

**City of Ramsey**  
**Agenda**  
**Regular Planning Commission**  
**Thursday, May 6, 2021**  
**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 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 April 8, 2021 Planning Commission Meeting Minutes.
6. **Public Hearing**
7. **Commission Business**
  1. ~~[WITHDRAWN] Review Concept Plan for Graw Addition (Lot Split); Case of Gail Graw~~
  2. Discuss Ordinance Modernizing and Streamlining Land Use Applications
  3. Review Request for Auto Repair at 6588 141st Ave NW
8. **Commission/Staff Input**
9. **Adjournment**

**Regular Planning Commission**

**5. 1.**

**Meeting Date:** 05/06/2021

**By:** JoAnn Shaw, Community Development

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**Information**

**Title:**

Approve the April 8, 2021 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: 04/29/2021

**Reviewed By**

Tim Gladhill

**Date**

04/29/2021 08:29 AM

Started On: 04/22/2021 12:17 PM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 8, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Randy Bauer  
  Commissioner Bruce Anderson  
  Commissioner Andrew Dunaway  
  Commissioner Cheri Gengler  
  Commissioner Eric Peters  
  Commissioner Gary VanScoy  
  Commissioner Brian Walker

Members Absent:                   None

Also Present:                       Senior Planner Chloe McGuire Brigl  
  Deputy City Administrator Tim Gladhill  
  City Planner Chris Anderson  
  Planning Technician Brian McCann  
  City Council Liaison Matt Woestehoff

**1.     CALL TO ORDER**

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

Chairperson Bauer welcomed the new members of the Commission and invited them to introduce themselves.

Commissioners Dunaway and Walker introduced themselves.

**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 Gengler, to approve the agenda as presented.

A roll call vote was performed:

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

Motion carried.

## **5. CONSENT AGENDA**

**5.01: Approve the March 4, 2021 Planning Commission Meeting Minutes**

**5.02: Review the Final Plat and Site Plan for Bunker Lake Industrial Park Third Addition, Case of PSD LLC (Project #21-109)**

**5.03: Review Proposed Site Plan for Storyteller Café, Case of Stories Foundation (Project 20-120)**

Chairperson Bauer noted that he submitted two grammatical changes to the proposed minutes from the March 4, 2021 meeting.

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

A roll call vote was performed:

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

Motion carried.

## **6. COMMISSION BUSINESS**

**6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission**

Chairperson Bauer commented that this is the time each year when the Commission appoints a Chair and Vice-Chair for the next year. He opened the floor for nominations for the position of Chair.

Motion by Commissioner Gengler, seconded by Commissioner Anderson, to appoint Randy Bauer as Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

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

Motion carried.

Chairperson Bauer opened the floor for nominations for the position of Vice-Chair.

Motion by Commissioner Anderson, seconded by Commissioner Dunaway, to appoint Gary VanScoy as Vice Chairperson of the Planning Commission.

Chairperson Bauer called for additional nominations.

There were no other nominations.

A roll call vote was performed:

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

Motion carried.

## **7. PUBLIC HEARINGS**

**7.01: Public Hearing: Consider Request for Conditional Use Permit for an Oversized Area Identification Sign for the Preserve at Northfork (Project No. 19-147); Case of BK Land Development LLC**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:10 p.m.

**Presentation**

Senior Planner McGuire Brigl presented the staff report stating that City staff recommends approval of a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification sign on the subject property.

Commissioner VanScoy commented that he was surprised to see that the actual monument structure is included in the size of the signage. He did not recall seeing that included in the calculation in the past.

Senior Planner McGuire Brigl commented that she was unsure if a similar situation has been reviewed in the past, but this was the method staff was directed to use to calculate the size. She stated that this is unique in that the sign and monument portions are very separate where typically there is not that separation.

Chairperson Bauer commented that he was thinking that the monument structure acted similar to a signpost and was also confused as to why that was included in the calculation. He stated that he likes the appearance of this type of sign and would encourage more of this style of sign and therefore commented that perhaps the regulation should be reviewed in the future.

Commissioner Anderson commented that he agrees that the sign calculation should be reviewed in the future to determine what may or may not be considered as a signpost. He commented that he does like the appearance of this sign.

**Citizen Input**

No comments.

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

A roll call vote was performed:

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

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

**Commission Business**

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #21-087 approving a Conditional Use Permit to the Preserve at Northfork to exceed signage standards for an area identification development sign on the subject property.

A roll call vote was performed:

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

Motion carried.

**7.02: Public Hearing: Consider Resolution #21-088 Denying an Interim Use Permit for Gravel Outdoor Storage at 8049 146<sup>th</sup> Ave NW (Project No. 21-111); Case of Minnesota Tree Experts on Behalf of Jacob Gall**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:19 p.m.

**Presentation**

Planning Technician McCann presented the staff report stating that staff recommends adopting Resolution #21-088 denying an Interim Use Permit for outdoor storage of a brush pile, and gravel parking of vehicles and equipment on the subject property. The proposed use will likely create public nuisance issues for surrounding property owners, and is an expansion of the existing lawful, non-conforming industrial use onsite.

Commissioner VanScoy asked what staff would suspect to create the public nuisance.

Planning Technician McCann commented that the noise from the grinders would be anticipated to cause complaints from neighboring properties.

Senior Planner McGuire Brigl commented that the business also plans to chip the trees onsite and leave an open pile of woodchips. She stated that staff dealt with a nuisance complaint related to a

large pile of brush on this property through code enforcement during the previous year. She commented that an open pile of brush, debris, wood chipping is considered to be a nuisance under Code.

Commissioner VanScoy commented that it sounds that there are multiple concerns.

Chairperson Bauer asked if there are other properties with wood chipping within Ramsey.

Senior Planner McGuire Brigl commented that she is not aware of any wood chipping businesses within Ramsey. She stated that in terms of noise staff has experience with wood chipping equipment as part of other large-scale developments.

Commissioner Walker stated that in reading the case it seems that the applicant wants to keep a month's worth of brush on the property and chip the material all at once during a period of six to eight hours. He asked if that length could be cut down in duration to perhaps four-hour periods to alleviate noise concerns.

Senior Planner McGuire commented that staff would still have the same concerns related to outdoor storage. She stated that although improvements could be made that would make the application more appealing, staff still has major concerns with the proposal. She stated that because this is an Interim Use Permit, the Commission has full latitude as to whether it should be approved.

Chairperson Bauer asked if staff could provide additional input on the concerns that staff has with the application.

Senior Planner McGuire Brigl commented that staff could provide additional input on items that could improve the application but if the Commission supports the recommendation to deny the request, staff would simply recommend that the Commission follow that action and recommend denial of the permit.

### **Citizen Input**

Jacob Gall of Minnesota Tree Experts, applicant, stated that he would like to store brush on the site and use trucks that pick-up limbs and branches. He stated that once there was enough material, he would chip that material and haul it offsite. He believed that he would need six to eight hours to chip the material to haul offsite.

Chairperson Bauer commented that he thought the staff presentation mentioned that the woodchips would be left onsite.

Mr. Gall confirmed that the chipped material would be hauled offsite. He confirmed that the outdoor storage would be the limbs and brush. He commented that he would leave that debris onsite until there is enough to chip, at that time he would bring that equipment onsite to chip the material and then haul the chipped material offsite. He was unsure of the noise decibel of the chipping equipment.

Commissioner Peters asked if input has been received from the neighboring property owners. He stated that this property is adjacent to the Armstrong Retail Center and he would be concerned that this activity would be a deterrent to the tenants that location is attempting to draw in.

Senior Planner McGuire Brigl stated that staff has spoken with adjacent property owners, one of whom is present to address the Commission tonight. He stated that planning and economic development staff share the same concerns about how this use could impact the long-term vision for this area. She reviewed the outdoor storage that would be proposed for this site including vehicles and equipment.

Commissioner Walker commented that he is attempting to support the request and asked if it would be possible to do the grinding twice as often to avoid the eight-hour period of grinding.

