

**From:** [Amber Lueders](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Lot Split  
**Date:** Tuesday, April 27, 2021 11:07:54 AM




Hey there~

First of all, thanks for letting us voice our opinions about what's happening in our neighborhoods. One of the main reasons I love Ramsey so much is the RURAL draw of it all. It's close enough to main drags but tucked away from too much noise of the "big city". And with so much change in the world going on, can't we keep one RULE intact? If this land was purchased under that rule, then why are we trying to change it? I will vote no for this split of the lot for these reasons.

Keep the rural part of Ramsey that we all love so much. Thanks for your time.

*Amber Lueders*

**Amber Lueders** |  
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**From:** [Dirk Lueders](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Public comment request simple lot split  
**Date:** Monday, April 26, 2021 7:53:15 PM

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Dear planning commission, the lot split is not a good idea for the neighborhood. It takes away from the rural character by bringing more noise and traffic. City rules already state minimum lot size is 2.5 acres, why is this request even being entertained.

Thank you

Dirk Lueders

Sent from my iPhone

**From:** [Donna Mattson](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Lot split at 7930 161st ave nw  
**Date:** Wednesday, April 28, 2021 11:09:47 AM

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I vote no on splitting this and other lots in this area in the future. As you can see on the map that was sent out by the city, it isn't equitable for everyone in the area to do this splitting. The lot size was one of the reasons we purchased land to build on in this area.

**From:** [REDACTED]  
**To:** [Ramsey Planning](#)  
**Subject:** simple lot split in residential area  
**Date:** Wednesday, April 28, 2021 10:38:05 AM

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I am a resident in this block on a 161st Ave NW. I am in favor of this simple lot split. I am on 7620 161st Ave NW.

Sincerely  
Debra and Allan Carry.

**From:** [David Lokes](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Simple lot split.  
**Date:** Tuesday, April 27, 2021 2:15:19 PM

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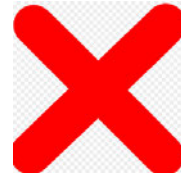


After driving by and looking at there lot, I would have no problem with them splitting it. There existing home is so close to the western property line. Leaving ample room for another home. My home is in the center of the lot, creating no room to do this. Thank you.

David Loken

**From:** [joe](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Simple Lot Split 7930 161st Ave NW  
**Date:** Monday, April 26, 2021 4:58:40 PM

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Dear City of Ramsey

In reference to the simple lot split request at 7930 161st Ave NW

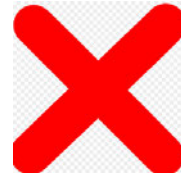
Here are my concerns:

1. I have been a resident at 7723 158th Ave NW since November of 1986. When I purchased this property it was clearly understood by me that splitting the lots was not an option. It was explained to me that 2.5 acre lots was the minimum size lot allowed for property with wells and septic systems by the state of Minnesota during the platting process. If I read State of Minnesota sec 462.358 correctly, subdividing a platted 2.5 acre lot would require re-platting. Setting the City of Ramsey rules on subdivision aside for a moment, has the re-platting requirement with the State of Minnesota been investigated?
2. I am concerned about the precedence this would set in the neighborhood. While subdividing one lot may not have a huge impact, the character of this area would definitely change if subdividing the 2.5 acre lots became a more wide spread phenomena. I moved to Ramsey years ago because it was a planned neighborhood of 2.5 acre lots with all the benefits which goes with that. I do not want to risk giving that up by setting a precedent which could easily snow ball into something much larger.

Sincerely,  
Joseph M. Smith  
7723 158th Ave NW  
Ramsey MN 55303  
[REDACTED]

**From:** [Bridget Gessner](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Virtual Workshop/Public Comment Request  
**Date:** Tuesday, April 27, 2021 9:36:57 AM

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Good Morning,

I received the letter regarding our neighbor requesting to split their 2.5 acre lot and so a single family home can be built on the remaining parcel.

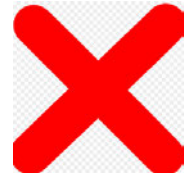
This brings great concerns and we strongly oppose that this happens. Part of the reason we chose our home was because everyone in this rural area has the 2+ acres of space. There are plenty of places homes are being built close to one another. By allowing this would definitely change the character of the area. My fear is that it is a slippery slope to becoming a "new norm" where others would consider splitting the property and eventually we will be no different than the homes built on top of each other in the COR or more city like living. Please do not allow this to happen.

