

## 8. COMMISSION / STAFF INPUT

Chairperson Bauer noted that this will be the last meeting for Deputy City Administrator Gladhill as he is leaving Ramsey to work for the City of Stillwater. He thanked him for all that he has done in the years he has been with the City and the leadership, dedication, and commitment. He wished him well in the future.

Deputy City Administrator Gladhill commented that he has enjoyed his time in Ramsey and appreciated the visionary approach of the Planning Commission. He commented that it was a hard decision, and he is excited to try something new. He stated that his last day is June 22<sup>nd</sup>, but this will be his last Planning Commission meeting.

Commissioner VanScoy commented that although he and Deputy City Administrator Gladhill have disagreed at times, they have always respected each other's opinions and wished him well in the future.

Senior Planner McGuire Brigl commented that it appears the fourth Thursday of the month works for everyone, which would allow things to move forward to the City Council on a faster schedule. She stated that she will speak with the City Clerk to determine when the new date could become effective and noted that they would most likely try it for a one-year period to ensure it is working as desired. She commented that there are more code enforcement issues, with many of the violations related to off-street parking and provided different examples. She asked if the Commission would like to look into possible changes to the ordinance to prevent those situations.

Chairperson Bauer agreed that the intent is not to have paved sections of front yards and confirmed the consensus of the Commission to bring that subject back for further consideration and discussion.

Senior Planner McGuire Brigl stated that staff is also looking into a short-term rental license, that would apply to Airbnb and VRBO type rentals.

## 9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

Commissioner Anderson confirmed that he would envision that corner to be retail as shown in the sketch provided by staff.

Commissioner Dunaway commented that the sketch shows the entire western portion as retail and asked for clarification if the retail would only be kept to the southern corner.

Senior Planner McGuire Brigl confirmed that the previous direction from the Council and Commission would only be to have the southwest corner as retail because of limited access to the northwest area.

Commissioner Anderson stated that he could not support the plan proposed for entirely residential.

Chairperson Bauer noted that the staff report did not support that use either. He confirmed the consensus of the Commission to support the comments from staff.

#### **7.04: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads**

##### **Presentation**

Senior Planner McGuire Brigl presented the Staff Report stated that this was developed as a high-level draft in order to receive input from the Commission and noting that this would be intended to come back to the Commission for a second review.

Commissioner Anderson commented that he believes the width of the driveway should be regulated or there should be a stipulation that it not protrude into the front yard of the home.

Commissioner VanScoy commented that if an extra lane is allowed for parking, would it be defined as to which side that should be on.

Senior Planner McGuire Brigl confirmed that additional language could be added stipulating that additional lane could be added to the side yard and a graphic could be included.

Commissioner Anderson stated that he would like to see consistent driveway standard within The COR. He stated that if someone has ten- or 20-acres people are not going to care where someone parks because they do not see it. He commented that many vehicles parked in a front yard within The COR is not the image he would want Ramsey to project.

Commissioner Dunaway commented that in certain areas of the city there are high traffic areas with people having to back onto a high-speed roadway. He noted that some people install a backup area in the front yard to allow that turning maneuver and therefore there would be rationale to support that movement.

Commissioner Anderson noted that typically homes on those roads have larger lot widths and more space.

Commissioner Dunaway stated that he would not want to take that option away from property owners.

Commissioner Walker stated that he likes the idea of not having a drive or turnaround in the front yard and would prefer that be provided on the side. He stated that there is a point in time the City will hit a slippery slope of telling people what they can or cannot do on their property.

Senior Planner McGuire Brigl commented that she has sufficient input to bring this back to the Commission in the future.

## **8. COMMISSION / STAFF INPUT**

### **8.01: Receive Staff Update**

Chairperson Bauer commented that the economy is ramping back up with help wanted signs all over. He stated that there is retailer interest and activity within The COR which is encouraging to see.

Commissioner Walker commented that a business reached out to him that received a letter regarding a commercial and industrial development off-street parking violation. He stated that he visited the business and noted other businesses in that area that have similar gravel parking of materials. He asked if staff is treating everyone fairly.

