East a distance of 30.85 feet; thence South 67 degrees 53 minutes 55 seconds East a distance of 87.63 feet to the southwesterly right of way line of 168th Circle N.W.; thence northwesterly along said right of way line of 168th Circle N.W., a distance of 81.41 feet and along a non-tangential curve concave to the southwest, having a radius of 185.00 feet, a central angle of 25 degrees 12 minutes 44 seconds and whose chord bears North 36 degrees 05 minutes 27 seconds West; thence North 48 degrees 41 minutes 50 seconds West, tangent to said curve, a distance of 85.00 feet; thence westerly and northwesterly, continuing along said right of way line of 168th Circle N.W., a distance of 139.72 feet and along a non-tangential curve concave to the northeast, having a radius of 60.00 feet, a central angle of 133 degrees 25 minutes 28 seconds and whose chord bears North 35 degrees 18 minutes 33 seconds West; thence northerly and northeasterly a distance of 285.45 feet, along a non-tangential curve concave to the east having a radius of 245.00 feet, a central angle of 66 degrees 45 minutes 20 seconds and whose chord bears North 11 degrees 04 minutes 06 seconds East; thence North 44 degrees 26 minutes 47 seconds East, tangent to last described curve, a distance of 100.00 feet; thence northeasterly, continuing along said right of way line of 168th Circle N.W., a distance of 63.32 feet and along a tangential curve concave to the southeast, having a radius of 780.00 feet and a central angle of 4 degrees 39 minutes 04 seconds; thence North 49 degrees 05 minutes 51 seconds East, tangent to last described curve, a distance of 259.09 feet; thence northeasterly a distance of 211.10 feet, along a tangential curve concave to the southeast, having a radius of 330.00 feet and a central angle of 36 degrees 39 minutes 12 seconds; thence North 85 degrees 45 minutes 03 seconds East, tangent to last described curve, a distance of 127.81 feet to the point of beginning.



### LEGEND

- DENOTES PROPOSED AREA (AS DESCRIBED) TO BE REMOVED FROM FLOOD ZONE.
- DENOTES DRAINAGE AND UTILITY EASEMENT DEDICATED PER THE RECORDED PLAT OF BROOKVIEW EIGHTH ADDITION.
- DENOTES CURRENT FLOOD ZONE LINE ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NO. 270681 PANEL 0165 SUFFIX E, MAP NUMBER 27003C0165E BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE DECEMBER 16, 2015.

### NOTES

- Bearings shown are on the Anoka County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain), Flood Zone AE (Base Flood Elevations determined). Floodway areas in Zone AE - The floodway is the channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. According to Flood Insurance Rate Map Community No. 270681 Panel 0165 Suffix E, Map Number 27003C0165E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Wetland Delineation by Kjolhaug Environmental Services Company.
- Wetland Lines location by E.G. Rud and Sons, Inc August 2016.

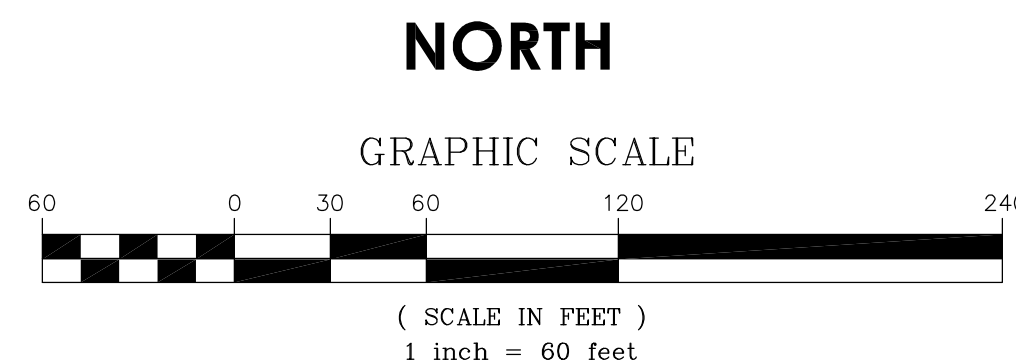
### PROPERTY DESCRIPTION

Lots 1 thru 9, Block 1 and Lots 1 thru 16, Block 2, BROOKFIELD EIGHTH ADDITION, Anoka County, Minnesota.

DRAWN BY: JEN	JOB NO: 16343PP	DATE: 03/07/18
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO. DATE DESCRIPTION BY		

Date: 03-07-18 License No. 41578

**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA	A portion of Lots 1 through 9, Block 1; and a portion of Lots 1 through 16, Block 2, Brookfield Eighth Addition, as shown on the Plat recorded as Document No. 2176453.001, in the Office of the County Recorder, Anoka County, Minnesota  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 270681	
AFFECTED MAP PANEL	NUMBER: 27003C0165E	
	DATE: 12/16/2015	
FLOODING SOURCE: TROTT BROOK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.275503, -93.452408 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1-9	1	Brookfield Eighth Addition	--	Portion of Property	X (shaded)	--	--	871.5 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

#### LEGAL PROPERTY DESCRIPTION DETERMINATION TABLE (CONTINUED) INADVERTENT INCLUSION FLOODWAY 1

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)


