

City of Ramsey
Agenda
Regular Planning Commission
Thursday, January 27, 2022
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at 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**
6. **Commission Business**
 1. Review of Design Concepts for the New Water Treatment Plant
7. **Public Hearing**
 1. Consider Site Plan and Variance Request for Northstar Marketplace Multi-Tenant Retail Building at 7912 Sunwood Drive NW (Project No. 22-101); Case of Northstar Marketplace LLC
 2. PUBLIC HEARING: Review Comprehensive Plan Amendment Creating New Urban Residential Low (URL) District and Re-Guiding Subject Properties
 3. Consider Ordinance #22-12 Amending City Code Section 117-124 to Allow Restaurants in the E-3 Employment District
 4. PUBLIC HEARING: Consider Ordinance #22-11 Amending City Code Sections 117-116, 117-117, and 117-124 to Allow Taprooms and Breweries
 5. PUBLIC HEARING: Consider Ordinance #22-08 Amending City Code Section 117-51 Regarding Conditional Use Permits
 6. PUBLIC HEARING: Consider Ordinance #22-09 Amending City Code Section 117-56 Regarding Easement Vacations
8. **Commission/Staff Input**

9. Adjournment

Regular Planning Commission

6. 1.

Meeting Date: 01/27/2022**Submitted For:** John Nelson, Engineering/Public Works**By:** Grant Riemer, Engineering/Public Works

Information**Title:**

Review of Design Concepts for the New Water Treatment Plant

Purpose/Background:**Purpose:**

Staff and representatives from AE2S and Oertel Architects will be in attendance to review concept plans for the new water treatment plant proposed for the City of Ramsey.

Background:

The plant is designed to remove iron and manganese from our municipal drinking water, with a capacity to treat up to ten million gallons per day. Iron and manganese are both naturally occurring minerals found in ground water wells. Iron is responsible for the discoloration you notice on sidewalks, buildings signs, etc. Though iron is safe to drink it has a impact on everything it comes in contact with.

Manganese is also present in our municipal drinking water supply and has been since we began our municipal water system back in the mid 1980's. Manganese has long been considered a nuisance in drinking water for its discoloration properties until recently, when the Minnesota Department of Health determined that levels over 100 parts per billion could present a health risk for bottle fed infants under one year of age.

Notification:

NA

Observations/Alternatives:

The treatment plant will be located on the north end of the Public Works Campus located near the intersection of Jaspar St and 143rd Ave. With the construction of the water treatment plant the city will realize several efficiencies in our PW operations. Currently our only method of iron/manganese removal is through water main flushing. This process requires the utilities department to open every hydrant in the city and run millions of gallons of water to waste in an attempt to remove sediment from the bottom of the water main that has settled over time. This process is performed spring and fall and requires 3-4 people, 4 to 5 weeks per event. We estimate we run 6 million gallons of water to waste with each flushing event. To put that into perspective, we have three water towers with a combined capacity of four million gallons. Iron and manganese also collect in our water meters causing them to wear out prematurely. Rusty water complaints from residents is also a concern. In 2021 we received 48 calls from residents complaining about rusty colored drinking water, stained clothing, bathroom fixtures stained, etc. Some times these calls are the result of someone opening a hydrant in a neighborhood, such as the fire department or contractor illegally taking water. Other times its just a random piece of sediment that breaks loose and starts moving through the water system. All of these situations will be eliminated or greatly reduced once the treatment plant comes online.

Funding Source:

Utility Fund

Recommendation:

Informational only

Action:

Based on committee discussion

Attachments

Design Renderings

Form Review

Inbox

Brian Hagen

Form Started By: Grant Riemer

Final Approval Date: 01/20/2022

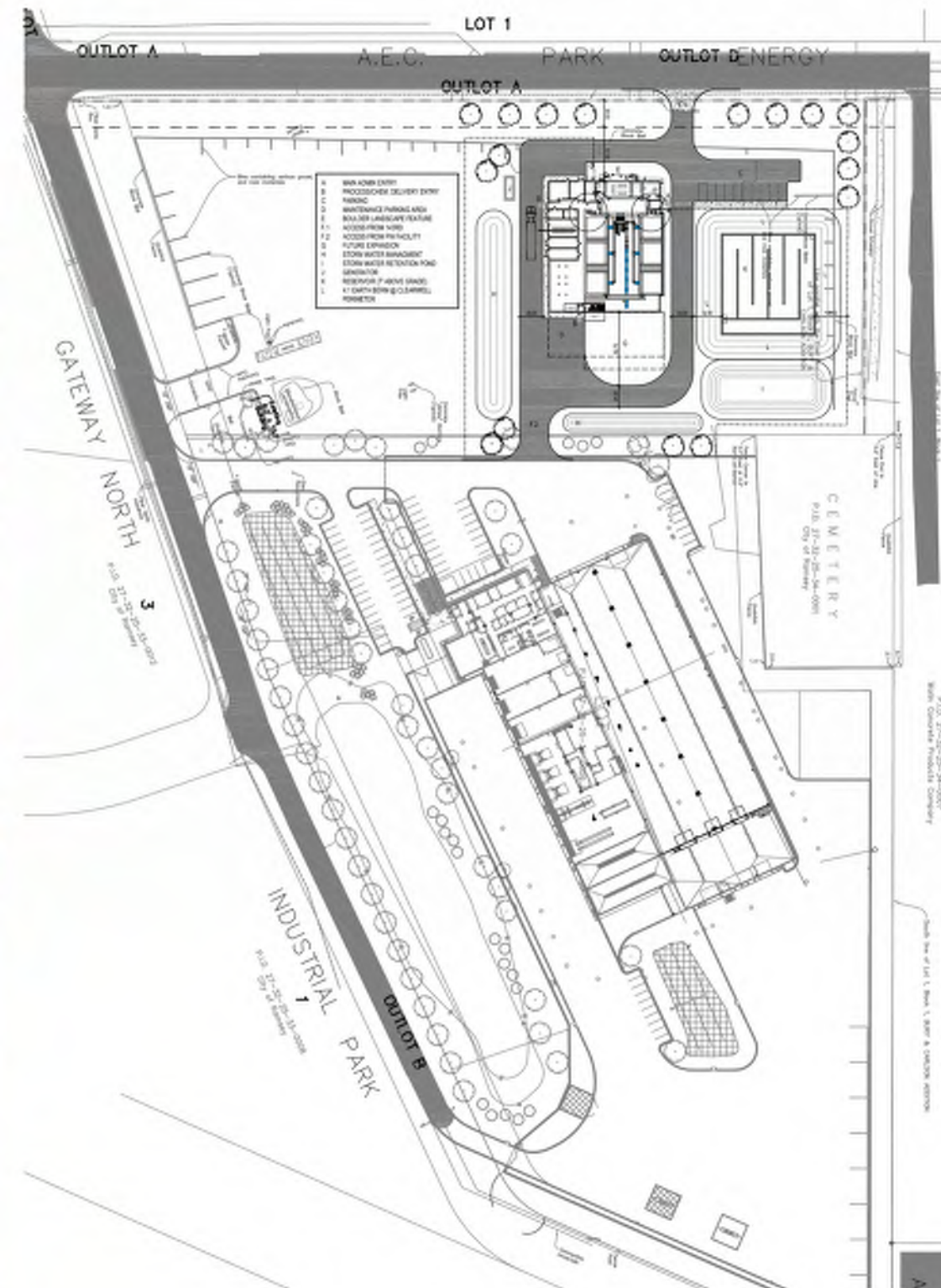
Reviewed By

Brian Hagen

Date

01/20/2022 11:29 AM

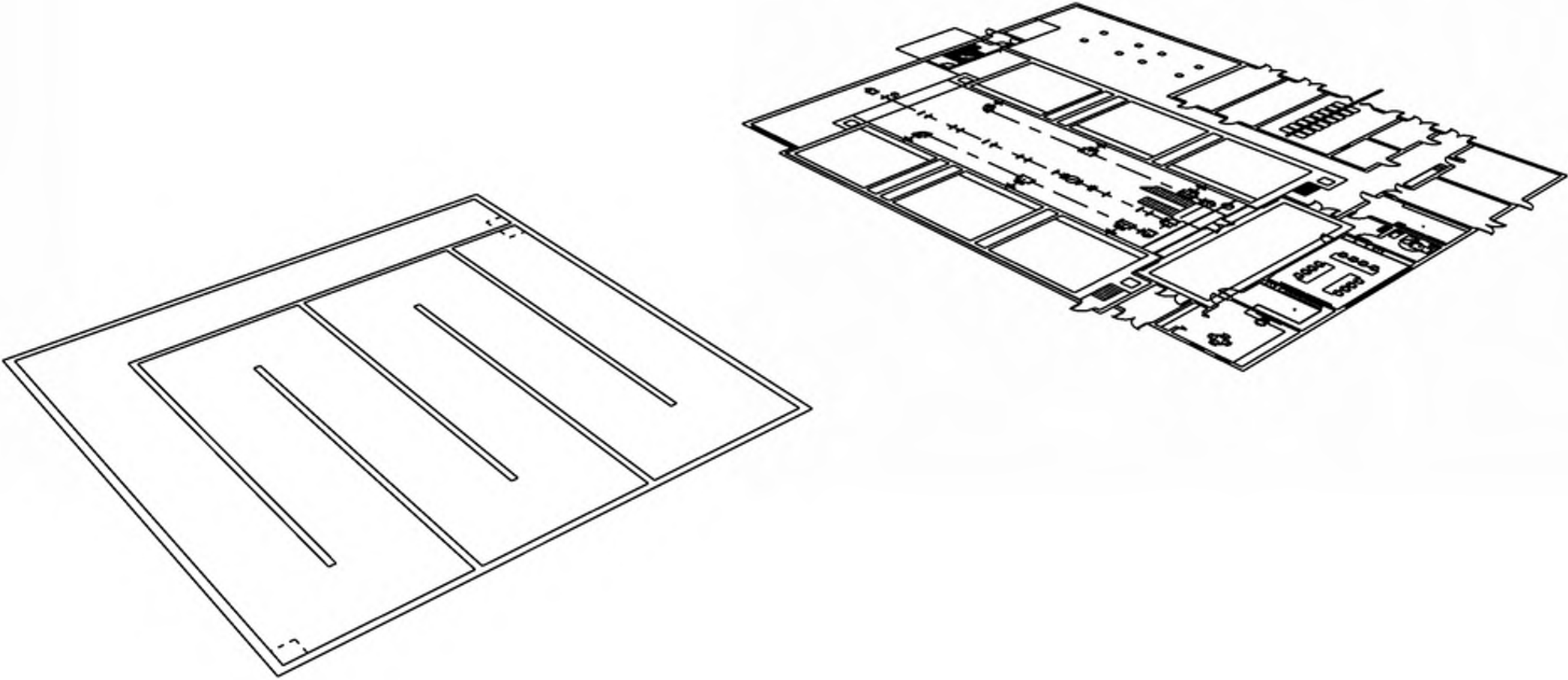
Started On: 01/19/2022 11:06 AM



- The Campus Site Plan:

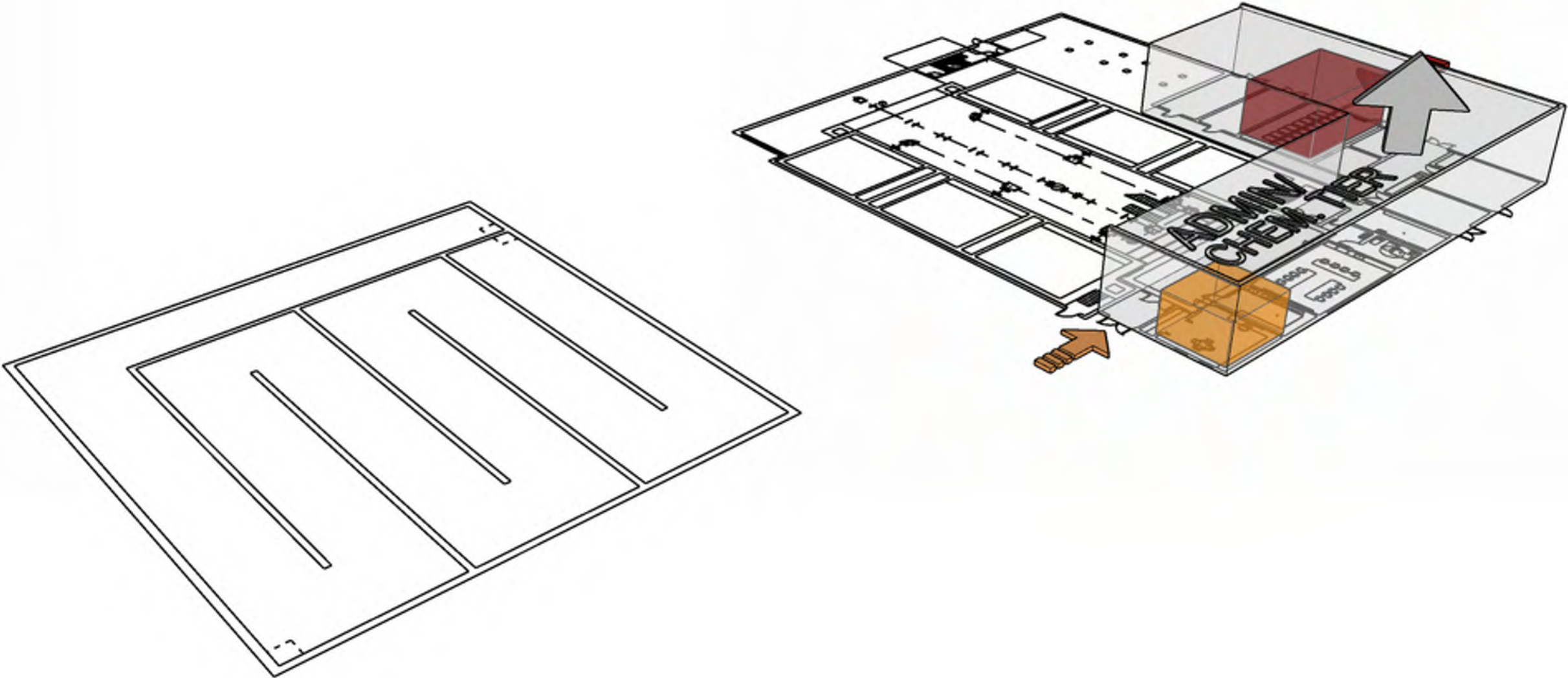
The Ramsey water treatment plant is proposed just north of the newly constructed public works facility. A ring road around the plant provides full access in an emergency and has connections to 143rd Ave. and the public works site, integrating it into the cities municiple campus. Views of the water treatment plant from HWY 10 have been addressed within the overall plant design to help the tall volume blend in with the rest of the campus.





