

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 26, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: Planning Manager Todd Larson
 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.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, Gengler, Anderson, Hunt, VanScoy, and Walker. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the April 28, 2022 Planning Commission Meeting Minutes

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Peters, Gengler, Hunt, VanScoy, and Walker. Voting No: None. Absent: None.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Ordinance #22-19 Amending Sign Code to Allow Off-Premise Digital Billboard Signs

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

Community Development Dir/Deputy City Admin Brian Hagen presented the staff report stating that staff recommends adoption of Ordinance #22-19 with a change to strike Section C(10).

Commissioner VanScoy referenced the mention about the City having discretion over the parcel that would be leased and asked for details.

Community Development Dir/Deputy City Admin Brian Hagen replied that the EDA has been working with iDigital and the proposed location of the sign is south of City Hall. He stated that the property is City owned and therefore the display would be on leased land.

Commissioner VanScoy stated that if the intent is to lease land for the sign, would that still provide the ability to contract for time for the City to advertise on the sign.

Community Development Dir/Deputy City Admin Brian Hagen confirmed that language would be included within the terms of the lease. He stated that the language would provide a reduced rate for Ramsey businesses and would also allow the City to advertise its messaging.

Commissioner VanScoy asked if the City would have the same ability if a sign were constructed on land not owned by the City.

Community Development Dir/Deputy City Admin Brian Hagen replied that the City would not have that right and the right would instead lie with the underlying landowner in their negotiations with the sign company.

Commissioner VanScoy asked if Section C(10) is then not valid.

Community Development Dir/Deputy City Admin Brian Hagen replied that staff felt it was not a provision that could be forced on landowners but that could be further investigated with the City Attorney.

Citizen Input

Councilmember Woestehoff asked if there would be a scenario, although unlikely, that there could be three digital billboards within the City that are not on City land and therefore would not have the lease with the City.

Community Development Dir/Deputy City Admin Brian Hagen confirmed that would be a potential scenario.

Commissioner Walker commented that the City is currently engaged in negotiations to place a billboard on City property.

Community Development Dir/Deputy City Admin Brian Hagen confirmed that there is a negotiated lease recommended for approval by the EDA that has not yet gone to the City Council because the ordinance was not yet in place. He stated that if the ordinance is adopted, the lease would continue to move forward, and the CUP process would follow.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Walker, Anderson, Gengler, Hunt, and Peters. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:11 p.m.

Commission Business

Motion by Commissioner Peters to recommend that City Council adopt Ordinance #22-19 Amending Sign Code to Allow Off-Premise Digital Billboard Signs with a change to strike Section C(10).

Motion died for lack of second.

Commissioner Walker commented that he does not like the idea of changing the rules to allow the City to have a digital billboard display, whether there is revenue gained or not. He stated that he believed that if a resident brought this forward, it would have been an uphill battle. He stated that he does not like the aesthetic along highways and will not support this.

Motion by Commissioner Walker, seconded by Commissioner VanScoy, to recommend that City Council deny Ordinance #22-19 Amending Sign Code to Allow Off-Premise Digital Billboard Signs with a change to strike Section C(10).

Further discussion

Commissioner VanScoy stated that he does not like the concept of adding billboards along the highway as the aesthetic is objectional. He commented that the ordinance is well written.

Motion Carried. Voting Yes: Commissioners Walker, VanScoy, Gengler and Hunt. Voting No: Chairperson Bauer, Commissioners Anderson, and Peters. Absent: None.

6.02: Public Hearing: Consider Zoning Amendment to Rezone 15861 Jarvis St NW (Project No. 22-120); Case of Big C Development LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:16 p.m.

Presentation

City Planner McCann presented the staff report stating that staff recommends that the Planning Commission recommend the City Council introduce and adopt Ordinance #22-18 rezoning the subject property from R-1 (Rural Developing) to E-3 Employment.

Commissioner VanScoy commented that the property is currently used for storage.

City Planner McCann commented that the property has been evaluated through the Code Enforcement process and believes that it has come into compliance.

Commissioner VanScoy commented that he visited the site this week and noticed some grading but did not believe it to be in compliance. He asked if this change in zoning would allow the City to place parameters on what could be done on the site.

City Planner McCann confirmed that to be correct. He stated that the E-3 District does allow open outdoor storage as a conditional use, and therefore would need to follow the CUP process. He confirmed that outdoor storage would be conditional to another use/building and the site would not be allowed to be used only for outdoor storage.

Commissioner VanScoy asked if there are berms between the subject property and golf course.

Senior Planner Anderson confirmed that there is some berming between the golf course and this property. He stated that if a site plan were to come forward for the property, they would apply the applicable standards from the E-3 District.

Citizen Input

There were no comments.