##### Lots 1-9, Block 1:

Beginning at the northeast corner of said Lot 9, Block 1; thence on an assumed bearing of South 04 degrees 14 minutes 57 seconds East, along the east line of said Lot 9, Block 1, a distance of 108.74 feet; thence South 73 degrees 04 minutes 24 seconds West a distance of 84.05 feet; thence South 72 degrees 47 minutes 35 seconds West a distance of 78.96 feet; thence South 78 degrees 31 minutes 41 seconds West a distance of 55.66 feet; thence South 43 degrees 14 minutes 28 seconds West a distance of 139.88 feet; thence North 89 degrees 37 minutes 36 seconds West a distance of 90.95 feet; thence South 71 degrees 01 minutes 42 seconds West a distance of 50.91 feet; thence South 31 degrees 23 minutes 15 seconds West, a distance of 183.20 feet; thence South 33 degrees 47 minutes 19 seconds West a distance of 107.00 feet; thence South 26 degrees 39 minutes 17 seconds East a distance of 140.24 feet to the west right of way line of Quartz Street N.W.; thence South 00 degrees 28 minutes 10 seconds East, along the west line of Quartz Street N.W., a distance of 44.00 feet to the northeasterly right of way line of 168th Circle N.W.; thence northwesterly a distance of 26.53 feet along a non-tangential curve concave to the southwest, having a radius of 245.00 feet, a central angle of 6 degrees 12 minutes 11 seconds and whose chord bears North 45 degrees 35 minutes 44 seconds West; thence North 48 degrees 41 minutes 50 seconds West, tangent to said curve and along said right of way line of 168th Circle N.W., a distance of 78.19 feet; thence northerly and northwesterly a distance of 110.65 feet, along a non-tangential curve concave to the southwest, having a radius of 60.00 feet, a central angle of 105 degrees 39 minutes 58 seconds and whose chord bears North 35 degrees 16 minutes 21 seconds West; thence northerly and northeasterly, continuing along said right of way line of 168th Circle N.W., a distance of 209.18 feet and along a non-tangential curve concave to the east having a radius of 185.00 feet, a central angle of 64 degrees 47 minutes 07 seconds and whose chord bears North 12 degrees 03 minutes 14 seconds East; thence North 44 degrees 26 minutes 47 seconds East, tangent to last described curve, a distance of 100.00 feet; thence northeasterly a distance of 58.45 feet, along a tangential curve concave to the southeast having a radius of 720.00 feet and a central angle of 4 degrees 39 minutes 04 seconds; thence North 49 degrees 05 minutes 51 seconds East, tangent to last described curve and continuing along said right of way line of 168th Circle N.W., a distance of 259.09 feet; thence northeasterly a distance of 172.72 feet, along a tangential curve concave to the southeast, having a radius of 270.00 feet and a central angle of 36 degrees 39 minutes 12 seconds; thence North 85 degrees 45 minutes 03 seconds East, tangent to last described curve, a distance of 155.63 feet to the point of beginning

##### Lots 1-16, Block 2:

Beginning at the southeast corner of said Lot 1, Block 2; thence on an assumed bearing of North 04 degrees 14 minutes 57 seconds West, along the east line of said Lot 1, Block 2, a distance of 130.69 feet; thence South 76 degrees 04 minutes 57 seconds West a distance of 265.16 feet; thence South 72 degrees 09 minutes 43 seconds West a distance of 54.05 feet; thence North 42 degrees 49 minutes 26 seconds West a distance of 33.90 feet; thence North 37 degrees 07 minutes 52 seconds East a distance of 76.78 feet; thence North 22

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

  
Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)


### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

degrees 02 minutes 43 seconds West a distance of 27.92 feet; thence South 62 degrees 50 minutes 33 seconds West a distance of 75.27 feet; thence South 33 degrees 04 minutes 30 seconds West a distance of 231.45 feet; thence South 13 degrees 19 minutes 40 seconds West a distance of 52.99 feet; thence South 42 degrees 51 minutes 47 seconds West a distance of 37.23 feet; thence South 49 degrees 05 minutes 51 seconds West a distance of 81.91 feet; thence South 42 degrees 27 minutes 19 seconds East a distance of 4.04 feet; thence South 59 degrees 29 minutes 06 seconds West a distance of 19.24 feet; thence South 44 degrees 26 minutes 47 seconds West a distance of 253.93 feet; thence South 05 degrees 38 minutes 37 seconds West a distance of 104.67 feet; thence North 82 degrees 03 minutes 00 seconds West a distance of 34.62 feet to the west line of said Block 2; thence South 00 degrees 10 minutes 51 seconds West, along said west line, a distance of 292.69 feet; thence South 54 degrees 05 minutes 18 seconds East a distance of 42.24 feet; thence North 83 degrees 50 minutes 35 seconds East a distance of 56.63 feet; thence South 79 degrees 47 minutes 10 seconds East a distance of 93.70 feet; thence South 70 degrees 39 minutes 44 seconds East a distance of 32.36 feet; thence South 61 degrees 28 minutes 29 seconds East a distance of 30.85 feet; thence South 87 degrees 33 minutes 55 seconds East a distance of 87.63 feet to the southwesterly right of way line of 168th Circle N.W.; thence northwesterly along said right of way line of 168th Circle N.W., a distance of 81.41 feet and along a non-tangential curve concave to the southwest, having a radius of 185.00 feet, a central angle of 25 degrees 12 minutes 44 seconds and whose chord bears North 36 degrees 05 minutes 27 seconds West; thence North 48 degrees 41 minutes 50 seconds West, tangent to said curve, a distance of 85.00 feet; thence westerly and northwesterly, continuing along said right of way line of 168th Circle N.W., a distance of 139.72 feet and along a non-tangential curve concave to the northeast, having a radius of 60.00 feet, a central angle of 133 degrees 25 minutes 28 seconds and whose chord bears North 35 degrees 18 minutes 33 seconds West; thence northerly and northeasterly a distance of 285.45 feet, along a non-tangential curve concave to the east having a radius of 245.00 feet, a central angle of 66 degrees 45 minutes 20 seconds and whose chord bears North 11 degrees 04 minutes 06 seconds East; thence North 44 degrees 26 minutes 47 seconds East, tangent to last described curve, a distance of 100.00 feet; thence northeasterly, continuing along said right of way line of 168th Circle N.W., a distance of 63.32 feet and along a tangential curve concave to the southeast, having a radius of 780.00 feet and a central angle of 4 degrees 39 minutes 04 seconds; thence North 49 degrees 05 minutes 51 seconds East, tangent to last described curve, a distance of 259.09 feet; thence northeasterly a distance of 211.10 feet, along a tangential curve concave to the southeast, having a radius of 330.00 feet and a central angle of 36 degrees 39 minutes 12 seconds; thence North 85 degrees 45 minutes 03 seconds East, tangent to last described curve, a distance of 127.81 feet to the point of beginning.

