

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, August 16, 2021, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Laura Moore
 Board Member Reid Bernard
 Board Member Michael Hiatt
 Board Member Jared Little

Members Absent: Board Member Melissa Fetterley
 Board Member Michael Valentine

Also Present: City Planner Chris Anderson
 City Council Liaison Chelsee Howell

1. CALL TO ORDER

Acting Chairperson Hiatt called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Little and seconded by Board Member Bernard to approve the agenda as submitted.

Motion carried. Voting Yes: Acting Chairperson Hiatt, Board Member Little, Bernard, and Moore. Voting No: None. Absent: Board Member Fetterley and Valentine.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated July 19, 2021

Motion by Board Member Moore and seconded by Board Member Little to approve the regular meeting minutes dated July 19, 2021.

Motion carried. Voting Yes: Acting Chairperson Hiatt, Board Member Moore, Little, and Bernard. Voting No: None. Absent: Board Member Fetterley and Valentine.

5. POLICY BOARD BUSINESS

5.01: Appoint New Chairperson (and Possibly New Vice Chairperson)

Acting Chairperson Hiatt commented that Chair Covart has stepped down from the EPB as she is moving outside of Ramsey, therefore a new Chair will need to be appointed. He opened the floor for nominations for the position of Chair. He noted that he would be willing to continue serving as Vice Chair but because of health issues he would not want the position of Chair.

Acting Chairperson Hiatt nominated Laura Moore as she expresses a lot of interest in the issues and takes time to research the issues.

Motion by Board Member Hiatt and seconded by Board Member Bernard to appoint Laura Moore as Chairperson of the EPB.

Board Member Moore accepted the nomination.

There were no other nominations.

Motion carried. Voting Yes: Acting Chairperson Hiatt, Board Member Bernard, Little, and Moore. Voting No: None. Absent: Board Member Fetterley and Valentine.

Chairperson Moore took control of the meeting.

5.02: Consider Natural Resources Aspects of Site Plan and Plat for G-Will Liquors

City Planner Anderson presented the staff report. He stated that the City has received applications for Site Plan review and Final Plat from Rademacher Companies, Inc. for a proposed new G-Will Liquors retail store, located at 15415 Saint Francis Boulevard.

Board Member Little referenced the island with two trees planted and asked if there would be irrigation to the island.

City Planner Anderson replied that he is unsure, noting that it would not be required. He noted that City Code does require parking lot landscaping. He noted that the Code was purposefully amended a few years ago to remove the requirement for in-ground irrigation as that conflicted with the City goal for water conservation.

Board Member Little commented that trees often do not thrive in island settings, especially in dry years like this.

City Planner Anderson commented that commercial projects are required to provide a two-year maintenance surety to ensure plantings survive two growing seasons.

Board Member Hiatt commented that he lives in this neighborhood and is a regular customer at Bill's. He stated that Bill's maintains their landscaping on the gas station site. He asked for details on whether Bill's met the landscaping requirements.

City Planner Anderson commented that he would agree that Bill's original site plan most likely met the landscaping requirements at that time.

Board Member Hiatt asked how many trees the applicant would like to take away from the required plantings on this site to add to the existing Bill's site.

City Planner Anderson replied that the applicant has not specified a number but was merely attempting to determine if the City would be open to that option. He noted that outside of the two-year maintenance period, if a tree is damaged and removed, there is not a requirement for replacement.

Board Member Hiatt commented that Bill's has maintained their site and trees well and therefore if they would like to add more trees to the Bill's site, that could be a smart move. He stated that he understands the concern of the applicant and would be willing to leave that be a negotiation between the applicant and staff.

City Planner Anderson commented that the trees that would be added to the Bill's site would still be covered by the two-year maintenance period.

Board Member Hiatt commented that he would see this similar to wetland replacement, where trees could be added close by rather than on the site and he would support the request.

Chairperson Moore commented that she also supports moving trees to the site south of Alpine if desired. She asked if the applicant has purchased the entire plat or just the southern portion of the plat.