Mr. Gall replied that it is not a major deal to grind more often. He stated that he has other locations in the metro that he dumps debris at, the closest being Brooklyn Park. He commented that ideally, he would like to grind material monthly, but could possibly do that biweekly. He commented that he it would be more of a hassle to bring the grinding equipment onsite more often than that.

Commissioner Walker explained that people seem concerned with the six-to-eight-hour period for grinding material and the noise that would be generated. He stated that he is attempting to find a compromise, perhaps running the equipment for four hours twice per month.

Mr. Gall commented that would be a possibility. He stated that he would be flexible and could do the grinding at off-peak times.

Commissioner VanScoy commented that he had a tree removed from his yard that was damaged in a storm and there was grinding which was extremely loud.

Mr. Gall commented that type of chipper is much louder than the tub grinder that he would use.

Commissioner VanScoy commented that his concern would not only be with the length but also the noise level. He asked why this location is desired and whether a different location was selected, as it is adjacent to retail development.

Mr. Gall commented that he has been looking for property for the past 18 months and this property seems to fit his needs because there is a shop where he could store items that need to be secured. He stated that he is experiencing theft at the Brooklyn Park location because there is not a building at that location.

Commissioner Anderson asked how much dust this grinding operation generates.

Mr. Gall commented that there is minimal dust generated from the grinding of debris. He stated that most of the material is just converted to chips and there is not much dust generated.

Commissioner Anderson commented that the adjacent property has the possibility of two drive through windows that face the property, and he is concerned with the dust and noise and interference that could occur.

Mr. Gall commented that he has never had issues with dust.

Senior Planner McGuire Brigl commented that in addition to the noise concern, staff is concerned with the perception of allowing a large brush pile when the City is actively sending violation notices for similar brush piles throughout the City. She commented that they would want to ensure that all properties feel that they are being treated equally. She stated that perhaps a site within the heavy industrial area of Ramsey would be more suitable for this type of business.

Matt Kuker, PSD, commented that over the past 18 years PSD acquired the lot and constructed the strip mall. He stated that tenant interest stalled during COVID but during the past two to three weeks he has been starting to receive a lot of interest in the spaces. He commented that he is not a fan of telling people what to do with their property but has a number of concerns with this use on the property. He stated that a change in property ownership typically forces the property to come into compliances. He stated that the site does not have stormwater ponding or curb. He stated that the applicant would propose industrial trucks that would leak fluids and oil into the groundwater. He commented that he has used tub grinders and they are quite loud. He stated that he is more concerned with the sight of a pile of debris laying on the site for a month rather than the noise. He stated that the site has been a mess and the City has worked through code enforcement to clean it up and he is concerned that this application would create more blight. He stated that PSD has made a massive investment in their property and he has interest from another party that would be interested in constructing a standalone restaurant on the outlot. He stated that if the site looks at a brush pile, it would not be desirable adjacent to a restaurant. He stated that the subject property is zoned retail, and it should be converted upon sale. He stated that this would be a chance to lessen the blight on the site rather than increasing it. He stated that if this does move forward, he would request an oversized fence to help buffer the site but asked the Commission not to approve the request.

Chairperson Bauer asked how tall a brush pile would be anticipated to be.

Mr. Gall commented that the brush pile would be about eight feet tall.

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

A roll call vote was performed:

Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner Dunaway	aye
Commissioner Peters	aye
Commissioner Walker	aye
Commissioner VanScoy	aye

Chairperson Bauer                    aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:43 p.m.

**Commission Business**

Commissioner Gengler commented that she appreciates Mr. Gall as a business owner and would like to welcome his business to Ramsey but does not feel that this business is a good fit for this space.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-088 Denying an Interim Use Permit for outdoor storage of a brush pile and gravel parking of vehicles and equipment on the subject property.

**Further discussion**

Commissioner Anderson commented that he shares the concern related to noise and dust. He stated that the neighboring retail business is attempting to attract tenants and the City is attempting to bring all the properties back into compliance. He commented that denying this request would allow the City to continue to work towards bringing the parcel into compliance with the zoning. Commissioner Walker commented that he is a proponent of attempting to bring business into Ramsey would rather see this go back to the staff to allow the applicant to work with staff to work together. He noted that perhaps this could be used for a temporary period of time while the owner looks for another location in Ramsey. He believed noise issues could be mitigated by setting time parameters. Commissioner VanScoy commented that he also wants to see businesses come into Ramsey and there are other locations in Ramsey that would be appropriate for this type of business. He stated that staff offered to work with Mr. Gall to find another location and encouraged the applicant to work with staff to find another location that would be suitable for this business as this location would be inappropriate for that type of activity. Chairperson Bauer commented that if this motion passes, the item would still move to the City Council or the applicant could work with staff to find a more appropriate location. He echoed the comment that they would like to see Mr. Gall expand his business to Ramsey, in a more suitable location.

A roll call vote was performed:

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

Motion carried.

**7.03: Consider Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:49 p.m.

**Presentation**

City Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

Commissioner VanScoy asked whether the changes would only apply to the E-1 district and not the other zoning districts.

City Planner Anderson confirmed that to be essentially true. He noted that there were some minor changes and some language cleanup completed in some of the other zoning sections but aside from relocating the information to a single section, the only substantive changes would be proposed to the employment district standards.

**Citizen Input**

Matt Kuker, PSD, commented that he supports the amendments as proposed. He stated that PSD is building the industrial park and stated that this type of planning would be a good move. He stated that when he buys properties, he is unsure of how the property will be split until the tenants come through. He noted that while smaller buildings would allow for additional landscaping, a larger building would occupy more space and would not have the same amount of space for plantings.

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

A roll call vote was performed:

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

Motion carried.

Chairperson Bauer closed the public hearing closed at 8:01 p.m.

**Commission Business**

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Ordinance #21-06 to consolidate the landscape requirements into a single section of City Code and amending landscape standards in the Employment Districts.

A roll call vote was performed:

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

Motion carried.

**8. COMMISSION BUSINESS**

**8.01: Review Sketch Plan for Williams Woods; Case of Bill Boyum (Project 20-138)**

**Presentation**

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the Commission direct the applicant to move forward into developing formal Preliminary Plat application.

**Commission Business**

Chairperson Bauer stated that a comment was received related to a 60-foot corridor around the lake and asked if that is included in the plan.

Senior Planner McGuire Brigl commented that the plan has not incorporated that at this time. She stated that the 40-acre piece that the lake is on is completely wetland and not buildable.

Chairperson Bauer commented that he would like those comments to be a part of the record along with the comments from Police Chief Katers related to the cul-de-sac and second access.

Senior Planner McGuire Brigl commented that without the City getting involved and taking property from other property owners through a court process, a second access would not be available.

Commissioner VanScoy referenced the December 3<sup>rd</sup> project documents and noted that there was a comment from the Fire Department which states they prefer the second layout but believe a second connection to the other neighborhood would need to be made. The comment stated that without a second access there would be too many homes in the area with only one access.

Senior Planner McGuire Brigl clarified that the December proposals included both 19 lots and nine lots.

Commissioner Gengler commented that there have been comments related to future divisions and potentials for lot splits. She asked if this were to move forward as nine lots, would there be potential for additional lot splits in the future.

Senior Planner McGuire Brigl commented that staff also discussed that potential. She stated that if there were a future request to split property following the creation of nine lots, it would have to meet the subdivision requirements. She commented that while future development cannot be restricted, it would be difficult to add more lots with the layout as proposed. She stated that the applicant is proposing to market the two northern lots as executive lots and there is planned tree preservation, but the applicant could speak to that more.

Commissioner VanScoy commented that there would be two 20 acre lots and if someone wanted to subdivide in the future and eliminate the cul-de-sac, extending that to the north, he would not believe there to be an issue with lot width.

Senior Planner McGuire Brigl commented that it would sound that the cul-de-sac would need to be extended in order to support that. She stated that properties would also require road frontage and could not be landlocked. She commented that situation would require a variance. She confirmed that type of request would need to go through a similar process to this.

Joe Bailey, representing the applicant, commented that they have discussed the possibility of connecting through to the neighboring development but that would require going through City park and connection to the east there is a wetland. He stated that they are working to minimize the impacts to the wetlands in this area. He stated that the larger two properties to the north could be further divided in the future but as noted by staff that would require additional variance.

