

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

On Monday, February 28, 2022, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

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

Members Absent: Board Member Michael Valentine

Also Present: Senior Planner Chris Anderson
City Council Liaison Chelsea Howell

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated December 13, 2021

Motion by Board Member Hiatt and seconded by Board Member Little to approve the regular meeting minutes dated December 13, 2021.

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

5. POLICY BOARD BUSINESS

5.01: Consider Request for Sketch Plan, Zoning Amendment, and Comprehensive Plan Amendment Related to a Proposed Second School Campus for PACT Charter School on the Property Located at 7633 161st Avenue NW (Project No. 22-107); Case of PACT Charter School

Senior Planner Anderson presented the staff report. He stated that the City has received an application from JB Vang Partners, on behalf of PACT Charter School, for a Sketch Plan related to a proposed new, second school campus to be located at 7633 161st Avenue NW. The subject property is presently owned by The Church of Saint Katharine Drexel. The application also includes requests for a Zoning Amendment and a Comprehensive Plan Amendment based on the proposed use, current zoning, and future land use guidance. He reviewed the public comments that have been received thus far through written correspondence, an open house, and the public hearing held by the Planning Commission.

Chairperson Moore invited members of the public to provide input.

Jason Patraw, 16209 Sapphire Street, stated that he has concern with noise and light pollution as the subject property is about 20 feet higher in elevation than the Sweet Bay Ridge residential development. He stated that he is also concerned that there would not be space for a retention pond on the site with the footprint of the proposed building, therefore he had concerns with runoff and possible flooding. He asked if there has been study of the water that would drain from this site and whether it would go into the floodplain.

Ron Lindenberg, 7600 163rd Lane, commented that he has a concern with flooding. He provided details on a negative experience with flooding that occurred when Variolite was reconstructed. He commented that the ditches in the area flood in the springtime, which is normal, but was concerned with flooding issues that could arise if the water from the subject property is not properly managed. He also had concern with noise pollution and wanted to ensure his trees remain healthy and do not experience damage from flooding.

Dan Goepfert, 7601 163rd Lane, echoed the concern of his neighbor that spoke prior to him. He stated that he has concern with drainage and possible flooding that could occur. He asked that a full study be completed on drainage.

Danielle Holder, 7826 161st Avenue NW, echoed the comments made thus far. She stated that the residents that live next to the project are the subject experts for how this environment works. She had concern that once the forest area is removed from the subject site, the wildlife would be displaced. She also had concern with the impacts to the marshland to the north when the road is expanded, and additional hard surface is added. She was concerned with flooding that could arise and how that could impact adjacent well and septic systems. She asked if that type of zoning would be placed in this location if it were not for this request and whether this amount of hardcover would be allowed if the development were not for a school. She believed there would be a better place for the school.

Jeff Lubarski, 7826 161st Avenue, echoed the comments that the previous speakers have made.

Matt Boe, 7650 163rd Lane, commented that the football field will come up against his backyard which concerns him because of the noise that would be generated. He echoed the comments of the speakers thus far.

Michalena Holder, 8100 153rd Lane NW, commented that when people are at the park, she can hear the activity from her home. She did not believe that people understand how far that noise carries. She was concerned that the additional stadium and school activity would further disrupt residents. She was also concerned with the impervious surface that would be added to support a school, parking, and bus traffic.

Mr. Patraw (Jason) commented that there is not existing storm sewer as ditches are used in this area therefore significant improvements would need to be made in terms of infrastructure along with the turn lanes. He commented that he has contacted the Army Corps of Engineers about the project.

Senior Planner Anderson noted that the Army Corps of Engineers will see this project under the review by the Lower Rum River Water Management Organization, should the project advance to that point.

Board Member Hiatt stated that he respects the issue of noise. He commented that Central Park exists in this area already and asked if that is a problem to the neighborhood at this time.

Ms. Holder replied that they do have disruption from the noise and lights from Central Park. She stated that the residents in this neighborhood cannot take anymore noise or traffic.

Mr. Patraw (Jason) stated that there is a difference between the noise from the park activity and lights from the park compared to the noise and light that would be generated from a stadium.