Chairperson Bauer stated that code enforcement is complaint driven and noted that staff does not proactively drive around and look for violations.

Senior Planner McGuire Brigl stated that she would be happy to provide background information to Commissioner Walker as the property has had code violations for over ten years. She noted that violations have been mailed to four or five businesses along Highway 10 in the last few weeks. She stated that staff would be open to a full Highway 10 corridor sweep for code enforcement but noted that would require City Council direction.

## **9. ADJOURNMENT**

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Dunaway, Peters, and Walker. Voting No: None. Absent: Commissioner Gengler.

The regular meeting of the Planning Commission adjourned at 10:11 p.m.

variance, but the Commission ultimately approved those requests. Commissioner Anderson stated that the density transitioning area provides protection to the existing homeowners and therefore he would rather have the 45-foot corridor protected rather than having the new homeowners have the land to the property line. He believed that the protected corridor provides more protection to the existing property owners. Commissioner Walker stated that he agrees that the protected corridor would provide more benefit to existing property owners. He stated that if the transitioning area is to be done through outlot, perhaps an amendment is made to the ordinance to prevent the situation where a variance continues to be requested. Senior Planner McGuire Brigl agreed that the ordinance does need review and staff can bring something back to the Commission. Commissioner Gengler stated that the density transitioning area done through outlot also protects the new homeowners as they are aware from the beginning that the area is not part of their lot. Chairperson Bauer noted that easements are not always disclosed at the time of sale and that is why he asked the developer how the outlot would be recorded. Commissioner Walker stated that perhaps markers could be placed prior to the sale of the home to identify the property/outlot line. Mr. Tabone stated that typically the lot lines are staked so that it is clear in the field where the boundaries are. He stated that there are thorough HOA documents disclosed to buyers that must be signed but acknowledged that not all homeowners choose to read the documents. He described the process they follow to inform homeowners of the lot size and all other details. Councilmember Woestehoff stated that as someone that purchased a Lennar home, he was provided that information but did not pay attention to that. He stated that he does favor the outlot being owned by the HOA as that same information is not disclosed to the second property owner.

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

## **7. COMMISSION BUSINESS**

### **7.01: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads**

#### **Presentation**

Planning Technician McCann presented the Staff Report stating that staff recommends forwarding Ordinance #21-15 to the City Council for adoption.

#### **Commission Business**

Commissioner Walker stated that he agrees with parcels under two acres, but is unsure on the two to 4.99 acres, and does not support the requirements for five acres or more. He stated that he has ten acres and does not believe the proposed regulation would be appropriate for large lots. He stated that this would be a slippery slope where the City dictates what can be done on large properties. He understood the need to have this type of regulation on smaller lots in neighborhoods, as there should be requirements on where parking can occur in those situations. He noted that once a lot is over two acres, he did not believe the same regulation would need to exist.

Chairperson Bauer asked if there could be restriction on smaller lots without restriction on larger lots.

Planning Technician McCann stated that the current proposal could be altered to be more accommodating for larger lots, should the Commission desire. He noted that any changes could be made.

Senior Planner McGuire Brigl stated that distinction could be made, but it would need to state there is no restriction on larger lots if that is the desire.

Chairperson Bauer stated that perhaps there is language stating the restriction for lots under 2.5 acres but then language stating no restriction for lots over 2.5 acres.

Senior Planner McGuire Brigl confirmed that could be done. She stated that the larger lots could also be based on the 35 percent building coverage restriction, noting that larger lots will not typically exceed the 35 percent building coverage.

Commissioner Anderson referenced the requirements shown for Andover. He believed that a line should not be drawn on lots over 2.5 acres as long as the parking is not occurring in the front yard. He agreed that there should be limited or no restrictions for lots over 2.5 acres.

Commissioner Gengler commented that even if a property is a large space, there are still neighboring properties. She believed the 35 percent building restriction would provide adequate guidance.

Commissioner VanScoy stated that in reviewing the regulations of other cities, Andover is the only city that mentioned lot size whereas other cities only allowed driveway parking. He stated that Ramsey would then be accommodating in allowing additional parking on a parking pad.