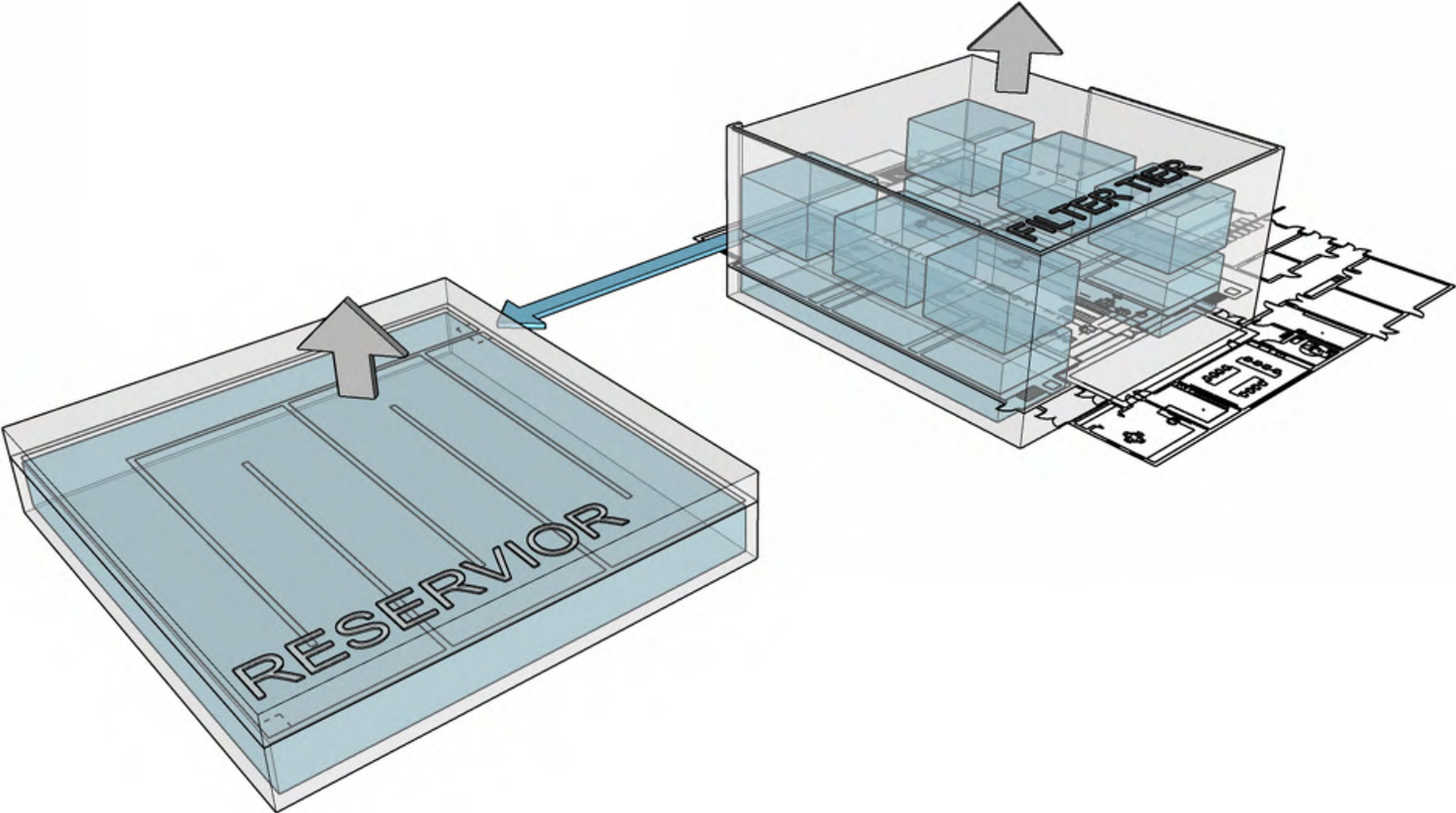
- **Facility layout:**
the layout of the facility has been configured for optimal functionality and longer term use.





- Administration/chemical tier:
single story height
control room and community engagement/education spaces are located closest to the main entry
chemical storage and delivery access is keep to the opposite side for separation safety

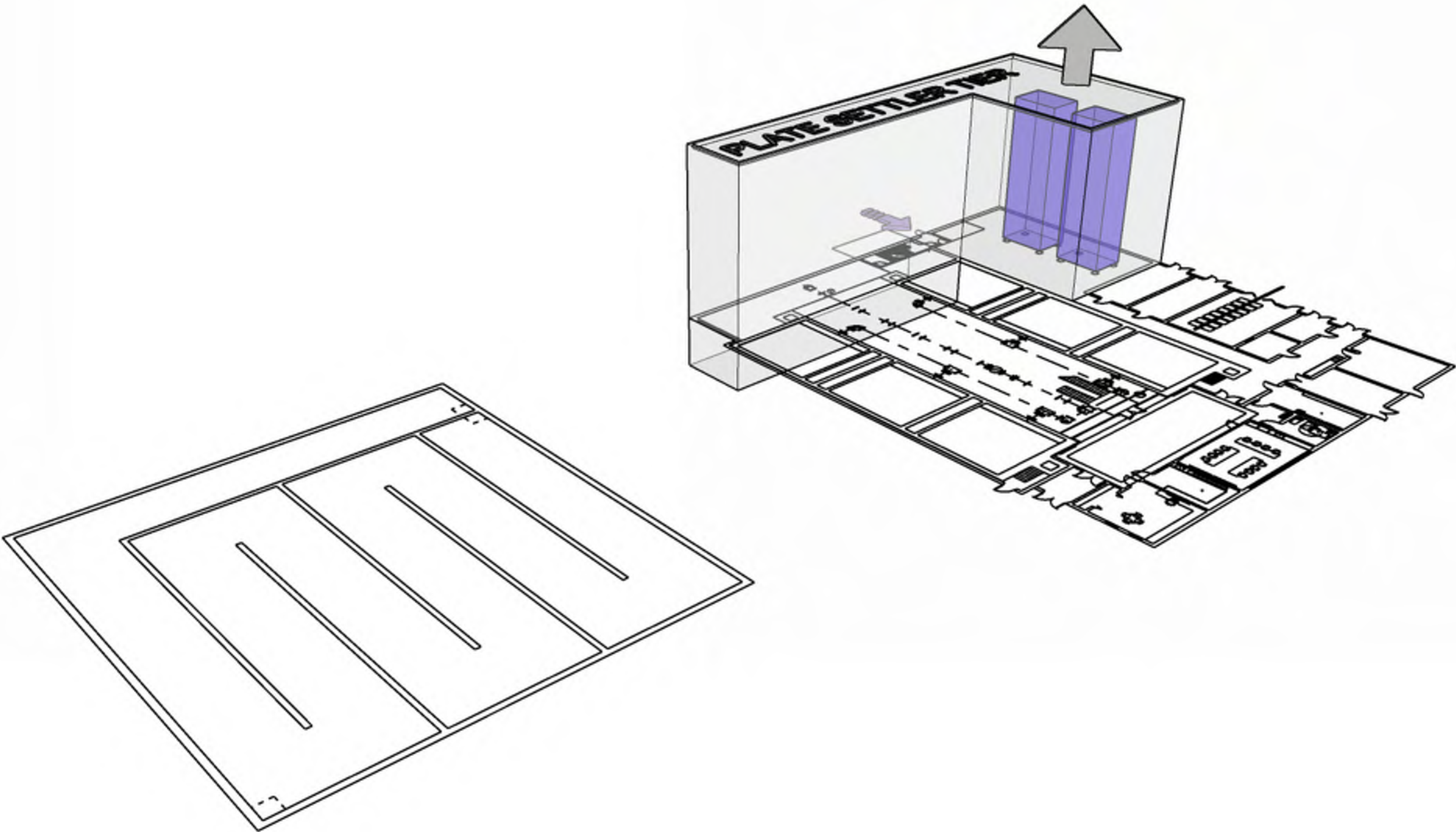




- Filtration tier:

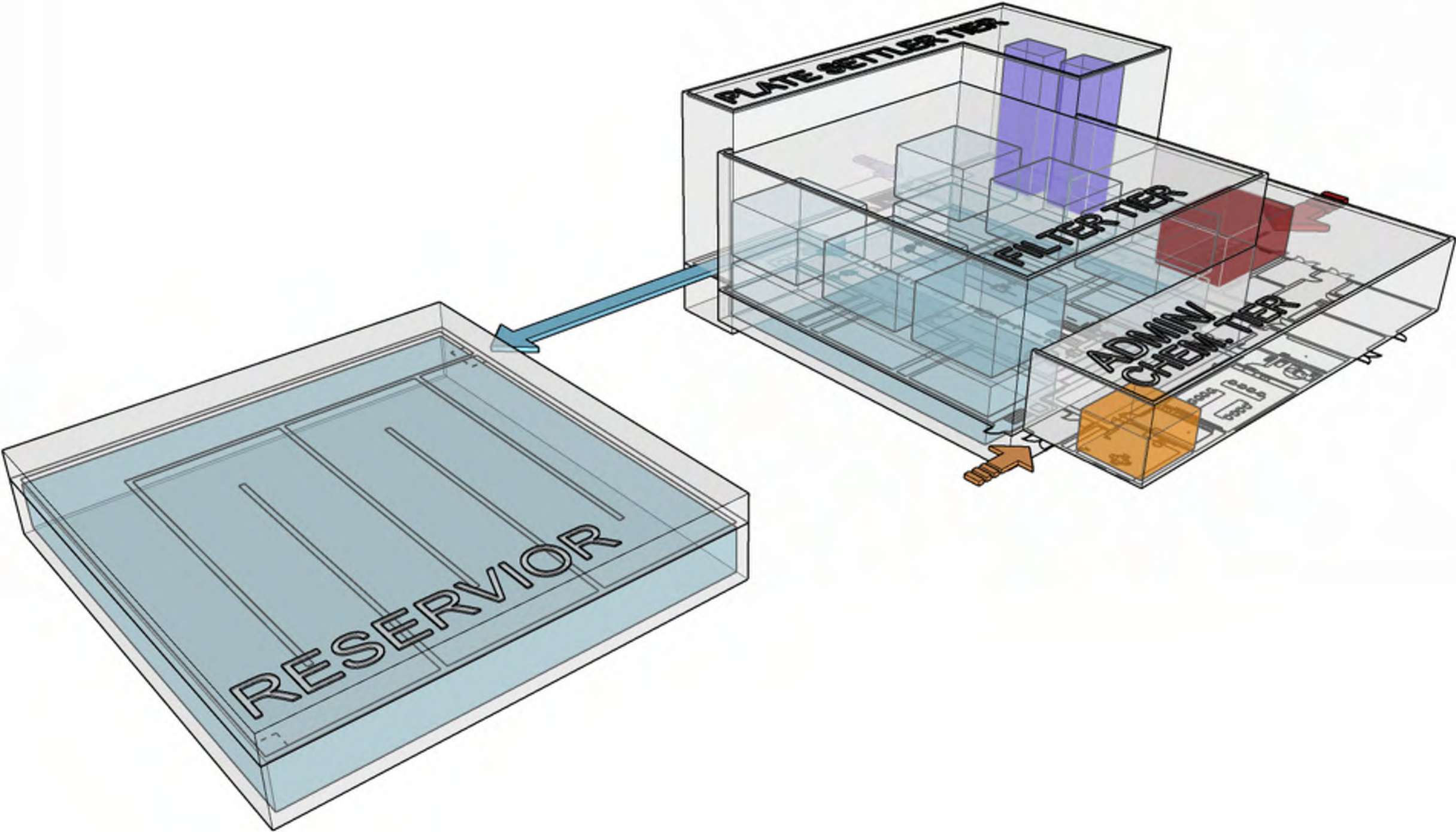
- extra height to accomodate both filters and backwash tanks
- primary connection to reservoir
- functionally located at the center of the facility for most efficient process flow





- **Plate Settler tier:**
highest volume housing 3 story tall plate settlers
positioned at the rear of the facility to minimize facilities presence along 143rd and shield views of roof top equipment
from public works and HWY 10

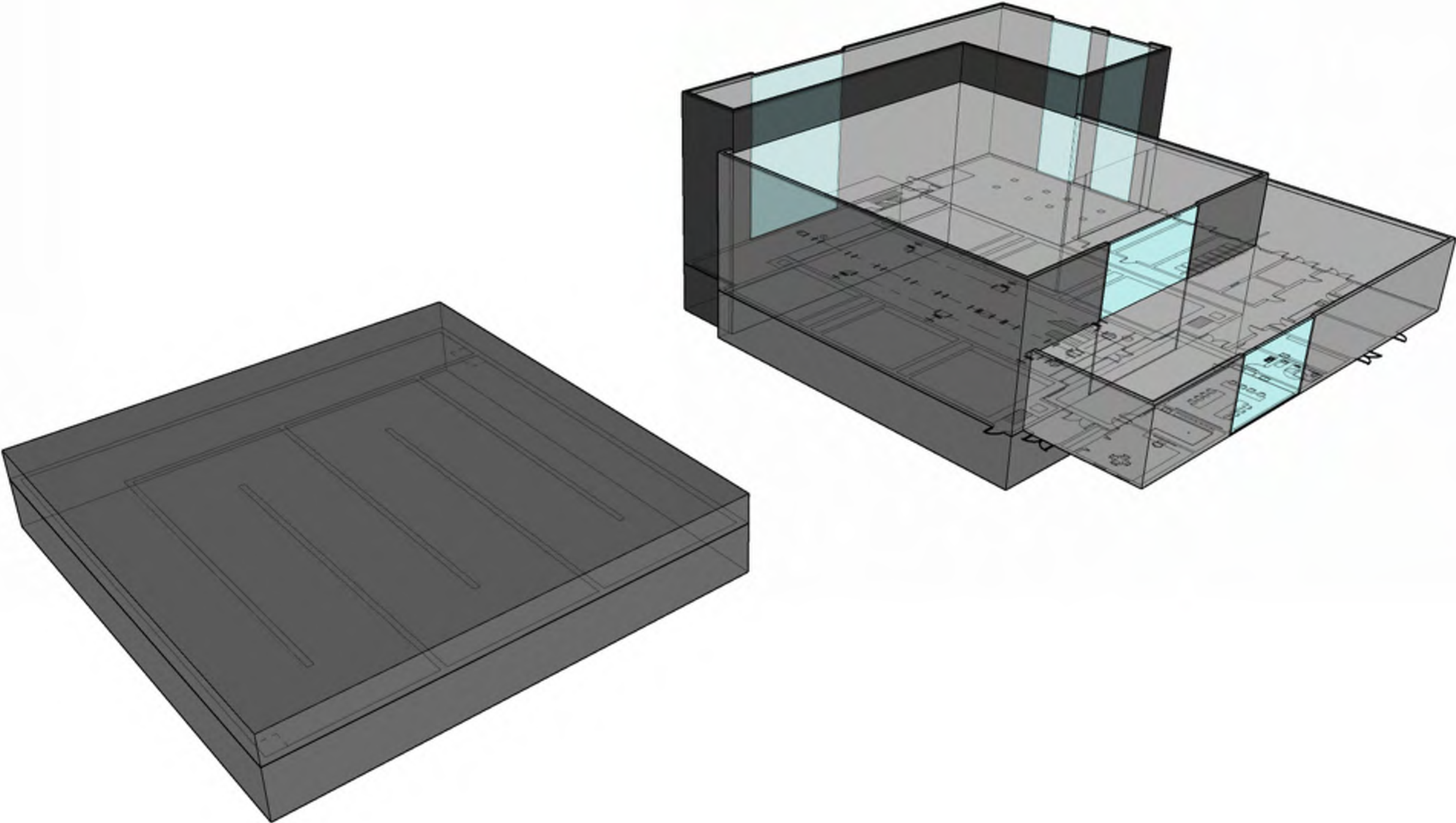




- Facility tiers:

By stepping the different tier heights, we are able to break up and organize the building form in a way that softens its presence along 143rd and begin to delineate building program and function.





- Facility Openings and Materiality:

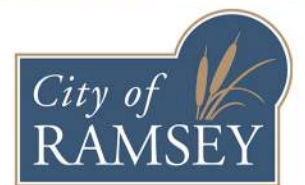
Further articulation of the facility form through materiality and translucent openings
large translucent openings strategically located to support the function of the facility while providing an abundance of natural daylight
translucent openings take on a waterfall like quality as they casacde down the different tiers





- The campus front along 143rd Ave.:

The main entry reinforces the campus material palette through the utilization of glazed openings, flat and ribbed metal panels, and architectural insulated precast walls. The exposed face of the reservoir can be made use for a facility/campus monument sign seamlessly blending in with the site fencing.