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

  
 Luis V. Rodriguez, P.E., Director  
 Engineering and Modeling Division  
 Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)


### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1-16	2	Brookfield Eighth Addition	--	Portion of Property	X (shaded)	--	--	871.5 feet

#### INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 2 Properties.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

  
 Luis V. Rodriguez, P.E., Director  
 Engineering and Modeling Division  
 Federal Insurance and Mitigation Administration





Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #20-256**

**RESOLUTION APPROVING/DENYING CONDITIONAL USE PERMIT FOR FILL IN A FLOODPLAIN ASSOCIATED WITH A RETAINING WALL AT 7349 168<sup>TH</sup> CIR NW**

**RECITALS**

1. John and JoDell Seaman, hereafter referred to as “Property Owners”, properly applied for Conditional Use Permit for fill in a floodplain on the following described property located in the City of Ramsey:  
  
Lot 9, Block 2, Brookfield 8<sup>th</sup> Addition, Anoka County, Minnesota  
  
(the ‘Subject Property’);
2. That the Property Owners placed fill in the back yard of the Subject Property to create a flatter backyard with a retaining wall.
3. That the Subject Property is partially in the DNR Floodplain, including where the fill was placed.
4. That the Subject Property is encumbered by a Conservation and Trail Easement that does not allow fill to be placed.
5. That the City can process a Conditional Use Permit (CUP) for the fill associated with the retaining wall if the fill is certified to create no rise, which is defined as less than 0.0 foot of rise and reviewed by the DNR.
6. That if the fill is found to have created rise, defined as more than 0.0 feet of rise, then the City is unable to process the Conditional Use Permit.

**FINDINGS OF FACT**

1. That the **fill will/will not** be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That the **fill will/will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the **fill will/will not** be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
4. That the **fill will/will not** be hazardous to existing or future neighboring uses.
5. That the **fill will/will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the **fill will/will not** create excessive additional requirements at public cost for public facilities and services and **will/will not** be detrimental to the economic welfare of the community.

7. That the **fill will/will not** involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

1. That the Ramsey City Council hereby **approves/denies** the Conditional Use Permit for fill within a floodplain contingent upon the following conditions:
  - a. Conformance with Staff Review and approval of plans by the City Engineer.
  - b. Review to final legal form by City Attorney.
  - c. Removing/amending Conservation and Trail Easement on the Subject Property so that retaining wall is in conformance.
  - d. Review of modeling to ensure that fill has created no rise (Certificate of No Rise required, confirming that the fill has no created more than a 0.0 foot rise)

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**Regular Planning Commission**

7. 1.

**Meeting Date:** 11/05/2020

**By:** Chloe McGuire Brigl, Community Development

**Information**

**Title:**

Review Concept Plan for Rivenwick 4th Addition; Case of Lennar for Rivenwick 4th Concept Plan (Project 20-134)

**Purpose/Background:**

The purpose of this case is to review a request from Lennar (the "Developer") to amend the Planned Unit Development (PUD) of Rivenwick on the south side of Highway 10 to include additional residential units abutting Highway 10 where it was previously planned for retail/commercial space. The Planning Commission may remember a similar request that came forward in 2019 related to the Suite Living Project. Previous direction from the Planning Commission and City Council was to not amend the existing PUD and continue to guide the land adjacent to Highway 10 for retail/commercial. Planned areas for retail is important feedback from our community, in addition to concerns about compatibility of residential land use abutting a major Highway (noise mitigation).

**Notification:**

No notification required. If this moves forward to a formal application, notice will be sent to those within 350 feet of the site as well as all that are currently within the Rivenwick PUD.

**Observations/Alternatives:**

**Project Information**

The proposed project is located within the Mixed Use Planned Unit Development District. It is guided the same in the Comprehensive Plan. The Development is proposed to be made up of three (3) main components. The MU/PUD is the guiding, or umbrella district. Within that guidance, Staff is applying the appropriate traditional districts for review based on the land use and density types. A map is included to visualize this breakdown.

1. Two (2) Acre Commercial Parcel (using the B-2 Business District for review)
2. Two (2) Acre Assisted Living Parcel (using the R-3 High Density Residential District for review)
3. Detached Townhome Neighborhood (using the R-2 Medium Density Residential District for review)

This is a unique district that is only applied in a couple areas of the community. The Rivenwick Neighborhood is the only existing neighborhood/development where the District actually applies. The main intent of this district was to provide flexibility in final layout versus strict district boundaries. This should not be interpreted to require urban mixed-use buildings. The current version of the MU/PUD District states that any one use may not comprise of more than 75% of the project area. According to Staff Review for the original subdivision, this remaining parcel was to develop as a retail/commercial use. However, the maximum coverage per land use type at the time was 70%, which was amended to 75% and then for the Suite Living Project, amended again to 80% residential (and 20% commercial/retail). The entire PUD is approximately 30 acres, with the Subject Property of this case (proposed amendment area) being just over 9 acres.

**Current Request**

	Original	First Amendment	Second Amendment (Suite Living)	Current Proposal
Residential	70%	75%	80%	~93%
Commercial/ Retail	30%	25%	20%	~7%

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**Staff Review**

The largest change on the proposed layout is additional residential units along Highway 10. Staff routed this request through their Development Review Team and identified a talking points with this proposal. Staff is comfortable with the residential units along Riverdale Drive, but would like to suggest retaining the planned retail area along Highway 10 consistent with previous direction.

- **Noise Impacts:** Housing units along Highway 10 require sound studies and based on nearby housing, will require a sound wall along Highway 10. With recent instruction to improve the image of Highway 10, Staff does not feel a sound wall would meet that goal. Additionally, after the units are built, the City is liable for any additional noise or impacts from the Highway to residential units. The City would prefer to not take on that liability and potential future cost (unless constructed by the Developer at Developer Cost today).
- **Desire for Retail:** Residents continue to request additional retail and commercial in the City. The City has previously amended the plan to allow additional residential, thereby reducing the amount of planned retail in the community. Although this is a relatively small parcel, Staff is concerned about removing additional land guided for retail/commercial, especially land along Highway 10.
- **Economic Development Perspective:** Staff has heard from retailers that visibility along Highway 10 is key to a successful retail pro-forma. This land is directly adjacent to Highway 10 and has great visibility. The City's Economic Development Department reviewed the viability of the site as-is (guided retail/commercial) and feels it is a strong site for retail/commercial. Additionally, Economic Development Staff would prefer that this portion of the site remain guided for retail, but would support any decision the City Council would make. The Economic Development Department has provided some information for this request, which is attached.
- **Site Layout:** The Public Works, Engineering, and Public Safety team preferred the previously directed option which included a through-road, room for ponding, and division of uses. The currently proposed plan has housing directly adjacent to retail/commercial with no room for buffering, and a public road ending in a T intersection with private roads. If this were to move forward as presented, there would need to be additional modifications to the proposal, regardless.

**Funding Source:**

Staff is handling this request as part of normal duties. Once a formal application is submitted, the Applicant is responsible for costs associated with review.

**Recommendation:**

Staff recommends retaining the existing PUD as-is. This guides land along Highway 10 for retail/commercial and leaves viable commercial pads with visibility on Highway 10.