Chairperson Bauer commented that there is concern from public safety related to the length of the cul-de-sac and asked if there are any other options to address that.

Mr. Bailey commented that they are limited on access to the site without disrupting adjacent properties. He stated that the Fire Department was concerned with the width and therefore they have agreed to increase the width of the roadway. He stated that the access from 175<sup>th</sup> is currently very narrow and therefore there are not options to add a secondary access.

Todd Olin, representing the applicant, commented that they have looked at a number of variations for the site and this proposal balances the road width, number of lots, wetland impacts and preservation of natural features. He stated that they received input from the neighbor to the west requesting that the corridor to the west be protected. He stated that it would be very difficult to

get across wetlands to provide another access to the west or east. He stated that they have attempted to plan a development that would be sensitive to the environment and they reduced the number of lots to decrease the density and number of vehicles on the road. He stated that they also widened the road to accommodate the comments of the Fire Chief. He stated that the length of the cul-de-sac is related to the shape of the property, preservation of trees and attempt to avoid wetlands. He stated that any increase in the number of lots or road length would require a variance, noting that would cover the concern that the lots would be further subdivided. He stated that they are doing their best to limit the number of lots on the property and minimize impacts on the wetlands and natural features.

Chairperson Bauer asked for information on what lies to the northeast. He asked if there is undeveloped land in that area that could be acquired to extend the road.

Senior Planner McGuire Brigl commented that land is already privately owned and functioning as residential property.

Chip Davids, 7730 178<sup>th</sup> Lane, stated that he has lived in his neighborhood since 1973 and it is a quiet secluded place in Ramsey. He stated that the neighbors like the privacy and adding an access through the park into that neighborhood would increase traffic by 200 percent, as it would create a shortcut from CR 64 to CR 5 that people would use as a cut through. He would highly recommend avoiding an access through the park as it is a beautiful area that is home to wildlife and would be a detriment to the existing neighborhood.

Doug Hiltz, 7711 178<sup>th</sup> Lane NW, commented that the neighbors enjoy the privacy of the secluded neighborhood which is quiet and peaceful and home to wildlife. He stated that losing the park would be a detriment to the neighborhood and the wildlife that use that area. He did not want to see a connection through the park.

Chairperson Bauer referenced the larger lots proposed on the northern end and possible future subdivision of those lots. He commented that if there is not a second connection the only way to do that would be to request a variance for a longer cul-de-sac, therefore it would seem further subdivision could be limited by not issuing an additional variance.

Senior Planner McGuire Brigl noted that additional language could be added to the Preliminary and/or Final Plat stating that additional subdivision requests would need to come before the City Council.

Chairperson Bauer noted that formal action from the Commission is not required tonight but any concerns and comments should be raised before the applicant invests additional funds into this process.

Commissioner Walker commended the developer for limiting the number of lots and keeping the rural feel of Ramsey in this area. He stated that he would prefer to leave the park and not provide the second connection. He stated that he likes that the developer chose larger lots at a lesser number in order to fit with this area of Ramsey.

Commissioner Anderson commented that once again this would create the dilemma of issuing a variance for things outside of the City Code. He stated that this is the same issue as Bowers Drive. He noted that longer cul-de-sacs create a safety concern as noted by Public Works and Public Safety. He asked the liability the City would have if there were an emergency and access cannot be gained. He stated that perhaps it would be time to review the maximum cul-de-sac length and determine if an adjustment should be made to City Code. He stated that he would love to see this development go through but could not support something that would put the City or the residents at risk. He stated that he would like input from Public Safety and Public Works on the appropriate length of a cul-de-sac.

Commissioner Gengler commented that she supports the proposal. She realizes that it may not be ideal but given the unique circumstances of the property and adjustments that have been made to the road width, she can support the application.

Commissioner VanScoy commented that he appreciates the comments from the residents on 178<sup>th</sup> and likes that the developer is proposing fewer lots. He stated that he does have concern with the lack of a second access, as that is critical for long term development, noting that this would landlock 40 acres. He commented that making the property nice for a few individuals is not the best for the City. He stated that this is the first time that he has seen a sketch plan where the Council has developed a resolution to influence the mission.

Commissioner Dunaway commented that in reviewing the site plan and sketch plan he was unable to see another potential access for the site. He stated that he was unsure the Commission could require an applicant to purchase another property. He echoed the comments of Commissioner Walker that there are a lesser number of smaller lots, as that mitigates the impact on Public Safety.

Commissioner Walker asked if it would make a difference if the developer widens the road even a bit further. He commented that there are several fire hydrants on Variolite that could be utilized by a pumper truck. He asked if a 40-foot-wide road would satisfy the concerns with the cul-de-sac length. He stated that he supports the application as presented but is trying to find a compromise for those that struggle.

Commissioner Anderson commented that he likes that idea. He stated that he would even support wider than that road, or perhaps a divided roadway.

Commissioner Peters commented that he would support a larger cul-de-sac at the end which would allow for trucks to turnaround. He commented that a divided road would require residents to only travel in one direction from their driveway in order to get around the development.

Senior Planner McGuire Brigl stated that the Fire Department recommended a 32-foot roadway. She was unsure of the plowing concerns that would come with a 40-foot road.

Chairperson Bauer commented that this is a unique situation in which the property is landlocked by existing development. He recognized that there have been compromises already reducing this proposal to nine lots. He encouraged the applicant to continue to work with City staff and Public

Safety to address as many concerns as possible with a single access. He stated that perhaps additional sketches come back before the applicant expends the funds on Preliminary Plat.

Deputy City Administrator Gladhill recognized that there are constraints on the site and therefore this would be a candidate for a variance. He referenced the comment related to the Council resolution and noted that is not an uncommon situation. He stated that the Commission has reviewed a sketch plan for this parcel previously and there was a split decision, therefore further direction was requested and provided by the City Council. He noted that similar direction from the Council has been provided for other developments, using the recent example of Riverstone South.

Mr. Olin stated that this proposal would have a similar number of lots to a 600-foot cul-de-sac. He noted again that they have reduced the number of lots in their proposal in order to address Public Safety concerns, minimize wetland impacts and preserve trees.

Chairperson Bauer commented that he does not particularly like variances for long cul-de-sacs but feels that the applicant has done the best they can to meet the concerns and there does not seem to be a realistic alternative. He encouraged the applicant to continue to work with Public Safety to address those concerns as this moves forward.

## **8.02: Confirm Vision and Land Use Policy Direction for West Armstrong Retail Area**

### **Presentation**

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends the following policy statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

### **Commission Business**

Chairperson Bauer asked for clarification on the areas that would be identified for retail and those that would be identified for industrial.

Senior Planner McGuire Brigl identified the parcels planned for retail, commercial retail, and industrial. She stated that staff is looking for feedback on the two policy statements within the case, as that would be a nice document to provide those interested in the parcels to prevent unnecessary time spent on applications that would also require staff review time only to be denied.

Chairperson Bauer commented that he would prefer to wait until the joint meeting with the Council and EDA occurs to ensure everyone is on the same page.

Commissioner Peters agreed that it would be helpful to have all groups on the same page.

Commissioner Anderson agreed that the only way to ensure everyone is on the same page is to wait for the joint meeting.

Chairperson Bauer commented that the consensus of the Commission is to postpone action until a joint meeting could occur.

Senior Planner McGuire Brigl commented that this will still move forward to the City Council and discussed at a future worksession. She stated that the EDA has already recommended approval. She stated that she would recommend that the Commission provide input as the Council will still discuss this item. She noted that the parcels are being actively marketed and there is interest, therefore these policy statements are needed prior to the time when a joint meeting could occur.

Commissioner Gengler stated that she feels that these statement reflect what she feels should be done with these parcels.

Commissioner VanScoy agreed with the statement from Commissioner Gengler. He commented that the statements are accurate.

Councilmember Woestehoff commented that he would recommend that the Commission participate and make a motion so that it does not get left behind in this discussion. He felt that all the groups are on the same page in bringing business into The COR, but the concern is related to cases where non-traditional uses continue to come forward because the parcels have not been modified to their future use. He stated that these statements would support getting to the future desired states for those parcels.