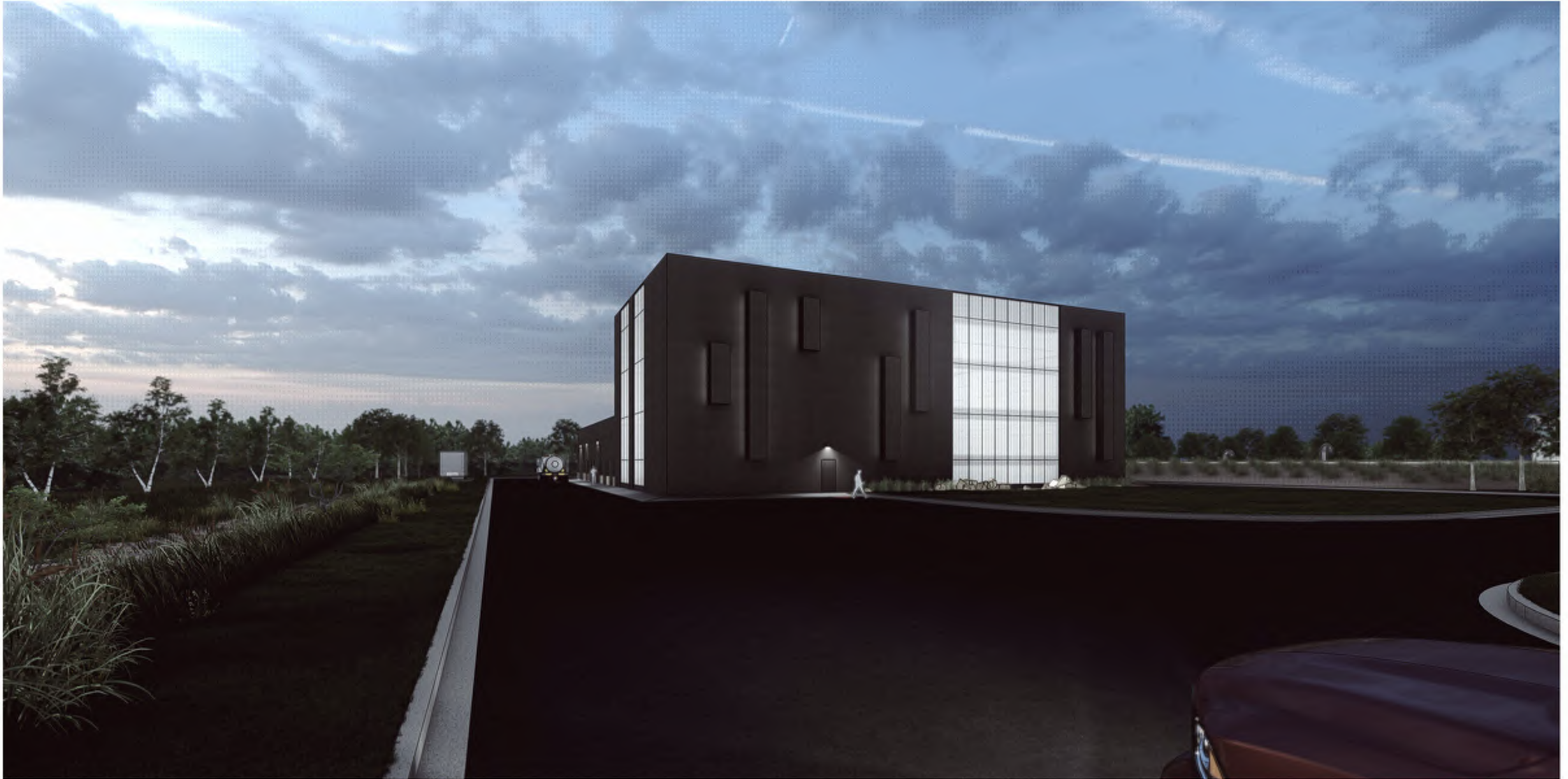




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- View from Public Works/Hwy 10:

Patterned bump-outs provide a slight relief from the otherwise single material blank elevation facing public works and views from Hwy 10. Soft glowing accent lighting highlight the texture of the ribbed metal panel that is broken by three large sections of translucent panels overflowing from the roof-tops edge.

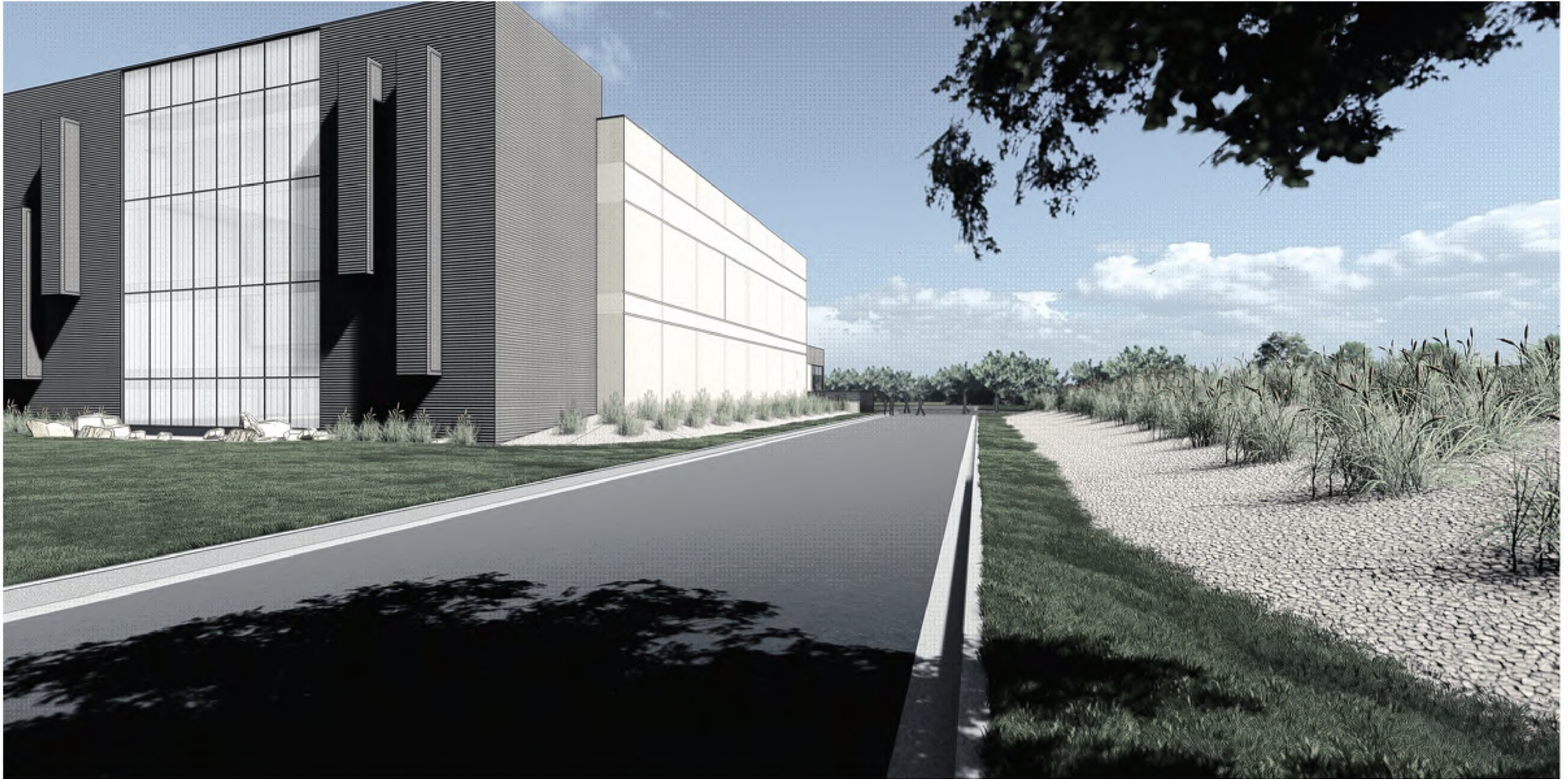




- View from Public Works/Hwy 10:

Patterned bump-outs provide a slight relief from the otherwise single material blank elevation facing public works and views from Hwy 10. During daytime hours light and shadow transform this elevation into a dynamic screen wall for the rest of the facility depending on the time of day.





- Landscaping and Berming:

To soften the campus sides of the reservoir and height of filtration tier, berming and landscaping is used on either side of the connecting access road. The reveals and varied precast finishes of the filtration tier portray a scene of a river valley bank with the differing layers of earth and strata left exposed by the flow of a river.





- The waterfalls:

from the front elevation view one can see the cascading glass/translucent openings fall down the face of the different tiers. Carving and eroding through the different strata layers of materials, they flood the interior of the facility with an abundance of natural light during the day and illuminate like beacons at night. The cascading waterfalls link the three building tiers together in a picturesque landscape of the water treatment process.