Senior Planner McGuire Brigl confirmed that Ramsey is generous in its parking allowances and accessory building sizes.

Commissioner Anderson stated that there are cases where people park nine or ten vehicles in their backyard and turn it into a salvage lot.

Senior Planner McGuire Brigl confirmed that those types of complaints are often received by City staff from neighboring property owners. She stated that it would be nice to have this concrete direction to provide to property owners.

Commissioner Walker stated that he looks at this different than other members because he has ten acres on which he has three large trucks, a horse trailer, and another large trailer. He stated that he parks his items in an orderly manner. He stated that all the properties in his area are five to ten acres in size, many of which have tractors and other equipment. He did not feel that the City should tell him he would have to get rid of a trailer because his maximum square footage for parking is exceeded.

Commissioner VanScoy was unsure the City would dictate that would have to be removed.

Senior Planner McGuire Brigl commented that if there were a complaint, staff would tell him that pavers are needed along with a \$25 permit. She stated that if the parking regulation, as proposed, were exceeded, a conditional use permit or variance would be needed.

Commissioner Walker stated that he did not see the reason to make homeowners go through that process.

Commissioner VanScoy stated that perhaps additional space is allowed through conditional use permit. He stated that when it gets out of hand and complaints are generated, it becomes an issue.

Commissioner Walker referenced a case the Commission recently reviewed related to code enforcement where a neighbor received a violation and then turned in other neighbors because they were mad. He stated that is what he is worried about. He stated that if someone has a junkyard, he supports making that person clean it up. He stated that on the other hand, he has multiple vehicles to complete the work that is necessary on his property and to support his horses. He noted that is not unique when you are in rural Ramsey. He stated that he does support the regulation on smaller lots but would not want the same regulation on larger lots.

Commissioner Anderson asked if a pad is designed as a shed or building. He asked if a lean-to shed that vehicles are parked under considered a pad.

Senior Planner McGuire Brigl stated that a lean-to would count as a structure. She stated that this would apply to parking pads. She stated that perhaps they start with the regulation on lots under 2.5 acres and then complete a review in one year.

Commissioner VanScoy asked the parking guidelines currently and whether they are by acre.

Senior Planner McGuire Brigl reviewed the current parking regulations.

Commissioner Walker asked the lot sizes that are creating the current issues.

Senior Planner McGuire Brigl replied that there are issues on all sized lots. She stated that there are parking issues on tiny lots, huge lots, and everything between.

Commissioner Walker stated that if small lots of account for 75 percent of the problem, it would make sense to deal with that now and leave the larger lots.

Commissioner Anderson agreed that they should start small and work their way up.

Senior Planner McGuire Brigl stated that the Code currently does not have a limit on parking pads and therefore people are paving and putting down a lot of gravel.

Chairperson Bauer stated that when looking at the zoning districts there are districts with 2.5 acre lots but not two acres. He suggested that the regulations apply to 2.5 acre lots and lower, placing

requirements in conjunction with the lot sizes in the different zoning districts. He summarized that the proposed ordinance is too restrictive, and the Commission would favor regulation of lots 2.5 acres and smaller with no restriction on lots larger than 2.5 acres at this time.

Commissioner Walker asked how many vehicles could be parked on a 2.5-acre lot or less.

Senior Planner McGuire Brigl replied that six vehicles could be parked outdoors and no limit on indoors.

Commissioner Walker commented that he did not believe a 300 square feet would be enough to cover that. It was noted that some of those six vehicles would be parked in the driveway.

Senior Planner McGuire Brigl stated that four vehicles parked on a pad would be 1,000 square feet which would be 1/10 of the lot.

Commissioner Walker stated that he would like to see 500 square feet.

Commissioner VanScoy stated that a standard parking space is nine feet by 18 feet.

Senior Planner McGuire Brigl commented that 500 square feet could be a nice round number to start with and see if that works for what people need. She stated that they would still intend to review this in one year to determine if the changes work.

Chairperson Bauer summarized the direction of the Commission to allow one pad of 500 square feet on lots of 2.5 acres or less. He stated that staff will bring back the proposed ordinance for review again at the next meeting.