Commissioner Peters commented that in terms of these properties he would support the statements. He stated that on a larger scheme related to Highway 10 and The COR it would be helpful to have a joint worksession.

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council adopt the following policy statements:

1. The City desires to maintain the current redevelopment and revitalization vision long-term.
2. In order to implement this vision, especially in the interim, the City desires to focus zoning review on those items that are protected by lawful, non-conforming statutes and limit interim uses that are not protected and would further deviate or otherwise detract from the longer-term vision.

### **Further discussion**

It was noted that the Commission supports these statements in the interim but would still request a joint meeting with the Planning Commission, EDA, and Council.

A roll call vote was performed:

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

Motion carried.

## **9. COMMISSION / STAFF INPUT**

Chairperson Bauer commented the there was a case for Connections Church related to the lot west of Comfort Suites. He stated that the church is occupying a building in Coon Rapids and asked if that is temporary or whether that is an interim location.

Senior Planner McGuire Brigl commented she believed the plan is still to move forward and the church is focused on fundraising.

Deputy City Administrator Gladhill commented that the church previously met at Ramsey Elementary but with the pandemic restrictions they needed to find a temporary location, but their plan is still to build in Ramsey.

Chairperson Bauer commented that because there are two new members, he thought it would be appropriate to have a refresher on the open meeting law.

Senior Planner McGuire Brigl provided a brief overview on the open meeting laws. She stated that a new full-time code enforcement employee will join the team next week.

Commissioner VanScoy commented that the Storyteller Café case was well documented and options were clearly stated, which helped in his review.

## **10. ADJOURNMENT**

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

A roll call vote was performed:

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

Motion carried.

The regular meeting of the Planning Commission adjourned at 9:14 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.*

Meeting Date: 05/06/2021

By: Tim Gladhill, Community Development

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**Information**

**Title:**

~~[WITHDRAWN] Review Concept Plan for Graw Addition (Lot Split); Case of Gail Graw~~

**Purpose/Background:**

This case has been withdrawn and will not be discussed.

~~The purpose of this case is to seek high level policy direction on a request for a lot split near Central Park. The Property Owner desires feedback before investing in engineering and surveying to complete a potential lot split. This concept was reviewed by the Planning Commission at a Special Work Session on February 11, 2021. The Planning Commission directed Staff to complete additional research and reach out to the surrounding neighborhood. Additional analysis and current public comment is attached to this case for review. Staff anticipates additional comment to be submitted leading up to the Regular Planning Commission Meeting. Additionally, Staff has arranged a Virtual Workshop on Thursday, May 6 at 5:30 at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings).~~

~~The site is located in the R-1 Residential (Rural Developing) District. Minimum lot size in said district is 2.5 acres (with 200 feet of lot frontage). The Property is 2.56 acres and approximately 260 feet wide. The resulting lot split would create 2 lots of 1.28 acres each approximately 130 feet wide.~~

**Notification:**

~~Notification is not required.~~

**Observations/Alternatives:**

~~The City has a number of older, rural residential subdivisions with 1 acre lots, so this request is not unique from a citywide perspective. However, under current standards, this lot split would not be permitted or would require a variance. The surrounding neighborhood is generally at 2.5 acre lots, so this lot split would be visually noticeable. The Owner still proposes to service via private well and septic. Both lots must account for a primary and backup septic location.~~

~~When considering a Variance, the Planning Commission should consider the following:~~

- ~~1. Is the proposal in harmony with the general purposes and intent of the ordinance?~~
- ~~2. Is there a practical difficulty in complying with the ordinance?~~
  - ~~1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance~~
  - ~~2. The plight of the landowner is due to circumstances unique to the property not created by the landowner~~
  - ~~3. The variance, if granted, will not alter the essential character of the locality~~
- ~~3. Economic considerations alone do not constitute practical difficulties~~

~~As a sidebar, circa 2006, the City completed the Central Rural Reserve Study. Said study looked at the redevelopment potential of this area, albeit with municipal water and sanitary sewer extensions. The study helped inform the policy decision to not support infill development or redevelopment of this area.~~

**Funding Source:**

~~The case is currently being handled as part of normal Staff duties. If the proposal moves forward, all costs associated with processing the Application are the responsibility of the Applicant.~~

**Recommendation:**

~~Staff desires broad policy direction from the Planning Commission before formulating a recommendation.~~

**Action:**

~~Based on discussion.~~

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**Attachments**

Site Location Map

Lot Split Exhibit

Analysis of Surrounding Lots

Public Comment Updated May 4

Planning Commission Work Session Minutes dated February 11, 2021

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**Form Review**

**Inbox**

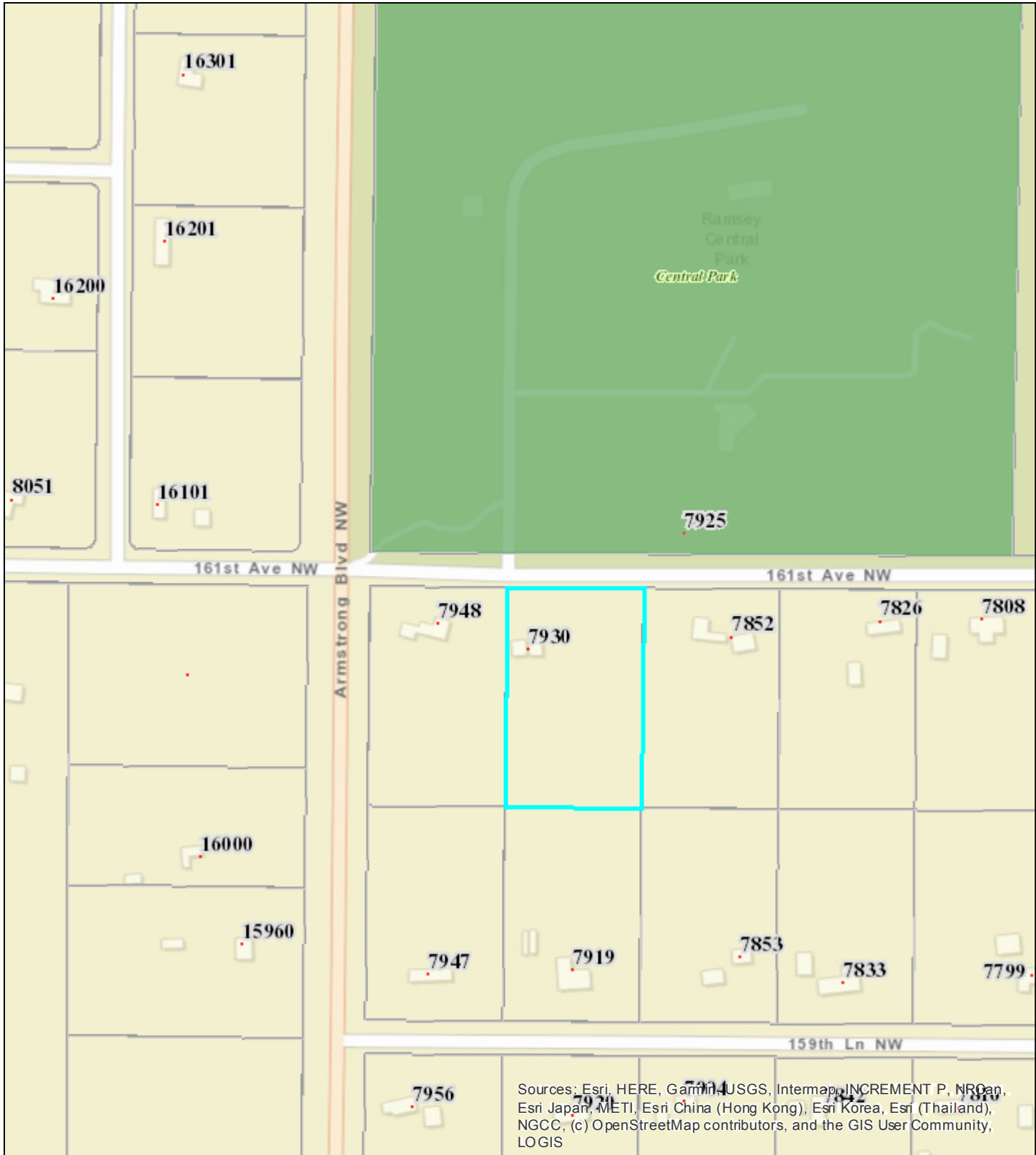
Tim Gladhill (Originator)  
Form Started By: Tim Gladhill  
Final Approval Date: 04/29/2021