Regular Planning Commission

7. 1.

Meeting Date: 01/27/2022

By: Chris Anderson, Community
Development

Information

Title:

Consider Site Plan and Variance Request for Northstar Marketplace Multi-Tenant Retail Building at 7912 Sunwood Drive NW (Project No. 22-101); Case of Northstar Marketplace LLC

Purpose/Background:

The City has received an application from Northstar Marketplace LLC (the "Applicant") for Site Plan review for a new multi-tenant, retail building at 7912 Sunwood Drive NW (the "Subject Property"). The proposal also includes a request for a Variance to the build-to requirement along Sunwood Drive.

Notification:

The City attempted to notify all property owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request by U.S. Mail. The Public Hearing notice was also posted in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

General Project Overview

The Applicant is proposing construction of a 7,200 square foot, multi-tenant building on the southern portion of the Subject Property. The building could have up to six (6) tenants and does include a drive-thru along the western (non-street facing) side. This project would result in the full build-out of the Northstar Marketplace retail node. The Subject Property is located in the COR-2 zoning district and is guided as Mixed Use in the Comprehensive Plan. The proposed uses, retail and restaurants, are permitted based on both the zoning and land use designations.

Parking Summary

As a stand-alone project, a minimum of fourteen (14) parking stalls would be required and a maximum of twenty-eight (28) stalls would be permitted (based on retail uses). However, the Subject Property is part of a retail 'campus' that shares a large parking lot. There are currently 468 parking stalls serving this retail node, which includes four (4) existing buildings, plus this proposed building. This project would actually decrease the parking from 468 stalls to 452 stalls. Looking back at the initial review of the Ramsey Town Center 3rd Addition Site Plan, a minimum of 440 parking stalls were required (this included the build-out of the Subject Property). The project proposes to provide nine (9) parking stalls abutting the south elevation of the building.

Architecture

The proposed building will have an exterior finish consisting of a combination of facebrick, integral colored rockface CMU, glass, aluminum, and EIFS. This design is very similar or matches the exterior finish of the other buildings within this retail node. While the south elevation, which faces the parking lot, will serve as the front entrances for these tenants, the north (street facing) elevation will essentially match that same look, including ingress/egress doors.

The Site Plan includes a twenty foot by twenty foot (20' x 20') fenced in patio off the northwest and southwest corners of the building. This would provide an outdoor eating spaces for prospective food tenants in the end cap units, something that the Applicant has noted as being important, especially considering the impacts the pandemic has had on the food service industry. The Applicant has noted that the fencing material would be aluminum. Staff is working with the Applicant to ensure that the fencing would be consistent with The COR Design Framework.

The project does include an exterior trash enclosure near the northeastern corner of the building. As of the writing of this case, Staff has not received a rendering or description of the enclosure materials. The Applicant is working with their architect to provide additional details on the enclosure. Since it is not internal to the building, the design of the enclosure should appear essentially like an extension of the building itself.

Variance

The COR-2 zoning district does not have minimum required setbacks from the side or rear property boundaries. However, there is a build-to requirement from the building front to the public road right-of-way of no more than fifteen (15) feet (Sunwood Drive is designated as a Destination Street). As proposed, no part of the building meets the build-to requirement. The northeast corner of the building (the portion nearest to Sunwood Drive) is about seventeen (17) feet from the right-of-way boundary.

Sunwood Drive was realigned circa 2012-2013 to accommodate the Armstrong Boulevard overpass. While the road was realigned, the existing utilities, including trunk sewer and trunk water lines, remained in place, as they were serving the western most building within this retail node. These utilities, as well as the existing drainage and utility easement that encumbers the northern half of the Subject Property, prevent the building from meeting the build-to standard. Furthermore, not just the drainage and utility easement, but the utilities themselves, create barriers to a knee wall or other decorative means to create the desired street presence. Even as proposed, a small portion of the building encroaches into the drainage and utility easement (Staff is working with the Engineering Department to determine whether a partial Easement Vacation or an Easement Encroachment Agreement would be the most appropriate way to address this matter). Due to these constraints, the Applicant has requested a variance to the build-to standard.

When considering a Variance, the Planning Commission shall consider the following factors:

1. Will the variance allow the property owner to use the property in a reasonable manner?
2. Is the plight of the landowner due to circumstances unique to the property and not created by the landowner?
3. Will the variance, if granted, alter the essential character of the locality?

The Subject Property is irregularly shaped as a result of the realignment of Sunwood Drive. The irregular shape, combined with the existing utilities and easement, were not created by the Applicant and are unique to the Subject Property. The proposed multi-tenant building is a permitted use and will hopefully attract more retail and restaurant options to the area, a strong desire of the residents. The proposed building location will not impact the essential character of the locality as there are already two (2) buildings within this retail node that sit much further away from the public road right-of-way.

Alternatives

Alternative 1: Motion to adopt Resolution #22-029 approving a variance to the build-to requirement and recommend City Council approve the Site Plan for the new, multi-tenant building on the Subject Property. The proposed building not only provides more opportunities for retail and restaurant type businesses to enter Ramsey, but also is very similar in style to the other four (4) buildings within this retail node. Due to the realignment of Sunwood Drive and the location of existing sewer and water utility lines, the building cannot meet the build-to requirement for a Destination Street. The circumstances appear to satisfy the 3-factor test outlined above. Staff supports this alternative.

Alternative 2: Do not approve the requested variance and recommend that the Site Plan be modified to comply with The COR Design Framework standards (specifically the build-to requirement). Based on the unique shape of the property, existing access into the Subject Property, and location of utilities, this does not seem to be a reasonable action and Staff does not support it.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approving the requested variance as well as the Site Plan, contingent upon compliance with Staff's review comments in ProjectDox.

Action:

Motion to adopt Resolution #22-029 granting a variance to the build-to requirement.

-and-

Motion to recommend City Council adopt Resolution #22-030 approving the Site Plan.