**Action:**

Based on discussion. Provide high-level policy direction to assist in continued discussions with current Property Owner (Seller) and Developer (Buyer).

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**Attachments**

[Site Location](#)

[Previous Proposal 2018 \(Denied\)](#)

[Previous Direction \(Current Guidance\)](#)

[Concept Plan](#)

[Economic Development Memo](#)

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**Form Review**

Inbox

Reviewed By

Date

Tim Gladhill

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 10/29/2020

Tim Gladhill

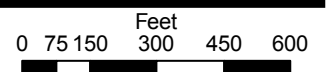
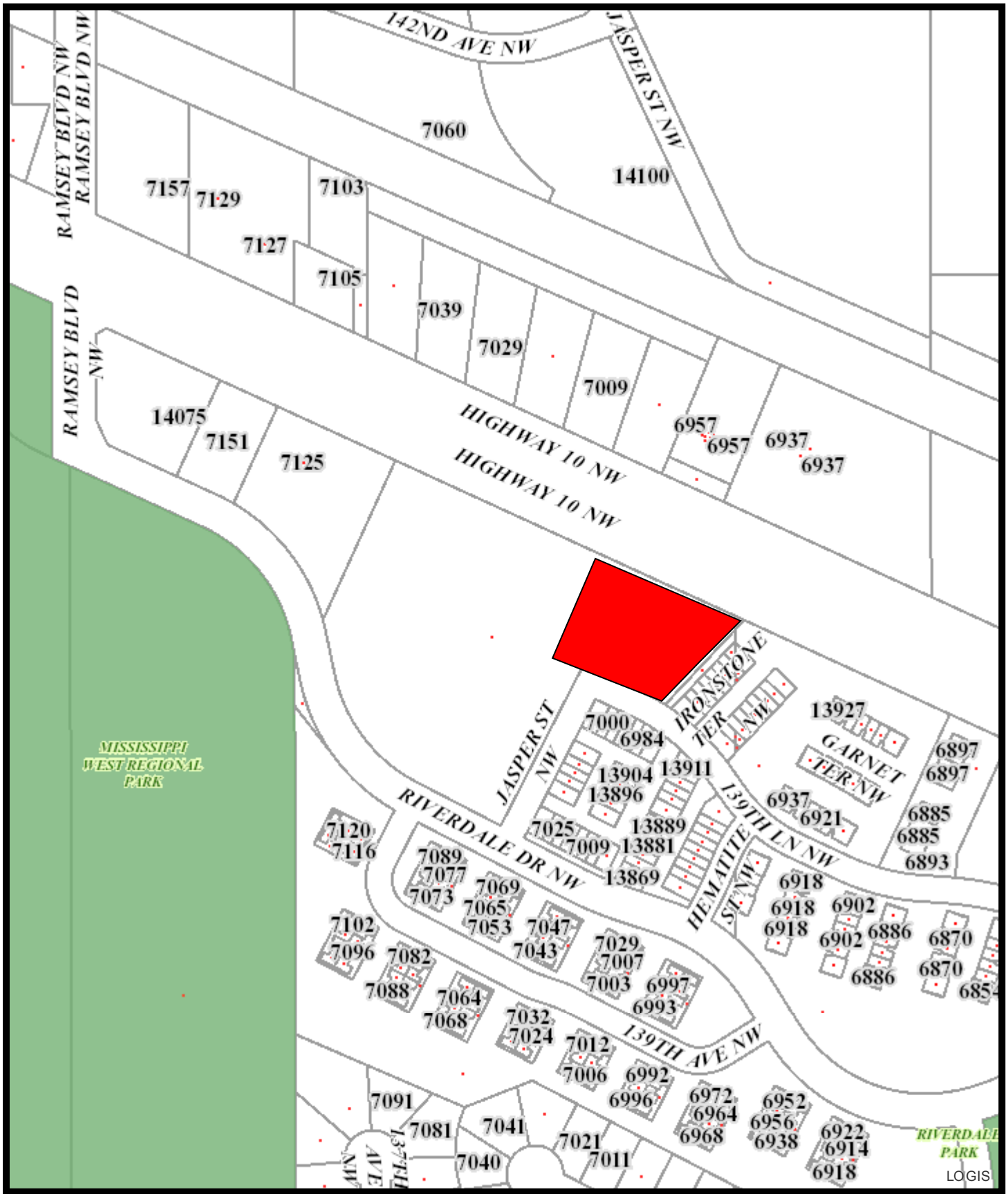
Tim Gladhill