**Reviewed By**

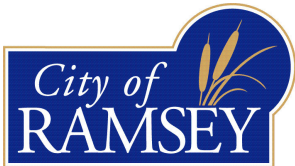
Tim Gladhill

**Date**

04/29/2021 08:29 AM  
Started On: 04/28/2021 11:29 AM



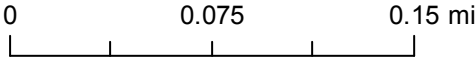
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



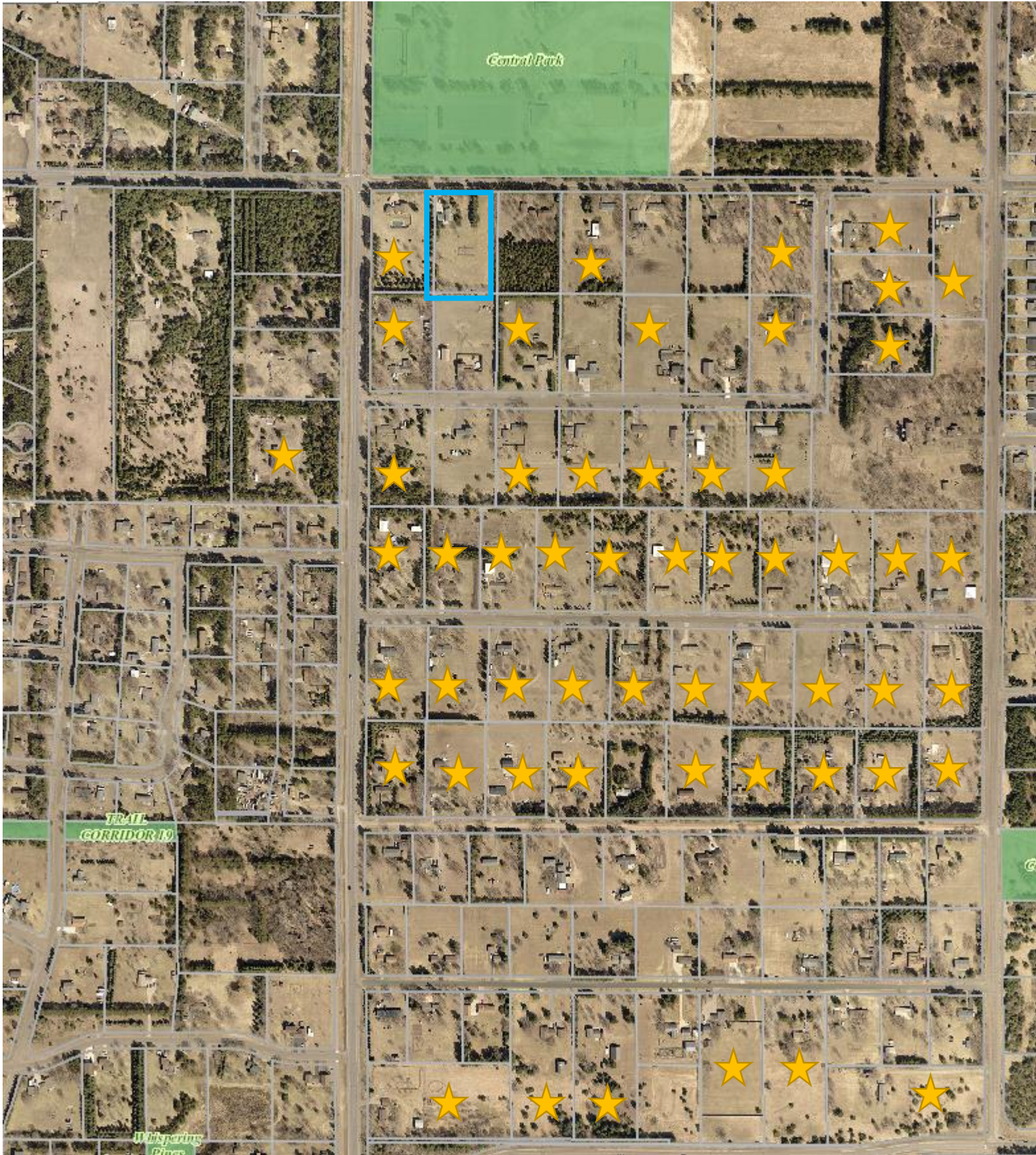
### 7930 161st Ave NW

**Legend**

-  Site
-  Parcels







★ Sites in the neighborhood that could (likely) do the same without tearing down their home (~54 lots)

**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** |  
Winkley Orthotics & Prosthetics  
Ph: 763-421-3587 | Fx: 763-506-9905  
[www.winkley.com](http://www.winkley.com) | 



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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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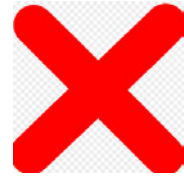


After driving by and looking at there lot, I would have no problem with them splitting it. There existing home is so close to the western property line. Leaving ample room for another home. My home is in the center of the lot, creating no room to do this. Thank you.

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

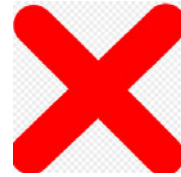
Here are my concerns:

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.

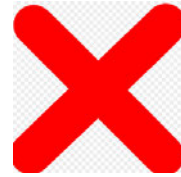
This brings great concerns and we strongly oppose that this happens. Part of the reason we chose our home was because everyone in this rural area has the 2+ acres of space. There are plenty of places homes are being built close to one another. By allowing this would definitely change the character of 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  
2908 Nevada Ave. N | New Hope, MN 55427  
[brianr@tmsj.com](mailto:brianr@tmsj.com) | O: 763-544-5442 | D: 763-233-7042

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

The Ramsey Planning Commission conducted a work session meeting on Thursday, February 11, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Randy Bauer  
  Commissioner Bruce Anderson  
  Commissioner Cheri Gengler (arrived at 5:36 p.m.)  
  Commissioner Eric Peters  
  Commissioner Gary VanScoy

Members Absent:                   None

Also Present:                       Deputy City Administrator Timothy Gladhill  
  Senior Planner Chloe McGuire Brigl  
  City Council Liaison Debra Musgrove

**1.     CALL TO ORDER**

Chairperson Bauer called the regular meeting to order at 5:30 p.m.

**2.     TOPICS FOR DISCUSSION**

**2.01:   Review Concept Plan for Graw Addition (Lot Split); Case of Gail Graw**

Deputy City Administrator Gladhill asked for high level policy direction on a request for a lot split near Central Park. The property owner desires feedback before investing in engineering and surveying to complete a potential land split.

Chairperson Bauer asked for clarification on the lot of discussion.

Deputy City Administrator Gladhill identified the lot on the map.

Commissioner VanScoy asked if this property is within the MUSA.

Commissioner Gengler arrived.

Deputy City Administrator Gladhill replied that this property is not within the MUSA. He stated that it would be anticipated that there would be sufficient space for private well and septic, both primary and secondary sites. He noted that the issue of discussion would be related to the minimum lot size and lot width.

Commissioner VanScoy asked if staff has an idea of how many one acre lots there are within the rural zoning areas.

Deputy City Administrator Gladhill was unsure of the exact number today. He stated that there are 4,100 lots on private well and septic and perhaps half are around one acre as they were developed before the minimum lot standards.

Commissioner VanScoy commented that the City has received multiple requests and perhaps the idea of 2.5 acre lots should be reviewed on a bigger picture discussion.

Deputy City Administrator Gladhill noted that would involve the Comprehensive Plan and staff is not prepared for that discussion tonight.