Attachments

Site Location Map

Existing Conditions

Site Plan

Color Elevations

ProjectDox Changemark Comments

Resolution #22-029: Variance

Resolution# 22-030: Site Plan

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 01/20/2022

Reviewed By

Brian Hagen

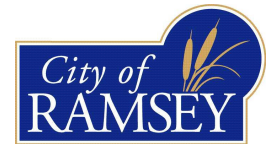
Date

01/20/2022 11:27 AM

Started On: 01/18/2022 10:31 AM

Site Location Map

7912 Sunwood Drive NW



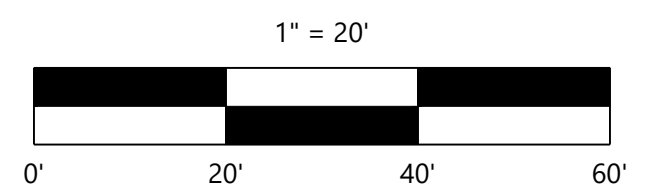
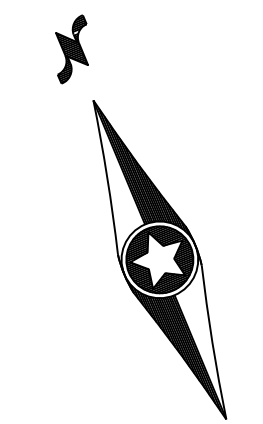
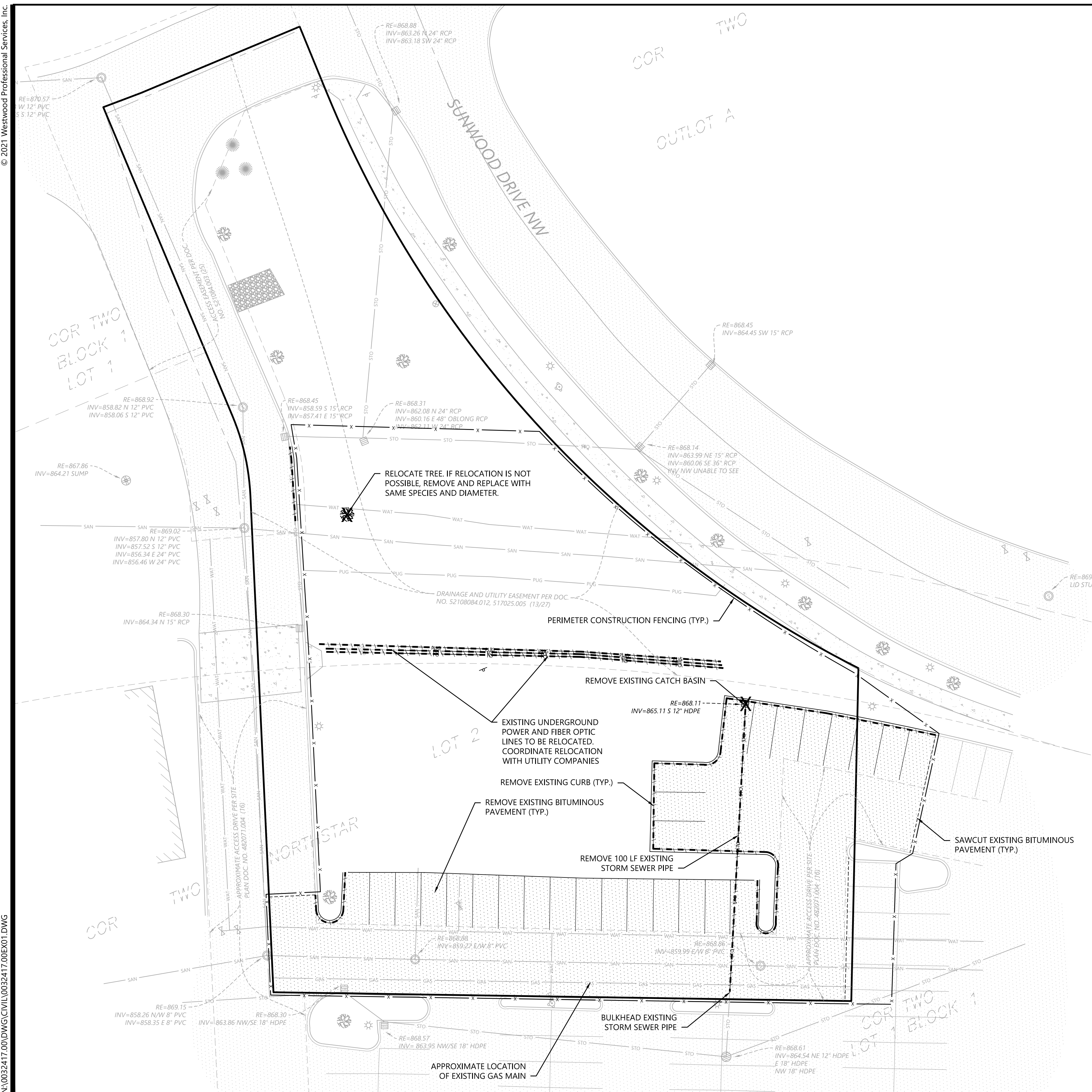
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, RCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, GEBCO, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS

REMOVAL LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SAW CUT PAVEMENT
---	---	CURB & GUTTER
---	---	SANITARY SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	STORM SEWER
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	PERIMETER CONSTRUCTION FENCE
---	---	CONCRETE
---	---	BITUMINOUS
---	---	TREE
---	---	LIGHT POLE
---	---	TRAFFIC SIGN
---	---	CONSTRUCTION BARRICADE
---	---	SOIL BORING LOCATION
---	---	TREE LINE

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



NOT FOR CONSTRUCTION

DESIGNED:	JAS
CHECKED:	JAS
DRAWN:	JAS
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	

INITIAL ISSUE:	12/22/2021
REVISIONS:	
△	
△	
△	
△	
△	

PREPARED FOR:
PHILLIPS EDISON & COMPANY
 11501 NORTHLAKE DR
 CINCINNATI, OH 45249

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

JOSEPH SCHRAMM
 DATE: 12/22/2021 LICENSE NO. 56078

NORTHSTAR MARKETPLACE
 7912 SUNWOOD DR, RAMSEY, MN

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

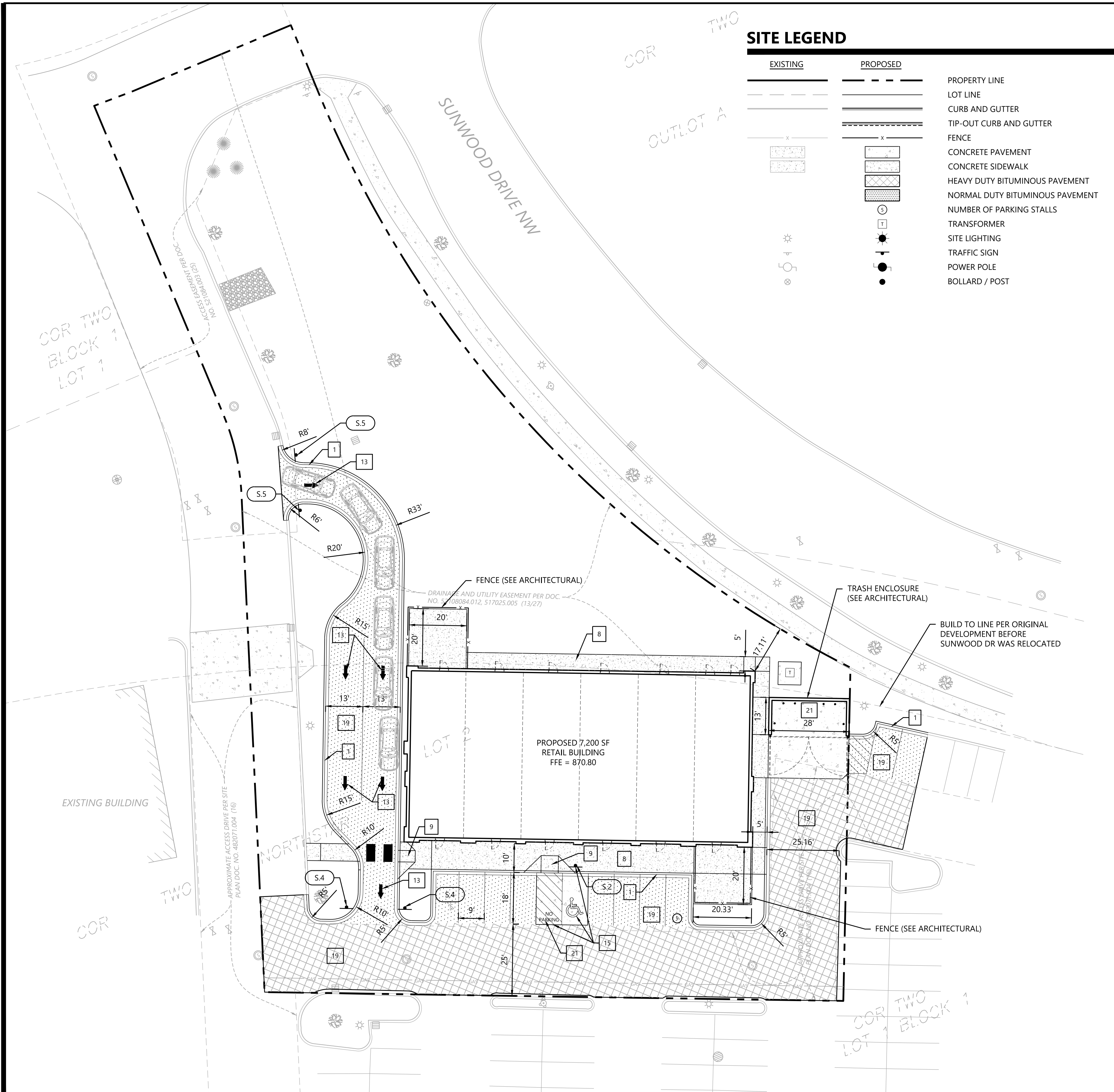
EXISTING CONDITIONS
 & REMOVALS PLAN

SHEET NUMBER:
2 OF **9**
 DATE: 12/22/2021

PROJECT NUMBER: 0032417.00

© 2021 Westwood Professional Services, Inc. N:\0032417\00\DWG\CIVIL\0032417.00E01.DWG

