

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 24, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Randy Bauer  
  Commissioner Bruce Anderson (via Zoom)  
  Commissioner Cheri Gengler  
  Commissioner Eric Peters  
  Commissioner Gary VanScoy  
  Commissioner Brian Walker

Members Absent:                   None

Also Present:                       City Planner Brian McCann  
  Senior Planner Chris Anderson  
  Community Development Dir/Deputy City Admin Brian Hagen  
  City Council Liaison Matt Woestehoff  
  City Engineer Bruce Westby

**1.       CALL TO ORDER**

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

**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 Walker	aye
Commissioner Gengler	aye

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

Motion Carried.

### **6.03: Public Hearing: Consider Preliminary Plat for Rivenwick 4<sup>th</sup> Addition**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:36 p.m.

#### **Presentation**

Deputy City Administrator/Community Development Director Hagen presented the staff report stating that staff recommends approval of Rivenwick Village 4<sup>th</sup> Addition Preliminary Plat subject to compliance with staff review comments.

Commissioner VanScoy noted that there were a number of comments and asked if that is typical of preliminary plat.

Deputy City Administrator/Community Development Director Hagen replied that it is not uncommon to have a number of comments upon the first review. He noted that a number of the comments were minor in nature and would not change the overall look and feel. He stated that there are also some redundant comments from different City departments.

Commissioner VanScoy referenced the comment related to the outlot and whether that would be adequate for the intended use and asked for input.

Deputy City Administrator/Community Development Director Hagen replied that comment came from Economic Development, but the site is about three acres in size which is in line with the 2020 vision.

Commissioner Walker commented that he worries that if this moves forward as proposed with townhomes, the City could get stuck with an empty lot on Highway 10.

Chairperson Bauer asked if the EDA has provided input on the type of business that could fit on the three acre parcel.

Deputy City Administrator/Community Development Director Hagen stated that it is zoned commercial and could accommodate retail or office use. He stated that three acres is a fair amount of space.

Senior Planner Anderson stated that Village Bank is on a two-acre parcel and also provided sizes of adjacent commercial uses. He believed there would be viable space for a commercial use even with reserving a portion for stormwater use.

Commissioner Walker stated that he has concern with moving townhomes forward. He stated that perhaps enough money is generated from townhomes that the remainder of the lot remains empty.

Deputy City Administrator/Community Development Director Hagen stated that this site is a remnant of a large site that was developed in 2004. He stated that the ratio of commercial/residential has changed with the current rate of 80 percent residential and 20 percent commercial. He stated that this layout would fit into the ratio. He stated that the three acres is larger than neighboring commercial sites.

Commissioner Gengler asked for details on the proposal for street B and where that would be if it connected to Jaspar.

Deputy City Administrator/Community Development Director Hagen displayed an aerial photo of the site and traced the path street B would take.

Commissioner Gengler asked if there is benefit to having the road alignments match up.

Deputy City Administrator/Community Development Director Hagen replied that when possible staff prefers to have the streets match up, but they are overlapping in this scenario and there may be opportunity to shift them slightly south.

### **Citizen Input**

Jay Roos, applicant, commented that they have a purchase option on the entire parcel, including the portion north of 139<sup>th</sup> and are proposing 27 townhomes. He stated that the streets within the townhome development are private and therefore maintained privately by the HOA, including snow removal. He commented that the private street does not align with the private street in the neighboring addition and do not have the opportunity to move the buildings south because of setbacks. He noted that was why they chose not to connect. He stated that one of the concerns in providing a connection would be cut through traffic to reach the commercial area. He stated that when the property to the north is developed, additional ponding would need to be dug in that area as there is a cross ponding agreement with Suite Living and the commercial site. He stated that the idea would be to expand that pond to have the more efficient use of space. He stated that the developable area of the commercial parcel would be reduced by the additional ponding. He noted that there is adequate stormwater storage for the townhome project on its own. He stated that they would be interested in expanding the townhomes onto the commercial portion of the property. He commented that they will be updating the tree replacement plan.

Commissioner Walker asked if there is a timeline for when the commercial portion of the property would be developed.

Mr. Roos commented that they are a residential developer and therefore will market that for sale to a commercial buyer. He stated that the site had been marketed in the past, around the time Suite Living developed.

Chairperson Bauer stated that in looking at the location he would anticipate that people would be reluctant to do something with that site when Highway 10 is under construction. He stated that once that road project is completed, the property could be highly desired.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:57 p.m.