Senior Planner Anderson clarified the actions before the Board tonight related to the rezoning and reguiding of the subject property. He acknowledged a lot of the concerns expressed by residents. He noted that no formal decisions are being made tonight as the Board makes a recommendation which goes forward to the City Council for its consideration. He stated that if the Council approves the rezoning and reguiding, the applicant would go into further detail on its proposed development plans for the site and address some of the concerns that have been expressed.

Mr. Lindenberg stated that he has lived on the property for 24 years and has seen the development grow around him and is aware of how the water works in the area.

Board Member Fetterley commented that it would seem that supporting the action would mean that the Board is interested in seeing additional details developed for the project.

Senior Planner Anderson stated that the item will go forward to the City Council with the recommendation from the Board. He confirmed that the next phase would include the additional analysis and provide additional details.

Board Member Hiatt stated that he is concerned with whether there is space for water retention on the lot.

Senior Planner Anderson stated that the site will need to account for stormwater management, both in terms of infiltration and retention. He noted that the developer could choose to utilize underground stormwater management.

Board Member Hiatt asked if a retention pond would need to be on the subject site or whether that could be on the property to the east.

Senior Planner Anderson explained that it would need to be accounted for on the subject property.

Chairperson Moore commented that it is important to take citizen input into consideration as the Board does not often receive public input.

Motion by Board Member Little and seconded by Board Member Bernard to recommend that the City Council deny the Comprehensive Plan Amendment to reguide the subject property from Low Density Residential to Public/Institutional.

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

Motion by Board Member Little and seconded by Board Member Hiatt to recommend that the City Council deny the rezoning from R-1 MUSA-80 to Public/Quasi-Public.

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

5.02: Consider Opportunity to Reapply for Funding Through the Metropolitan Council's Water Efficiency Grant Program

Senior Planner Anderson presented the staff report. He stated that in 2019, the City of Ramsey applied for a Water Efficiency Grant through the Metropolitan Council and was awarded \$28,000. The grant funds have been used to provide rebates to residential and commercial property owners that replaced water using devices with WaterSense or Energystar rated devices. The Metropolitan Council has announced that it is once again offering a Water Efficiency Grant. Applications are due by March 31, 2022 and grant recipients will be announced by April 29, 2022. The grant program will run from July 1, 2022 through June 30, 2024.

Board Member Hiatt referenced the remaining funds the City has from the last grant allocation and asked if those funds would carry over.

Senior Planner Anderson replied that any funds not used by June 30th will need to be returned to the Metropolitan Council. He hoped to receive applications from residents this spring related to irrigation.

Motion by Board Member Hiatt and seconded by Board Member Little to recommend that the City submit a grant application to the Metropolitan Council for Water Efficiency Grant Program funds.

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

5.03: Compost Bin and Rain Barrel Sale Update

Senior Planner Anderson presented the staff report. He stated that in December of 2021, there was consensus to move forward with a partnership with the Recycling Association of Minnesota (RAM) for the City to host a Rain Barrel and Compost Bin Sale event. As a reminder, Ramsey's only obligation would be to provide a site and volunteers for the distribution of purchased items and to promote the event to Ramsey residents. RAM will handle the sales (this is a preorder only program). Information will be included in the spring issue of the *Ramsey Recycler* and the May/June *Ramsey Resident*, as well as the website and possibly the dynamic display sign along Highway 10. He asked the group to identify a date and time for the rain barrel and compost bin distribution event.

The Board reviewed their availability and chose a date of June 13th for the distribution event with backup date of June 14th or 15th.

6. BOARD / STAFF INPUT

Chairperson Moore noted the Environmental Commissions Conference which will be held both in person and virtually on Saturday April 30th from 10 a.m. to 1:30 p.m. She commented on the positive experiences she has had attending the event and encouraged members of the Board to sign up for the event.

Senior Planner Anderson noted that the spring recycling event will be held on May 7th. He provided an update on staffing changes within the planning department.

7. ADJOURNMENT

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

The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

Nicole Laubach
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.