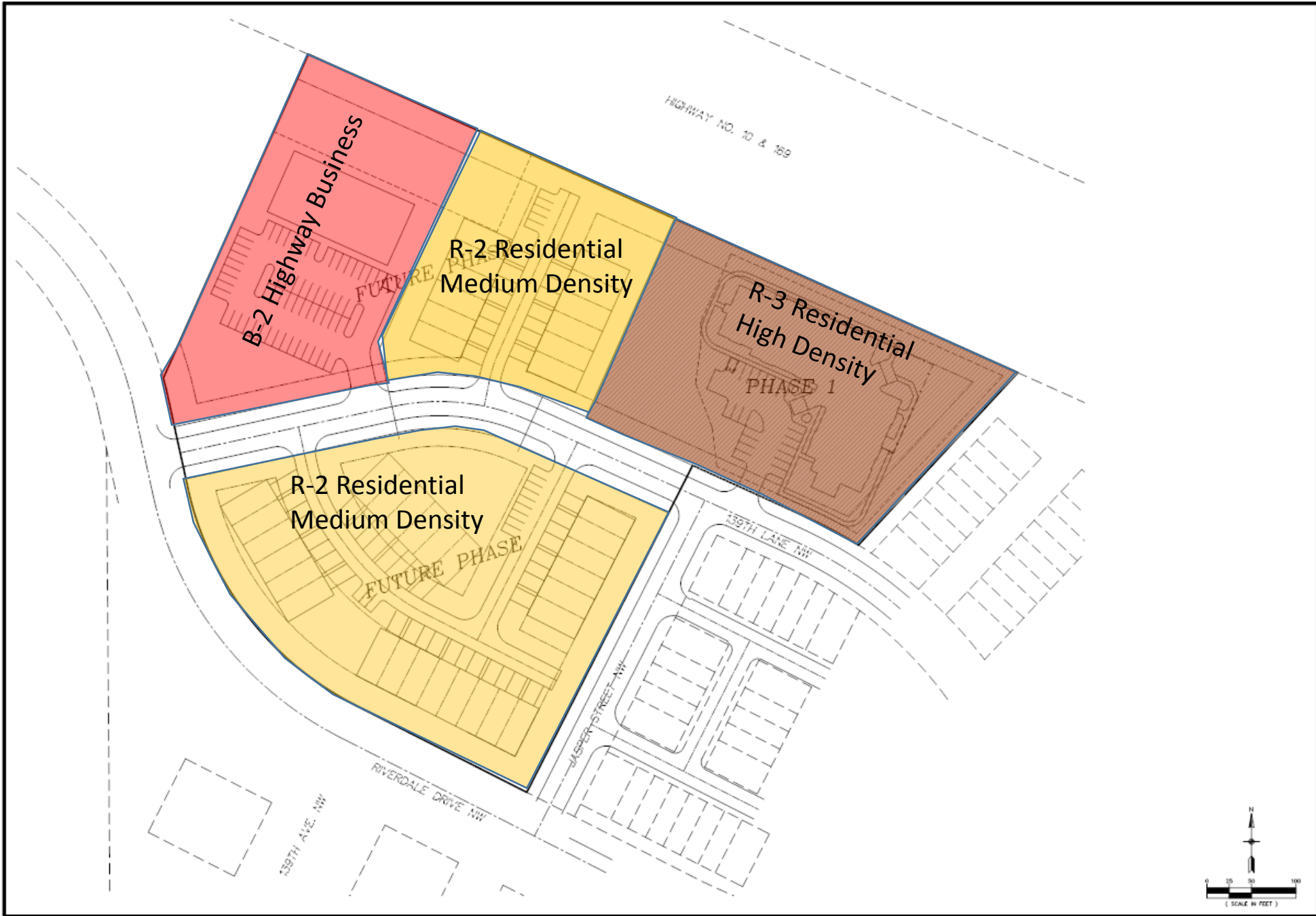
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10/29/2020 08:51 AM

Started On: 10/27/2020 11:30 AM

# Site Location Map

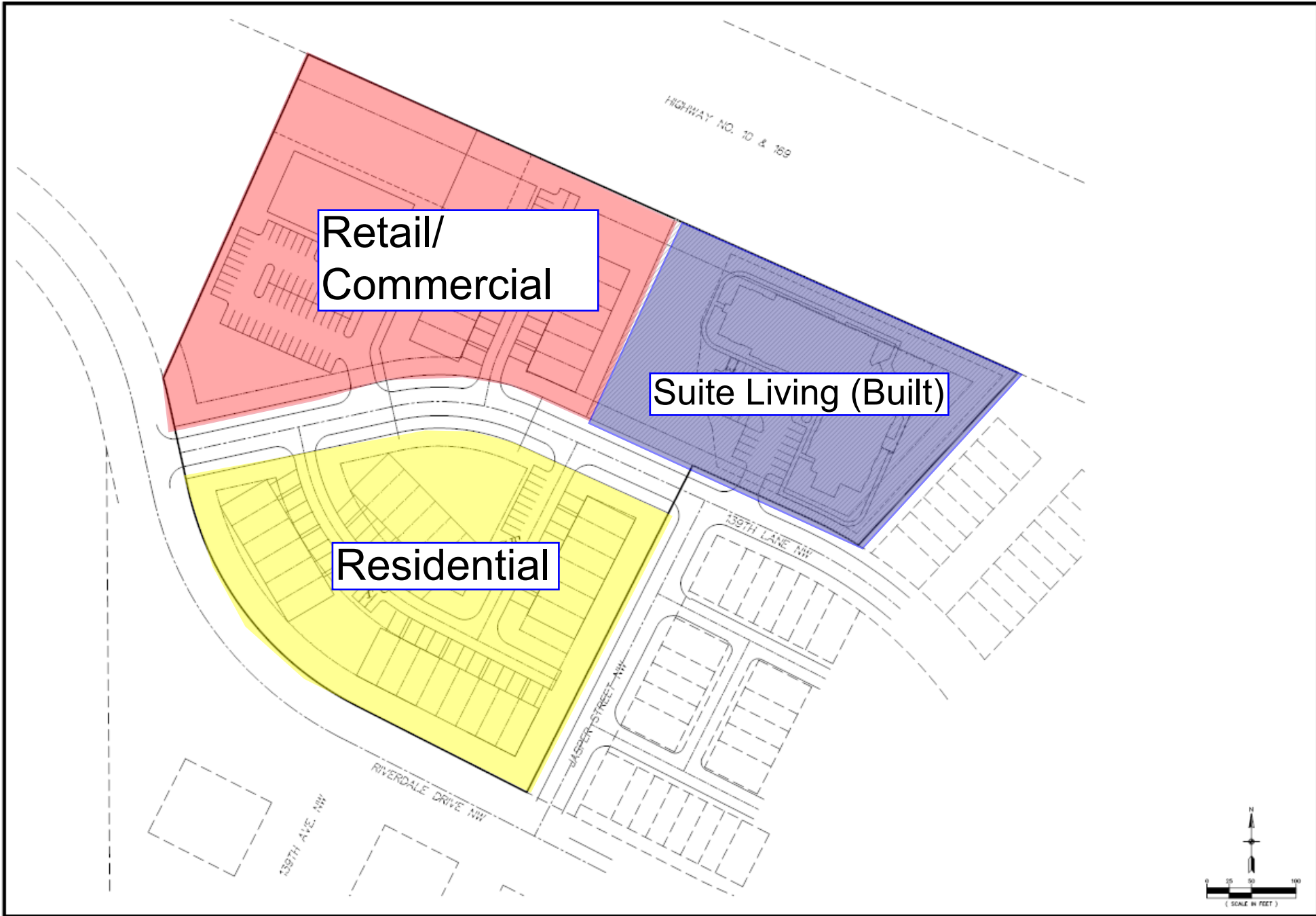




REVISIONS

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DESIGNED BY: CR  
 SCALE DATE: 04/2014  
 PLOT NO: 001