Commissioner Anderson asked if there have been comments from the neighborhood related to this request.

Deputy City Administrator Gladhill replied that staff has not yet reached out for public input.

Gail Graw, applicant, stated that she has spoken with the surrounding neighbors and has not received any comments in opposition of her request to split the lot.

Commissioner Anderson asked to see a GIS map of the area in order to see more of the surrounding area.

Senior Planner McGuire Brigl asked if any of the neighbors were interested in completing a similar split when Ms. Graw spoke with her neighbors.

Ms. Graw replied that to her knowledge, the home placement on the neighboring lots would not allow for a similar split and therefore approval of her request would not lead to a rash of similar applications.

Commissioner Gengler asked if the intent would be to leave the existing residence and create a new residence on the newly created lot.

Ms. Graw confirmed that the existing residence would remain, and the second lot would become a buildable lot for a new home.

Commissioner Anderson referenced the distance from this parcel to another parcel that would be similar in size and was concerned with how the neighboring property owners would feel about this change.

Chairperson Bauer noted that input from the public would be gained through a public hearing.

Deputy City Administrator Gladhill stated that they could do a public comment process without asking the applicant to invest additional cost to move forward in the process.

Commissioner Anderson stated that this would set a precedent in this area. He stated that he would support the suggestion by staff for public input. He asked if this change would make the lot lawful nonconforming.

Deputy City Administrator Gladhill stated that it would be permitted but would not be conforming with the standards. He confirmed that the zoning is rural developing with a minimum lot size of 2.5 acres. He stated that a variance would be required should the Commission support the request rather than attempting to make a larger policy change to support a request for one parcel.

Commissioner Anderson stated that he would not want to set a precedent that this could be done in any place.

Deputy City Administrator Gladhill provided examples in different neighborhoods, noting that this situation does not come forward very often.

Commissioner Anderson stated that if there can be consensus from the neighborhood in support of the request, he could also support the request.

Senior Planner McGuire Brigl stated that she would like to see input from the overall neighborhood as there are many other lots in the overall neighborhood that are similarly setup and therefore could essentially submit a similar request.

Ms. Graw stated that she would want to work with the City to place a covenant on the lot to place limitations on the type of home that could be constructed, to ensure it would fit with the neighborhood. She stated that in order to stay in her home she needs additional income and saw this as a viable option.

Chairperson Bauer asked if a public input meeting could be scheduled prior to the March meeting.

Deputy City Administrator Gladhill stated that staff could queue that up to match that timeframe and from there the property owner could invest the additional funds to submit application. He stated that perhaps the item does not appear on the March regular meeting agenda as it could take a few weeks for the applicant to develop their plans following public input.

Chairperson Bauer confirmed the consensus of the Commission to direct staff to schedule a public input session to gather input from the surrounding neighborhood.

## **2.02: Review Java Properties Concept Plan**

Senior Planner McGuire Brigl presented a concept plan from Java Properties for a new commercial building west of Casey's on Sunwood Drive NW. The subject property is owned by the City of Ramsey and is approximately 13 acres in size, noting that the applicant would only be purchasing a plat a portion of that property. She asked the Commission to provide feedback to the applicant on the plan and specifically note any items they would like to see added or removed from the project.

Mark Krogh, Java Companies, stated that they are excited about this project as they continue to build for O'Reilly's Auto Parts. He stated that they are close on the parking calculations but would like to add a few more stalls. He stated that they will work with the City to deliver a great project.

Senior Planner McGuire Brigl asked for input on the proposed site layout. She stated that staff is comfortable with the additional parking requested as the business is established and most likely is aware of their parking needs.

Chairperson Bauer asked if the turn lanes and striping would be the responsibility of the City or developer.

Senior Planner McGuire Brigl stated that staff has not gone to that level of detail. She commented that it would not be a huge change but would make the site function better.

Chairperson Bauer agreed that designated turn lanes could be a benefit.

Senior Planner McGuire Brigl asked for input on the proposed suggestion for the entrance/exit aspect recommended by staff.

Councilmember Musgrove asked for staff to provide clarification on where vehicles would access and exit the site.

Senior Planner McGuire Brigl traced the path vehicles would take to enter and exit the site.

Councilmember Musgrove asked about the potential to move the northern access further south.

Mr. Krogh stated that this is the agreed upon site plan with the tenant and therefore he would want to discuss any modifications with the tenant. He stated that if the access were moved, parking could be placed in that location. He noted that they would work with planning staff on any modifications to see what works best. He stated that he does not mind having the entrance only option for that access.

Commissioner Anderson asked where the loading and unloading of trucks would occur, as that will have a direct impact on the flow of traffic for the site.

Mr. Krogh stated that the loading door is on the south of the building, noting that the business typically utilizes box trucks for deliveries.

Commissioner VanScoy referenced the shared entrance and asked if that would be the main entrance to the outlot and whether it would be adequate.

Senior Planner McGuire Brigl replied that the road to the north would also extend south onto the property, as will the road behind the outlot.

Deputy City Administrator Gladhill stated that they talked about a master plan for the area when Casey's was developed. He identified additional streets that would be extended to provide access to the other parts of the outlot. He confirmed that there would be adequate access.

Commissioner VanScoy commented that the concern he would have is that the architectural walls near the roads could impact sightlines for pedestrians and traffic. He stated that other than that he is comfortable with the request.

Senior Planner McGuire Brigl confirmed that additional review could be done to ensure sightlines are not impacted.

Commissioner Anderson replied that this is a good layout, with the few comments made by the Commission.

Senior Planner McGuire Brigl stated that architectural details were provided of the trash enclosure for comment from the Commission. She stated that the staff report provided specific comments. She stated that staff also recommended a bike rack onsite as staff anticipates people biking to get auto parts if their vehicle needs repair.

Commissioner Anderson agreed that every business should have a bike rack.

Commissioner Gengler agreed.

Councilmember Musgrove stated that she was unsure how much of that decision would be of the City as compared to the business owner. She noted that some auto parts would not be able to be carried by someone riding a bicycle. She asked if that would be a requirement or suggestion.

Senior Planner McGuire Brigl commented that it is a recommendation within the design guidelines for The COR but not a requirement. She stated that because additional parking is being requested, this could be a negotiation.

Chairperson Bauer asked if EDA staff is concerned with the remaining lot size.

Senior Planner McGuire Brigl stated that Economic Development Manager Sullivan has been working on this project for some time and is not concerned with the remaining parcel size. She asked for direction from the Commission on whether the applicant should move forward to submit the Conditional Use Permit request.

Chairperson Bauer stated that he would rather see additional parking than the business not having enough parking.

Commissioner Peters agreed that it could be helpful to have a few additional stalls for this type of business.

Councilmember Musgrove stated that she would like to see this type of business come to the community for Ramsey residents.

Chairperson Bauer confirmed the consensus of the Commission to direct the applicant to continue moving forward to the application process.

### **2.03: Receive Update on Trott Brook North Planning Area – Makowsky and Hunt Property Projects**

Senior Planner McGuire Brigl provided an update on the status and timing of the projects generally known as “Trott Brook North” which is the area between Variolite Street and Nowthen Boulevard NW, north of Trott Brook. The two properties are separately owned, and the City is working with two separate applicants, the Excelsior Group and Platinum Land LLC. Both applicants are working towards formal applications with 80-foot-wide lots.

Deputy City Administrator Gladhill provided details on the shared infrastructure that would be needed, similar to what was done with Riverstone.

Chairperson Bauer asked for input from Councilmember Musgrove related to the previous direction for 80-foot lots.

Councilmember Musgrove confirmed the direction from the Council for 80-foot lots. She asked if there would be any issues with easements for utility lines.

Senior Planner McGuire Brigl provided details on the utility lines and how those are being worked into the plans.

Councilmember Musgrove commented that it would seem that 80 foot lots would be more acceptable from the existing neighborhoods, although those residents may want to see some larger lots. She did have concern with easement placement and how those could possible encumber lots.

Deputy City Administrator Gladhill stated that there are known utility easements on the properties. He stated that if there are any conservation or density transition easements, that land would be taken by the City through fee title.