Commissioner Dunaway asked if there would be anything regulating the distance from the property line.

Senior Planner McGuire Brigl stated that currently parking pads following setbacks for accessory use.

## **7.02: Consider Allowing Accessory Dwelling Units on Single-Family Residential Properties**

### **Presentation**

Planning Technician McCann presented the Staff Report stating that staff recommends directing City staff to draft an ordinance to be presented to the Planning Commission during its regular meeting on October 28, 2021 with edits as discussed during the meeting.

### **Commission Business**

Commissioner VanScoy commented that he is a little uncomfortable with the concept of allowing rental of these units. He noted that many regulations require a familial connection. He stated that

Chairperson Bauer asked for input on whether Commissioner Dunaway would support garage conversion for an accessory dwelling unit on a property under 2.5 acres.

Commissioner Dunaway commented that he would support an allowance for a garage unit but not a detached accessory dwelling unit on smaller properties.

Commissioner Walker used the example of an 80-foot lot, noting that those garages do not have much room above the vehicles and therefore there would not be space to create living space in that area. He stated that he would support one acre lots for detached units and garage conversions.

Commissioner VanScoy asked if the garages mentioned are attached or detached, or whether that is not specified.

Chairperson Bauer commented that the way the language reads, it would apply to any garage.

Commissioner Walker commented that he would not want an accessory dwelling in an attached garage.

Senior Planner McGuire Brigl commented that the existing code already provides for an attached unit, which would address an attached garage.

Commissioner Anderson commented that there are height restrictions that he believes would limit the ability to add that space above a garage. He asked if tiny houses would be addressed.

Senior Planner McGuire Brigl commented that the structure would need to be on a foundation and built to Code.

Commissioner Gengler stated that she would also support the one-acre size. She stated that restricting this to 2.5 acres and above would take out a large number of properties. She believed that one acre would be sufficient.

Chairperson Bauer confirmed the consensus of the Commission to support the change to one acre.

### **2.03: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads**

Planning Technician McCann reviewed the staff report.

Chairperson Bauer asked for clarification on a specific example and whether it would be allowed.

Senior Planner McGuire Brigl provided clarification.

Chairperson Bauer noted that there are a number of homes that have a parking pad on the side of the driveway in front of the home. He noted that it would appear that those would become

nonconforming with this change. He commented that he does not have a problem with a wider driveway.

Commissioner Anderson noted that 30 feet of street access is allowed.

Chairperson Bauer stated that his example would have that width at the driveway but then the driveway would widen to the third stall garage and then an additional bump out on the side. He noted that it would give the equivalent of a three-car garage driveway to homes with two car garages.

Commissioner VanScoy stated that perhaps the width of the driveway at the garage could go 15 feet past the garage to provide that additional space.

Senior Planner McGuire Brigl commented that would be allowed under the language as proposed. She provided additional clarification.

Commissioner Walker stated that he would have an issue restricting motorbikes, go-karts, or snowmobiles. He stated that it is more of a property size issue. He stated that there could be a family with four children that race motorbikes or snowmobiles, and they should be allowed to store those items. He noted that if those families are on five or ten acres, they should not be limited on those items.

Senior Planner McGuire Brigl noted that section of the ordinance was not included in the update. She stated that if desired, staff could review that section and bring it back for additional review.

Code Enforcement Officer Raines noted that this language only applies to outdoor storage. She noted that typically people with large lots keep those items indoors.

Commissioner Gengler asked if there are complaints received for those types of items.

Code Enforcement Officer Raines commented that the complaint that brings staff to the property is not related to those items, but those items are noticed when staff visits the property.

It was determined that this item would be pulled from the Consent Agenda and would come back to the Commission with additional detail to review.

#### **2.04: Discuss Ordinance #21-20 Home Occupation Revisions**

Code Enforcement Officer Raines reviewed the staff report.

Chairperson Bauer asked the square footage needed for a vehicle.

Senior Planner McGuire Brigl replied that a standard two car garage is 400 square feet. She stated that there have been a lot of Home Occupation Permits and this has not been an issue as people tend to have a lot of storage.