Retail/  
Commercial

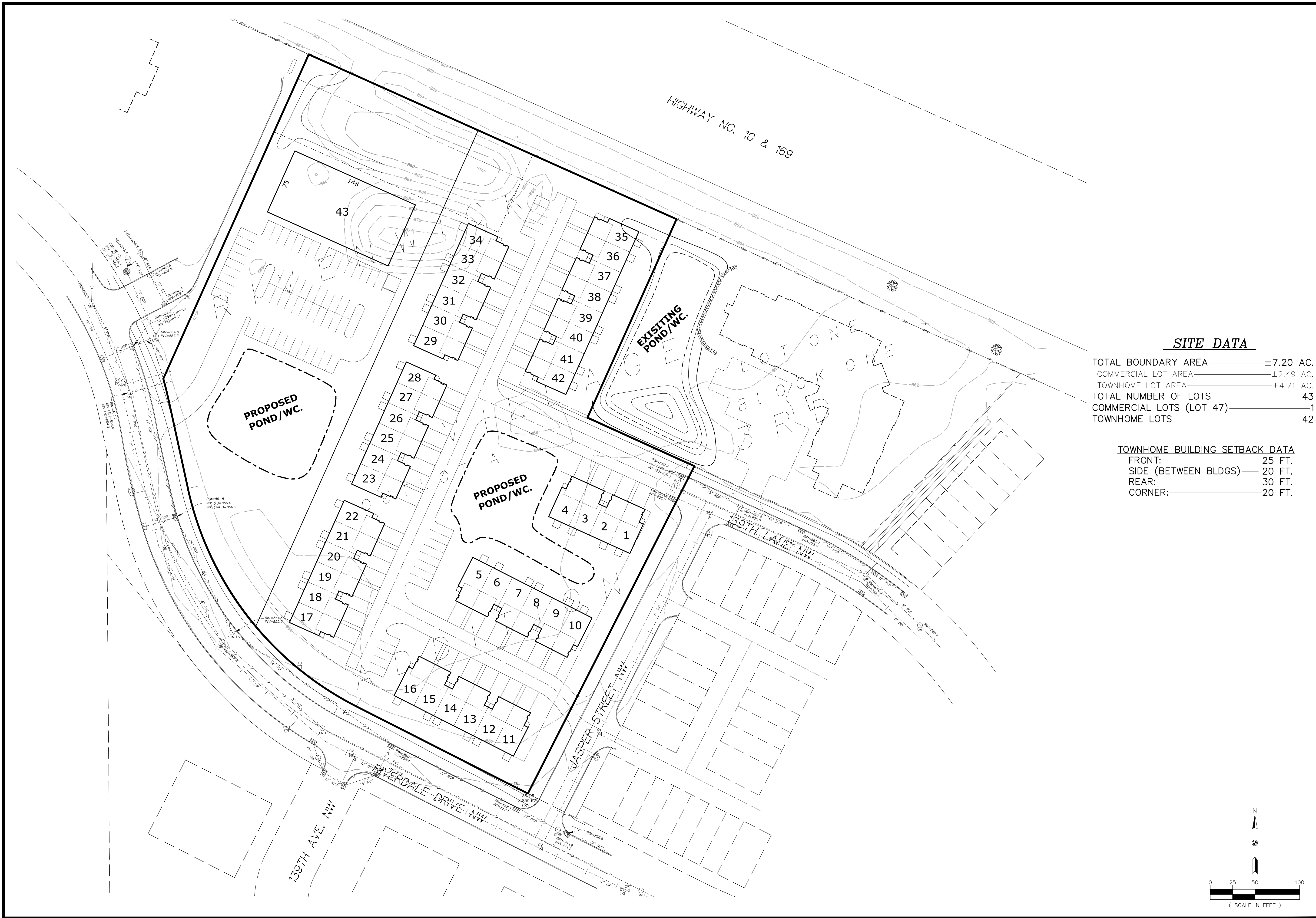
Suite Living (Built)

Residential

REVISIONS

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DESIGNED BY: CR  
SCALE DATE: 04/2014  
PLOT NO: 001

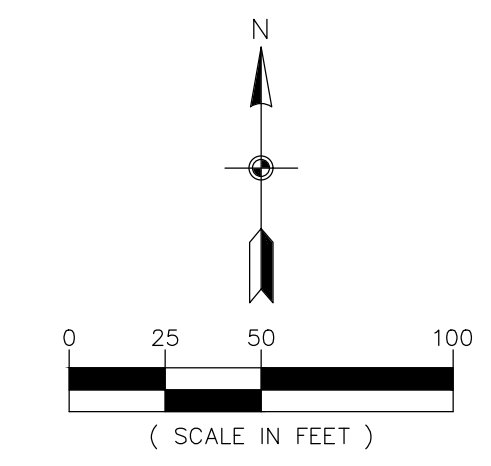


**SITE DATA**

TOTAL BOUNDARY AREA	±7.20 AC.
COMMERCIAL LOT AREA	±2.49 AC.
TOWNHOME LOT AREA	±4.71 AC.
TOTAL NUMBER OF LOTS	43
COMMERCIAL LOTS (LOT 47)	1
TOWNHOME LOTS	42

**TOWNHOME BUILDING SETBACK DATA**

FRONT:	25 FT.
SIDE (BETWEEN BLDGS)	20 FT.
REAR:	30 FT.
CORNER:	20 FT.

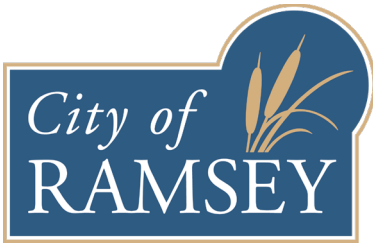


**REVISIONS**

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DRAWN BY: C#  
ISSUE DATE: 10/09/2020  
FILE NO: XXX

Site.DWG: 10/09/20 11:05:51 AM - 3020/9106 - rivenwick 4th add c:\lennar\9106\_b\revor\_2.dwg



# Memo

7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

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**To:** Chloe McGuire, Senior Planner

**From:** Sean Sullivan, Economic Development Manager

**Date:** 10/27/20

**RE:** Rivenwick Village 4th Addition – Land Use

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The City of Ramsey has been working hard to provide commercial/retail opportunities for Ramsey residents. The City and private developers have had difficulty recruiting commercial/retail projects to Ramsey due to area demographics and site issues. In the COR, the City continues to hear developers and end users indicate that the lack of visibility from Highway 10. Traffic Counts range from 30,000 vehicle trips per day to 60,000 vehicle trips per day on the corridor. Unfortunately, the vehicles (and subsequently potential retail shoppers) are not directly accessed from Highway 10 and not easily visible. This diminishes their market potential. We have worked with developers and end users to provide additional wayfinding signage, but it is no substitute for having direct Highway 10 visibility. Other factors, such as Ramsey's 1 to 10 mile trade area populations, provide challenges for certain restaurant, service and retail businesses. Although our numbers are improving every year, we are not at the point where restaurants, service, and retail businesses are prioritizing Ramsey as a retail ready site. We have to work hard for every commercial/industrial user we get to choose Ramsey.