Commissioner Anderson stated that he has been plowing snow for the City this winter and commented that cul-de-sacs are difficult, especially for snow storage. He stated that he likes the plan, and that the developer adjusted their plans, but asked if this could be done with less cul-de-sacs.

Senior Planner McGuire Brigl asked if it is easier to plow nub type cul-de-sacs compared to a typical cul-de-sac.

Commissioner Anderson replied that it would depend on the amount of land around the cul-de-sac and where driveways are situated. He stated that there is often no other place to put the snow other than someone’s yard.

Senior Planner McGuire Brigl commented that the driveways could be shown on the plat and Public Works could be consulted prior to this going forward to the Commission.

Commissioner Anderson agreed that would be helpful and noted that outside of the number of cul-de-sacs, he likes the layout.

Chairperson Bauer commented that this does seem to meet the main objectives that were expressed at the previous public hearing and City Council review. He confirmed the consensus of the Commission for this to continue to move forward.

#### **2.04: Review Concept Plan for Saint Katherine Drexel Addition (Remnant Developable Area); Case of Saint Katherine Drexel Catholic Church**

Chairperson Bauer and Commissioner VanScoy recused themselves from the discussion as members of the Commission as they will be representing the applicant.

Commissioner Anderson agreed to act as Chair for review of this concept.

Deputy City Administrator Gladhill stated that the intent of this item is to have a high-level policy review. Staff needs initial policy direction from the Commission before formulating a recommendation. Nothing in this case should be interpreted to mean that the City is considering the project, it is simply reacting to a request to consider potential land use alternatives.

Randy Bauer, representing the applicant, commented that the church owns slightly more than 32 acres, noting that the City previously expressed interest around 2010 in acquiring a portion of the property. He stated that they are aware that the only option to expand Central Park would be in this property. He noted that the church is working on a capital campaign to improve the building and therefore the discussion also includes the remainder of the property. He stated that they have worked with City staff, who solicited input from the athletic association and ultimately determined only a small portion would be desired for park expansion. He stated that the church has also received interest from a developer for the other portion of their property. He noted that the concepts sketches were developed by City staff. He stated that the developer is interested in townhomes and therefore the church wanted input from the Commission and Council as to whether they would be open to rezoning to allow townhomes for the property between the park and church.

Acting Chairperson Anderson stated that the property to the south was discussed earlier in tonight's case related to a potential lot split. He asked staff for clarification on the different lot sizes in this area.

Deputy City Administrator Gladhill stated that to the east there are quarter acre lots, to the south there are 2.5 acre lots, to the west is Central Park and to the north there are one and two acre lots.

Acting Chairperson Anderson stated that he would support the expansion of the park but would not be comfortable with townhomes. He stated that there would definitely need to be a public hearing, noting the large opposition from residents for similar projects.

Commissioner Gengler asked if the addition to Central Park would connect to the roadways in the park or only connect through the neighborhood.

Deputy City Administrator Gladhill stated that has been discussed. He noted that previously there was a larger need for that type of connection as the park was lacking in parking. He stated that issue has essentially been solved with the parking expansion that occurred and therefore was unsure that a road connection would be critical. He stated that one of the options show a parking lot to the north that would benefit that area but would still not connect. He stated that many of the concepts attempted to avoid the connection as that typically causes additional opposition from the neighbors.

Commissioner Gengler stated that she would be open to having townhomes in this area because it is set apart from the other neighborhood but recognized that she may be in the minority.

Gary VanScoy, representing the applicant, referenced the concepts provided by the City noting that the church had no input on those sketches. He stated that the church envisions that there would be a strip between the park and church for future development, estimating that as 20 acres. He stated that the residential development would be well buffered by the church, the park, and the mature trees.

Acting Chairperson Anderson stated that he would want to hear from the developer. He stated that he would prefer smaller lot single family homes over townhomes in order to be consistent with the overall neighborhood.

Commissioner Peters commented that if homes were to be built, they should match the character of the neighborhood to the east and did not think townhomes would match the look of the surrounding neighborhoods and would see a lot of opposition from those residents.

Councilmember Musgrove asked if the concepts show new driveways off the existing street.

Mr. Bauer stated that when the new church building is constructed there would be access and egress off 161<sup>st</sup>, with one closer to the Variolite intersection and the other closer to the street to the south. He noted that those would come into play later in the process noting that the church building and parking lot on the City sketches do not match the desires of the church. He stated that City staff expressed a desire for shared parking and therefore that concept remains for further discussion.

Deputy City Administrator Gladhill stated that the attempt of City staff was to create some ideas that could facilitate discussion for the park and whether expansion would be desired. He noted that the residential developer could provide a sketch for review related to residential development. He stated that he does hear some opposition to medium density residential. He stated that input will be solicited from the City Council. He recognized that only three of the active five members of the Commission can provide input on this topic. He noted that additional public comment could be solicited as well.

Acting Chairperson Anderson agreed that input from the neighborhood would be helpful because this would be a change.

Councilmember Musgrove stated that with the traffic to the park, she would want to see fewer driveways on that road.

Mr. Bauer commented that the desire of the church tonight was to see if the City would be open to townhomes before the developer invests additional expense.

Acting Chairperson Anderson stated that there were two members opposed and one member open to townhomes. He believed that additional data would be helpful before providing direction to the developer on whether townhomes could be supported.

Mr. Bauer asked if the developer could bring forward a townhome proposal that the Commission would be open to, or whether those two members were adamant that townhomes would not be a good fit.

Acting Chairperson Anderson replied that he does not believe that townhomes fit the character of the neighborhood.

Commissioner Peters agreed that townhomes would not fit with the character of the neighborhood.

Mr. Bauer confirmed that is the direction the developer was looking for before spending additional funds developing a sketch.

Commissioner Gengler stated that she could support townhomes as she believes it could provide a variety of housing options on a parcel that is set apart from the existing residential homes.

Deputy City Administrator Gladhill asked if input should be received from the City Council as to whether the Council would support this type of development and if so, should that be in worksession or regular session.

Acting Chairperson Anderson commented that he would love to hear the input of the Council and left the format to staff, as to whether that would be better in worksession or regular session.

Commissioner Peters agreed that it would make sense to get input from the Council.

Councilmember Musgrove agreed that the Council should provide input on both potential park expansion along with the residential development. She recommended a worksession discussion for the Council.

Mr. Bauer recognized that this is an awkward position as it is hard for him to be objective. He stated that if someone else came in with a proposal to place townhomes between a park and church, he would be open to it as that development would not be directly against existing residential.

Mr. VanScoy agreed and stated that is why he wanted to be clear that the residential development would occur in an isolated area between the park and church that would not be against the existing residential development.

Deputy City Administrator Gladhill stated that this could go forward on a Council worksession in March to gain their input.

Mr. Bauer stated that he believed that Parks and Assistant Public Works Superintendent is bringing the potential park expansion concept forward and asked if it would make sense to bring this discussion forward at the same time.

Councilmember Musgrove commented that the park discussion will help to make this subject clearer as the direction has changed on the needs for the park since the last time the Council reviewed that topic.

Deputy City Administrator Gladhill commented that he believes that the topics could go forward together in the same discussion as they are interwoven. He stated that staff can work with the church to gain additional input before it goes to the Council.

### **3. OTHER**

No additional comments.

### **4. ADJOURNMENT**

The regular meeting of the Planning Commission adjourned at 7:54 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**

7. 2.

**Meeting Date:** 05/06/2021

**By:** Tim Gladhill, Community Development

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**Information**

**Title:**

Discuss Ordinance Modernizing and Streamlining Land Use Applications

**Purpose/Background:**

The purpose of this discussion item is to discuss opportunities to streamline certain land use applications. No action is being requested at this time, but the Planning Commission is asked to provide broad policy discussion to direct Staff to prepare/not prepare general policy framework and/or a draft ordinance at a future date.