Thanks

Jon & Bridget Gessner

**From:** [TH TH](#)  
**To:** [Ramsey Planning](#); [Angie](#)  
**Subject:** 7930 161st Ave Nw- lot split  
**Date:** Wednesday, April 28, 2021 1:22:11 PM

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Planning Commission Members,

My name is Tim Hawley. My wife and I reside at 7737 159 Ln Nw. I received a letter regarding the lot split requested on 161 Ave. For the record, we are unaware who the property owners are and make this judgement based on the neighborhood as a whole. We are opposed to the lot split. The character of our neighborhood would change and we can think of a number of lots on our street where the same thing could occur if this were approved. Once the city approved the requested split it would be next to impossible to deny any further requests in the neighborhood, therefore we stand opposed to this request. If you have any questions or need further input don't hesitate to contact us. We would be interested in finding out the outcome of this proposal in case a city council appearance would become necessary.

Thank You,  
Tim Hawley  
763-528-1309

David Youngs  
7738 161<sup>st</sup> Ave NW



RE: Graw Lot Split

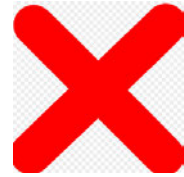
I spoke with Mr. David Youngs via phone on the afternoon of April 29, 2021.

- Mr. Youngs is opposed to the lot split
- Mr. Youngs is concerned about the precedence this could set for the remainder of the neighborhood
- Mr. Youngs states that he purchased his home because of the lot sizes within the neighborhood

Mr. Youngs is unable to attend the Planning Commission Meeting and asked to forward these comments to the Planning Commission.

**From:** [THOMAS SHUSTA](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Simple Lot Split in Residential Area  
**Date:** Thursday, April 29, 2021 2:32:32 PM

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Hello,

I do not agree with this Lot Split. I believe there are other spots someone can buy land. I believe if you let these people split their lot it would open a flood gate of other people wanting to do the same thing. Then there goes the rural character of the area. If they can't or just don't want to take care of the land, then they should sell the whole lot. On the other hand, if it is the neighbor that wants to buy this land to make his lot bigger then that would be fine. But not to build a home on the smaller lot. Here is hoping you will let all the neighbors know what the decision will be.

Thank you,  
A Neighbor voting NO



City of Ramsey, Community Development  
7550 Sunwood Dr. NW

This letter is in response to your request for input regarding a proposed variance from City Rules for a property in our neighborhood. Your letter does not specify the property address in question, but for reference, it is 7930 161<sup>st</sup> Av. NW.

Although we understand the desire to subdivide, we believe that doing so would be contrary to the long term residential density preference of the majority of the residents in the neighborhood.

We, like many of the other residents in this area, built homes and have stayed in them for decades, in large part because of the rural lifestyle experience that current lot sizes afford (we are coming up soon on our 40<sup>th</sup> year since building here). We would be disappointed if that experience were to be diminished.

With that said, we must comment that we have a friendly relationship with our neighbors, and we wish them no ill will, nor do we intend to undermine their desire to enjoy their property. We simply believe that the existing city rules regarding lot size and building density should continue to be observed. Please also note that we have not been approached by our neighbors regarding this issue; we first learned of it from your input request letter.

In the future, we recommend that the city consider these types of requests more broadly; offer the option of subdivision to all property owners in a region, but only if a majority of affected property owners in a given area vote in favor of it. This avoids the problem of inconsistent review of each individual request, avoids setting precedent for future similar requests, and would more specifically represent the preferences of homeowners in the affected area.

We appreciate your consideration. Respectfully,

John and Kathy Tonding

7852 161<sup>st</sup> Av. NW

**From:** [Brian Ratajczak](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Simple Lot Split  
**Date:** Monday, May 3, 2021 10:35:35 AM

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To whom it may concern

I am a resident of 16045 Xenolith Street NW – although I understand the motivation for this request by the owner – I am against splitting these lots. We really do not want to start a precedent with this issue.

Being able to keep our neighborhood at 2.5 acre lots, is the main reason we stay in Ramsey – especially with higher density neighborhoods being built all around us.

Thank you



**Brian Ratajczak** | Sales Engineer  
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