Staff has reviewed the proposed development by Lennar at Rivenwick from an economic development perspective. The development proposal is requesting that a portion of planned land use along Highway 10 west of Suite Living be changed from a commercial to a residential use. Although Staff is excited about the potential for additional "roof-tops" to help our community demographics from a retail perspective as well as filling certain housing needs, the proposed use is not maximizing the development potential of this site. There are not many undeveloped retail zoned sites along Highway 10 in Ramsey with development potential. Based on the limited number of these viable commercial sites in the community, Staff would recommend that land along Highway 10 remain guided for commercial development.

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## Regular Planning Commission

7. 2.

**Meeting Date:** 11/05/2020

**By:** Brian McCann, Community  
Development

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### Information

#### **Title:**

Discussion Item: Potential Interim Use Permit of Storage Containers for Ve-Ve Inc. (Project No. 20-136); Case of John Vevea on behalf of Ve-Ve Inc.

#### **Purpose/Background:**

The purpose of this case is to introduce a topic to the Planning Commission that may come forward as a formal application for the December meeting. The item is an Interim Use Permit concerning two storage containers on the property located at Ve-Ve Inc., 14047 Azurite St NW (the "Subject Property"). City Staff has received an inquiry about the potential of two (2) storage containers from the property owner.

#### **Notification:**

Notification is not required for a discussion item.

#### **Observations/Alternatives:**

##### **Summary**

The business, Ve-Ve Inc. (the "Business"), and property owner, John Vevea (the "Applicant") have contacted the City about the possibility of a two (2) side-opening storage containers (the "Containers") for his business. A site plan, narrative, container specifications, and a letter from neighboring properties have been submitted by the Applicant, and they are interested in getting some initial feedback from the Planning Commission prior to officially applying for an Interim Use Permit. These items are attached to this case.

The Applicant has noted that the containers would be managed and maintained by the business, and would like to utilize the containers for an extended period of time. The Applicant has started to outgrow their cold storage space inside and would like to utilize these containers for additional cold storage, to be accessed a few times a week, in order to remain in their current location.

##### **Site Information**

The Subject Property is approximately 2.1 acres, zoned E-1 Employment District, and consists of two separate parcels. The proposed location of the containers is near the southwest portion of the southern parcel, outlined on the attached site plan. There is a large layer of vegetative screening between Azurite St NW and the proposed location for the containers. The Applicant has provided a letter signed by his immediate neighbors addressing that they will not be affected by the addition of the containers. The containers are planned to be placed on Class V crushed concrete, which will be installed prior to moving them onsite.

##### **Current Regulations**

At this time, the City does not allow shipping containers or these large metal storage containers in lieu of an accessory building in any district. The request for these types of containers is becoming more and more common as the containers become more trendy and readily available. Staff is aware of at least one other request from an industrial-type user for these types of shipping containers, and has numerous requests from residents to allow these types of storage containers on residential properties.

Previous direction has been to improve the image of Ramsey and work with property owners throughout the City to incrementally improve properties. This property is one of the few remaining sites from Ramsey's original industrial park that saw significant investment to redevelop from metal panel buildings to the more modern designed buildings

you see today. These containers do require upkeep and the metal containers are not an ideal architectural feature. However, Staff is empathetic to the recent economic downturn and wants to help a Ramsey business remain in their current location. Discussion should be limited to the use/application of these containers in industrial areas only; not within residential or retail areas.

If approved, Staff does anticipate other, similar requests coming forward throughout the City.

### Code Sections

- E-1 Section of Code, Chapter 117-117

### Policy Questions:

- Does the Planning Commission want to amend City Code to allow metal shipping container type storage units in industrial areas?
- Would the Planning Commission be open to a 5 year interim use permit for the containers on this specific property? The Applicant has indicated their preference would that these containers are a permanent solution and fixture onsite.
  - What time period seems reasonable?
- What conditions would make the Application more favorable?
  - Screening (no removing of trees)
  - No other exterior storage?
  - No gravel onsite except under containers?
  - Abutting building and painted to match? (Reshetar in Anoka off Bunker Lake Blvd has one of these units behind their building that was painted to match, for reference)

### Next Steps

No formal action is required at this time. This case is for discussion purposes only and may help inform the Applicant as to whether to proceed with a formal application for an Interim Use Permit for the containers, and issues to address with any formal application.

### Funding Source:

This discussion item is being handled as part of Staff's normal duties.

### Recommendation:

Provide Applicant with any feedback, recommendations, and/or concerns related to the use of two storage containers for Ve-Ve Inc.

### Action:

No formal action is necessary. This is an opportunity to provide any feedback to the Applicant in advance of a potential formal application for an Interim Use Permit.

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## Attachments

[Site Location Map](#)

[Site Plan](#)

[Narrative](#)

[Shipping Container Specifications](#)

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## Form Review

### Inbox

Tim Gladhill  
Brian McCann (Originator)  
Tim Gladhill  
Form Started By: Brian McCann

### Reviewed By

Tim Gladhill  
Brian McCann  
Tim Gladhill

### Date

10/29/2020 10:17 AM  
10/29/2020 10:58 AM  
10/29/2020 11:13 AM  
Started On: 10/22/2020 09:22 AM



# Site Location Map

Veve Inc.