**Notification:**

**Observations/Alternatives:**

Proposals

- Delegate Site Plan Approval for Commercial and Industrial Projects to Staff
  - Reduce timeframe by 30-45 days
  - Reduce cost to Applicant
  - Planning Commission and City Council retain approval for multifamily housing development and projects within The COR
- Delegate Conditional Use Permit Approval to Planning Commission
  - Reduce timeframe by 2 weeks
  - Reduce cost to Applicant
  - Interim Use Permits to continue to be approved by City Council

Other Options

- Move Regular Planning Commission Meetings to First Monday of Month
  - This would reduce review timeframe by 2 weeks by aligning with Council's Agenda Schedule

**Funding Source:**

**Recommendation:**

Based on discussion.

**Action:**

Based on discussion.

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**Attachments**

*No file(s) attached.*

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**Form Review**

**Inbox**

Tim Gladhill (Originator)

Form Started By: Tim Gladhill

Final Approval Date: 04/28/2021

**Reviewed By**

Tim Gladhill

**Date**

04/28/2021 11:31 AM

Started On: 04/21/2021 08:07 AM



## Regular Planning Commission

7.3.

**Meeting Date:** 05/06/2021

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

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### Information

**Title:**

Review Request for Auto Repair at 6588 141st Ave NW

**Purpose/Background:**

The purpose of this case is to review a request from Kiryl Sachok for a zoning question related to 6588 141st Ave NW (the "Subject Property"). The site is zoned E-1 Employment District. Kiryl is looking to purchase the property for Auto Body Repair, Painting, and Detailing. The vehicles are planned to be stored in both inside and outside. They plan on using 51% or more of the building for repairs. They are currently not selling vehicles but it is something we would like to consider in the future.

Under the current code, auto repair and sales is allowed but only in a business incubator or multi-tenant building and no outside storage is allowed related to the use. Staff is requesting policy direction from the Planning Commission on the proposed use.

**Notification:**

**Observations/Alternatives:**

**Policy Questions**

**Should Staff direct auto repair to the industrial districts and keep auto sales along Highway 10?**

Comments:

- Economic Development and City initiative to improve Highway 10 corridor and reduce blight along Highway 10
- City has invested significant money in this area to clean up blighted industrial buildings, and auto repair without very specific conditions could turn into nuisance.
- Staff feels that separating these two uses may allow the Code to be easier to use, and may help promote some of the City's goals and initiatives.

**What conditions should be placed on auto repair in industrial districts?**

Comments:

- Screening and fencing?
- Number of vehicles?
- No storage of outdoor items?
- Condition of vehicles?
- Internal repairs only?

**Does the request meet the intent of the E-1 District?**

Comments:

- Intent: To accommodate general industrial activities.
- Would the Planning Commission be open to a CUP on this site for outdoor storage of cars to be repaired?

**Code Sections**

- Section 117-117: E-1

**Funding Source:**

Staff is handling this case as part of normal duties

**Recommendation:**

Provide policy direction on the above noted questions.

**Action:**

No formal action required, provide policy direction on above noted questions.

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**Attachments**

Site Information and Presentation

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 05/04/2021

**Reviewed By**

Tim Gladhill

**Date**

05/04/2021 08:50 AM

Started On: 05/03/2021 11:55 AM



6651 6651 6651 6651

141<sup>st</sup> Ave NW

Bunker Lake Blvd

14161

6615

6590

6575

6575

6575

14105



6588

14080

Azurite St NW

14047

6640

14050

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14040

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6451



6651 6651 6651 6651

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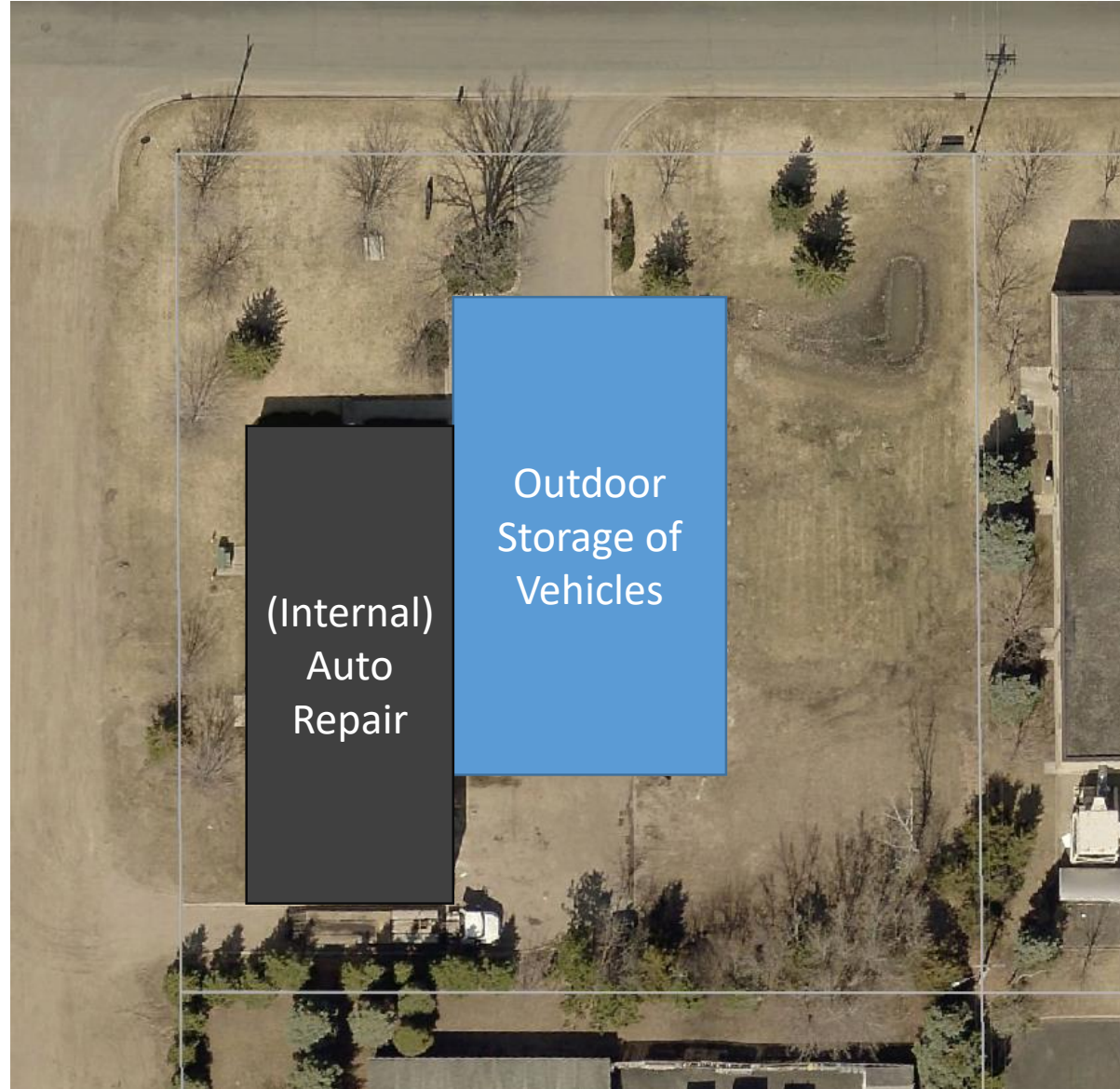
14021

14040

E-2 Employment District

E-1 Employment District

14021



# Auto Repair

- Allowed in E-1 or E-2 if all inside (including cars to be repaired) in a multi-tenant building
  - Could issue a separate CUP to allow outdoor storage of vehicles

# Policy Question

- Should Staff direct auto repair to the industrial districts and keep auto sales along Highway 10?

## Comments:

- Economic Development and City initiative to improve Highway 10 corridor and reduce blight along Highway 10
- City has invested significant money in this area to clean up blighted industrial buildings, and auto repair without very specific conditions could turn into nuisance
- Auto detailing or oil changes likely OK along Highway 10, with body work in more industrial type district

# Policy Question

- What conditions should be placed on auto repair in industrial districts?
  - Screening and fencing
  - Number of vehicles
  - No storage of outdoor items
  - Condition of vehicles?
  - Internal repairs only?

# Policy Question

- Does this proposal meet the intent of the E-1 district?
- Would the Planning Commission be open to a CUP on this site for outdoor storage of cars to be repaired?