### **Commission Business**

Commissioner Anderson stated that he is having serious issues with the number of staff comments related to the preliminary plat given the past history of this site. He suggested that the applicant come back with a revised preliminary plat.

Chairperson Bauer stated that generally the process for preliminary plat includes review of staff to identify items that need to be addressed with final plat. He stated that although there were a number of comments, he did not believe there were major concerns identified. He noted that most of the comments were fairly routine.

Commissioner Walker asked to see the condensed list of comments.

Commissioner Gengler stated that she would like to see a condition related to lighting and architectural review.

Mr. Roos stated that could be made available for the Council review. He stated that they do not own the property and currently have it under contract for purchase. He stated that he would like to keep the process moving to ensure there is not an issue with timing. He stated that there are a lot of comments, but he did not see any of the comments as significant and most are housekeeping items that will be changed with final plat. He stated that WSB was contracted to provide a review

and was very thorough in its review. He stated that they did expect comments and revisions that would be needed, as preliminary plat never hits all the marks from the beginning.

Commissioner VanScoy stated that perhaps WSB providing a review added to the number of comments. He asked if this is pretty much a standard preliminary plat in the eyes of staff.

Deputy City Administrator/Community Development Director Hagen replied that staff does view this as complete or would have deemed it as incomplete before bringing it to the Commission. He stated that it does appear that the application will meet the standards.

Commissioner Walker echoed the comments of Commissioner Anderson. He stated that he is not comfortable with this group purchasing the property with the intention of selling part of the property at a later date for the commercial portion. He stated that with the Highway 10 project and inflation, he worries that the City will end up with three acres of nothing. He stated that he would prefer to see a complete plan for the entire site and therefore will not support the request.

Commissioner Anderson stated that he was unable to find the staff comments within the case. He stated that too many questions were raised that he could not do the research on and believed the case to be incomplete at this time. He suggested tabling this to the next meeting which would provide more time for review to provide an honest recommendation to the City Council.

Deputy City Administrator/Community Development Director Hagen replied that the staff comments were included in the attachment to the case titled plans with review comments. He stated that the Commission would have the ability to table if desired.

Commissioner VanScoy stated that he shared some of the concerns about what he read and how he interpreted it. He stated that the staff recommendation is that this is ready to be approved as preliminary plat and move forward.

Deputy City Administrator/Community Development Director Hagen confirmed that is correct. He noted that the R-2 and R-3 standards are very similar and therefore the majority of what will change will be those standards but believed that those standards are met in the request as the bulk standards are very similar for those districts. He agreed that many of these items are housekeeping in nature, such as showing the setbacks on the plan. He stated that the applicant could make some of the changes and updated documents could be provided to the City Council for its review, or the conditions could remain for that review and the project could be approved contingent upon those conditions.

Senior Planner Anderson stated that this goes through the full development review with every City department reviewing the plans. He noted that if one of those departments identified a significant issue, it would not be before the Commission for consideration. He stated that it is not the volume of comments but how impactful those comments would be to a layout. He stated that while there are a handful of comments, none of them raised to that level where staff believed it should not move forward. He stated that the recommendation is contingent upon compliance with all of those comments.

Mr. Roos stated that they will review through the comments to determine what is an ordinance requirement versus a want or request. He hoped that this could move forward, but noted that if this is continued, he would like clear direction on the expectations and what is wrong or does not meet the ordinance. He stated that he has great concerns with the commercial property as they are not a commercial developer and cannot come forward with a plan for that outlot. He stated that if that is a requirement, it would require someone to purchase the property that is a residential and commercial developer and would stop them from purchasing the property. He stated that he cannot guarantee that they will build or develop that property, but they will market the property for sale.

Commissioner VanScoy commented that this parcel is mixed use PUD, which holds a requirement that part of the property be developed as commercial. He stated that this plat would put the commercial portion into an outlot.

Deputy City Administrator/Community Development Director Hagen confirmed that residential portion of the property is in line with the residential/commercial ratios for the site and holds the desired commercial property for commercial development.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council approve Rivenwick Village 4<sup>th</sup> Addition Preliminary Plat, subject to compliance with staff review comments.

A roll call vote was performed:

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

Motion Carried.

## **7. COMMISSION BUSINESS**

### **7.01: Discussion Topic: Conceptual Architecture for Potential Townhome Project in The COR; Case of Jason Palmy and M/I Homes**

#### **Presentation**

Senior Planner Anderson presented the Staff Report and asked for input on the front entryways proposed by the developer.

#### **Commission Business**

Chairperson Bauer stated that he asked staff to find supporting information on the original intent of requiring front porches.