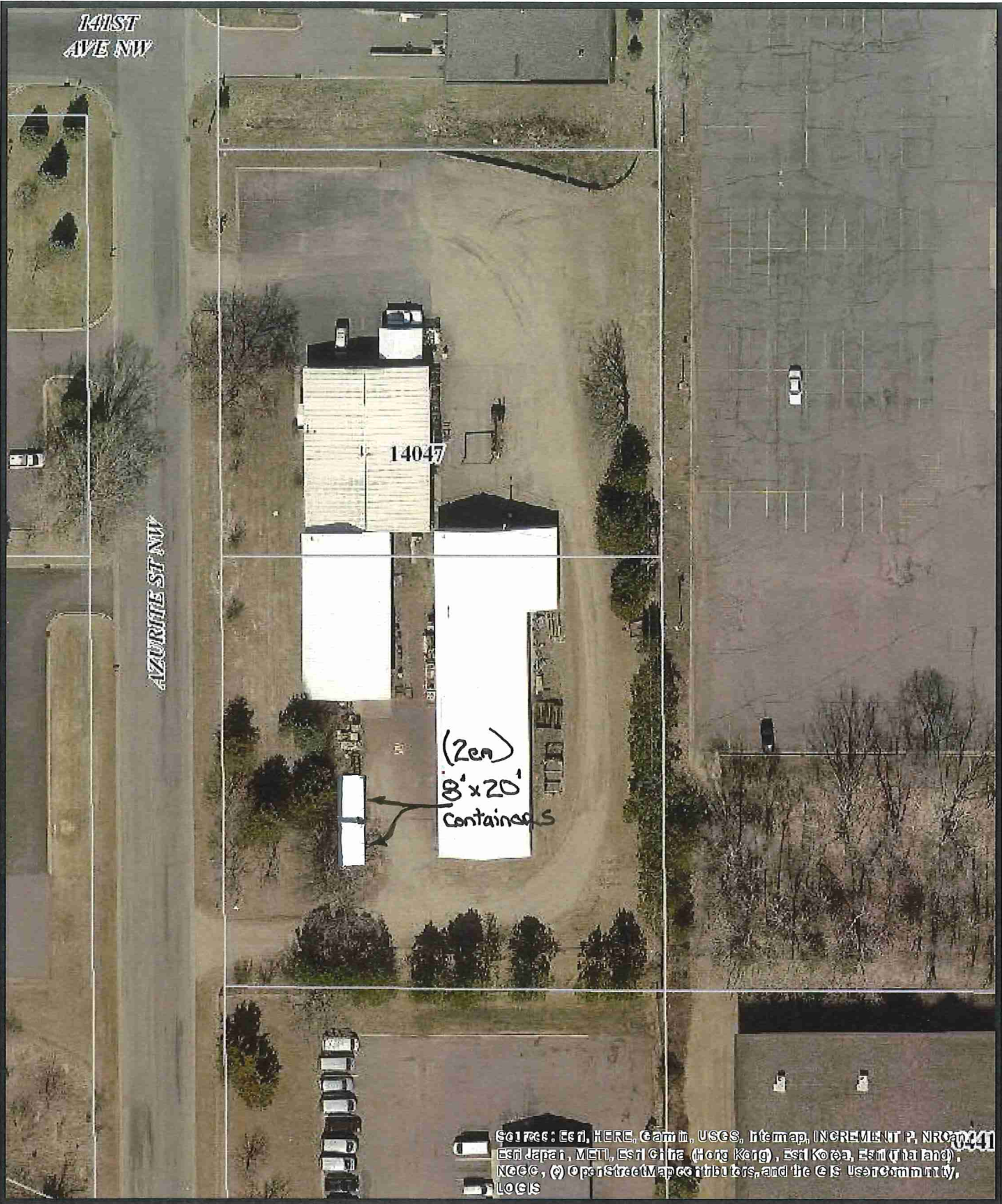
14047 Azurite St NW



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, LOGIS

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October 22nd, 2020



141ST  
AVE NW

AZURITE ST NW

14047

(2ea)  
8'x20'  
Containers

Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, LOIS

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Ve-Ve, Inc.  
MARINE PRODUCTS  
14047 Azurite St NW  
763-427-5330  
john@veveinc.com

**City of Ramsey**

7550 Sunwood Drive NW

**Dear Council Member(s),**

We are reaching out to you in advance so we are in compliance with city regulations before we purchase (2) 8'w x 20'L shipping containers which we are in dire need of.

Our business has been at our current location since 1973. We have added on three times throughout the years. These past few years our business has grown, our sales are up and the future of Ve-Ve, Inc. looks bright. We are running out of indoor space and currently it has become a work hazard having non-essential items such as pallets and gaylord boxes piling up. In the past we have stored them outside, but that has lead to theft of our items. The storage containers would provide a immediate solution for our non-essential items and packaging materials. As winter approaches this would allow for cold storage of material and a deterrent from theft.

We look forward to the City of Ramsey approval so we may continue to use our indoor facility to keep up with production of over 300 products, and to keep our workers safe.

Warm regards,

**John Vevea**  
Owner/President



**Conexwest**  
 800 Avenue H  
 San Francisco, CA 94130  
 (855) 878-5233

## Quote

Quote date: Jul 28, 2020 09:02 AM  
 Quote number: 2397724000097884290  
 Valid until: Aug 4, 2020  
 Customer PO:


Thank you for choosing Conexwest. We are pleased to provide you the following quote.

**CUSTOMER:**  
 Veve, Inc.

**DELIVER TO:**  
 Arlington MN

Account name: **Veve, Inc.**  
 Contact name: **John Vevea**  
 Phone number: **(763) 427-5330**

Sales rep: **Sharon DeChavez**  
 Direct number: **(510) 925-1346**

Product details	Quantity	List price	Total	Tax
<b>1. CHI 20ft New Standard Open-Side One-Trip ISO Container CHI20STOSNEW</b>  20ft New Standard One-Trip ISO Container w/ Full Open Side 20ft x 8ft x 8ft6in (Height) w/ ISO Lock Box 	1	\$ 5,595.00	\$ 5,595.00	\$ 0.00
<b>2. CHI 20ft New High-Cube Open-Side One-Trip ISO Container CHI20HCOSNEW</b>  20ft New High-Cube One-Trip ISO Container w/ Full Open Side 20ft x 8ft x 9ft6in (Height) w/ ISO Lock Box	1	\$ 5,995.00	\$ 5,995.00	\$ 0.00
<b>3. CHI Freight CHIFRGHT</b>  Flatbed Delivery (Must have forklift/crane on-site to offload container)	1	\$ 650.00	\$ 650.00	\$ 0.00
			Sub Total (with tax) <b>\$ 12,240.00</b>	
			Adjustment \$ 0.00	\$ 0.00
			<b>Grand Total \$ 12,240.00</b>	

**Notes:**

Lead time: stock.  
 Estimated delivery date Aug 4, 2020.

To accept this proposal please reply to the original email.  
 Thank you for your business, your trust and your confidence. It is our pleasure to work with you.  
 CONEXWEST SHIPPING CONTAINERS  
 (855) 878-5233 | [conexwest.com](http://conexwest.com)