City Planner Anderson commented that the applicant is working to purchase the parcel, which would be the southern three acres and the remaining 18 acres would remain as a separate parcel.

Chairperson Moore stated that she supports moving the buffer yard to the eastern side. She asked what would happen if the northern parcel were to develop in the future.

City Planner Anderson commented that if something is proposed in the future on the northern portion, a buffer yard could become a requirement for that future development.

Chairperson Moore stated that she would also be concerned with visibility of the business if all trees were required on the new site and therefore, she would support moving trees onto the Bill's site.

City Planner Anderson stated that it appears there is consensus to allow the applicant to move trees onto the Bill's site.

Motion by Board Member Hiatt and seconded by Board Member Bernard to recommend approval of the Landscape Plan and Tree Inventory and Preservation Plan contingent upon compliance with staff review comments in ProjectDox and the ability to relocate certain plantings to the south side of Alpine.

Motion carried. Voting Yes: Chairperson Moore, Board Member Hiatt, Bernard, and Little. Voting No: None. Absent: Board Member Fetterley and Valentine.

**5.03: Consider Natural Resources Aspects of North Brook Meadows Preliminary Plat
(Project No. 20-105)**

City Planner Anderson presented the staff report. He stated that the City has received an application from Platinum Land for Preliminary Plat review of North Brook Meadow, located at the southwestern corner of Nowthen Boulevard and 175th Avenue.

Motion by Board Member Little and seconded by Board Member Hiatt to recommend approval of the Landscape and Tree Preservation Plans, contingent upon compliance with the staff review comments in ProjectDox and upon receipt of the final tree inventory.

Motion carried. Voting Yes: Chairperson Moore, Board Member Little, Hiatt, and Bernard. Voting No: None. Absent: Board Member Fetterley and Valentine.

**5.04: Consider Natural Resources Aspects of Lennar Preliminary Plat
(Project No. 20-122)**

City Planner Anderson presented the staff report. He stated that the City has received an application for a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat from Lennar for a proposed residential development on the property generally located west of Armstrong Boulevard, south of 151st Lane, and north of Bunker Laker Boulevard.

Board Member Hiatt referenced the 35- or 45-foot corridor and asked if that would be the choice of the applicant. He asked whether the existing homeowners would have the ability to provide input.

City Planner Anderson replied that one existing homeowner attended the neighborhood meeting and had a preference for the berm. He stated that input has been relayed to the applicant. He noted that including a berm reduces the width of the corridor and related plantings and therefore most developers will attempt to utilize that method of density transitioning.

Chairperson Moore referenced the one property owner that attended the earlier meeting and asked if there would be another opportunity for residents to attend a meeting and provide input.

City Planner Anderson replied that there is a public hearing scheduled the following week with the Planning Commission and the Comprehensive Plan amendment will go before the City Council the following Tuesday as well. He stated that although the City Council case is not a public hearing, the Council has always been very inviting to allow members of the public to speak on an agenda item.

Motion by Board Member Little and seconded by Board Member Bernard to recommend approval of the Landscape and Tree Preservation Plans with the following contingencies:

- Revise all applicable plan sheets to provide either the 45-foot-wide corridor and required number of plantings or a 35-foot-wide corridor with a berm and required plantings to ensure compliance with the density transitioning standards.
- Provide a separate planting schedule for the density transitioning plantings and the base landscape plantings.

Motion carried. Voting Yes: Chairperson Moore, Board Member Little, Bernard, and Hiatt. Voting No: None. Absent: Board Member Fetterley and Valentine.

6. BOARD / STAFF INPUT

City Planner Anderson reported that the fall recycling event will be held on Saturday, September 25th and will be hosted at the new Public Works Facility campus.

Chairperson Moore thanked the Board for the appointment as Chair, noting that she will attempt to do her best.

7. ADJOURNMENT

Motion by Board Member Hiatt and seconded by Board Member Little to adjourn the meeting.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.