NORTHSTAR MARKETPLACE



SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MINNESOTA, SEPTEMBER 23, 2021.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE DEVELOPMENT SUMMARY

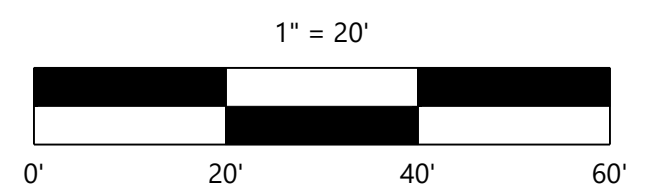
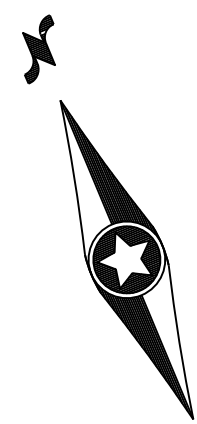
PROPERTY ADDRESS:	7912 SUNWOOD DRIVE
EXISTING ZONING:	COR-2
PROPOSED ZONING:	COR-2
PARCEL DESCRIPTION:	LOT 2 BLOCK 1 COR TWO NORTHSTAR
PROPERTY AREA:	46,982 SF (1.08AC)
PERVIOUS SURFACE:	18,208 SF (38.8%)
IMPERVIOUS SURFACE(RATIO):	28,774 SF (61.2%)
BUILDING GROSS SIZE:	7,200 SF (15.3%)
RETAIL/RESTAURANT:	7,200 SF
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 25' AISLE

1 SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 6 CONCRETE CROSS GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 9 PEDESTRIAN CURB RAMP
- 13 TRAFFIC ARROW
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 21 HEAVY DUTY CONCRETE SECTION

S.10 SIGN LEGEND

REFERENCE	SIZE	MnDOT DESIGNATION
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.4 DO NOT ENTER	30" X 30"	R5-1
S.5 BEGIN ONE WAY	24" X 30"	R6-X1



NOT FOR CONSTRUCTION

DESIGNED:	JAS
CHECKED:	JAS
DRAWN:	JAS
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	

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Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SHEET NUMBER:
3 OF **9**
SITE PLAN
PROJECT NUMBER: 0032417.00 DATE: 12/22/2021

Changemarks Report

Project Name: Site Plan - Northstar Marketplace Spec Build Drive-Thru

Workflow Started: 09/13/2021 2:45 PM

Report Generated: 01/19/2022 02:04 PM

Grouping	Cycle	Ref #	Complete ?	Status	Department	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By
Main Workflow	1	16	False	Unresolved	Civil Engineer II	Utility Plan.pdf	JF	Watermain Class	Ductile Iron 8" or greater is class 52, 6" or less is class 53.	01/13/2022 11:48 AM	Joe Feriancek
		17	False	Unresolved	Civil Engineer II	Utility Plan.pdf	JF	Sanitary Sewer SDR 35 vs. 26	Clty uses SDR 26 for depths greater than 13 feet, rather than 15 feet.	01/13/2022 11:48 AM	Joe Feriancek
		18	False	Unresolved	Civil Engineer II	Utility Plan.pdf	JF	STMH Casting	See City Detail STO-14, casting is equivalent to Neenah R-1733.	01/13/2022 11:48 AM	Joe Feriancek
		15	False	Unresolved	Civil Engineer II	Grading & Erosion Control Plan.pdf	JF	Erosion Control for Parking Lot	So long as the construction fencing keeps vehicle on and off the site only	01/13/2022 11:42 AM	Joe Feriancek
		14	False	Unresolved	Civil Engineer II	Site Plan.pdf	JF	Connect Private Sidewalk to Public Sidewalk?	Is there a desire to connect the private sidewalk to the public sidewalk along	01/13/2022 11:26 AM	Joe Feriancek
		13	False	Unresolved	Civil Engineer II	Existing Conditions & Removals Plan.pdf	JF	Perimeter Construction Fencing	Label calls out typical, however, did not see a detail for this fence.	01/13/2022 11:22 AM	Joe Feriancek
		10	False	Unresolved	Civil Engineer IV	Utility Plan.pdf	LL	New Sanitary MH	The existing Sanitary Sewer line is 30" PVC. It is active. The City will not support	01/13/2022 10:50 AM	Len Linton

Changemarks Report

		11	False	Unresolved	Civil Engineer IV	Utility Plan.pdf	LL	Existing Sanitary MH	Direct the sanitary sewer to this manhole Information from City	01/13/2022 10:50 AM	Len Linton
		12	False	Unresolved	Civil Engineer IV	Utility Plan.pdf	LL	Cleanout	Cleanouts are required on both legs of sanitary sewer upstream of Wye.	01/13/2022 10:50 AM	Len Linton
		9	False	Unresolved	Civil Engineer IV	Site Plan.pdf	LL	Drive Thru	Provide detail supporting double lane at this location.	01/13/2022 9:37 AM	Len Linton
		8	False	Unresolved	Civil Engineer IV	Grading & Erosion Control Plan.pdf	LL	Erosion Control Measures	Bio roll is not appropriate in this location. The underlying material	01/13/2022 9:33 AM	Len Linton
		20	False	Unresolved	City Planner	Site Plan.pdf	CA	Fenced Area	Please provide details on purpose, as well as fence height, materials, etc.	01/19/2022 1:20 PM	Chris Anderson
		21	False	Unresolved	City Planner	Site Plan.pdf	CA	Easement Encroachment	Small portion of northeast corner of building and the 20' x 20' fenced area	01/19/2022 1:20 PM	Chris Anderson
		22	False	Unresolved	City Planner	Site Plan.pdf	CA	Drive-Thru Menu Board/Ordering	Where will the menu board/ordering for the drive-thru be located? Please indicate on	01/19/2022 1:20 PM	Chris Anderson
		23	False	Unresolved	City Planner	Site Plan.pdf	CA	Line Type	What is this line representing?	01/19/2022 1:20 PM	Chris Anderson
		24	False	Unresolved	City Planner	Site Plan.pdf	CA	Trash Enclosure	Since this is not designed to be interior to the buiding, need to include a colored	01/19/2022 1:20 PM	Chris Anderson

Changemarks Report

		19	False	Unresolved	City Planner	A3.1.pdf	CA	Fence?	Civil plans indicate a 20' x 20' fence off the northwest corner of building and says to	01/11/2022 12:15 PM	Chris Anderson
		5	False	Unresolved	Engineering Tech	Details.pdf	LC	Sewer and Water Details	Add detail for grease trap. Add city details pertaining to sewer and water structures,	01/10/2022 8:38 AM	Logan Czech
		7	False	Unresolved	Lead Engineering Tech	Utility Plan.pdf	Aaron	Watermain	6" ductile class 53 8" ductile class 52	01/11/2022 9:59 AM	Aaron Madsen
		6	False	Unresolved	Lead Engineering Tech	Site Plan.pdf	Aaron	Drive Thru	Is there enough car stacking/ Also is the turn radius big enough for a truck or	01/10/2022 8:33 AM	Aaron Madsen
		2	False	Unresolved	Engineering Tech	Utility Plan.pdf	LC	Cleanout	Add sanitary sewer cleanout outside building	01/10/2022 8:32 AM	Logan Czech
		3	False	Unresolved	Engineering Tech	Utility Plan.pdf	LC	Sewer Inverts	Sanitary Sewer and Storm Sewer structures should have minimum 0.1'	01/10/2022 8:32 AM	Logan Czech
		4	False	Unresolved	Engineering Tech	Utility Plan.pdf	LC	STMH 100 Location	Be sure to center STMH in drive through lane to keep out of wheel path	01/10/2022 8:32 AM	Logan Czech
		1	False	Unresolved	Engineering Tech	Site Plan.pdf	LC	Drive Through	In the event that there are more than 5-6 vehicles in the drive through, the queue	01/10/2022 8:24 AM	Logan Czech

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-029

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO THE BUILD-TO STANDARD IN THE COR DISTRICT AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Northstar Marketplace LLC (the "Permittee") requesting a Variance to the build-to standards in The COR Design Framework, which is incorporated by reference in the Ramsey City Code, on the property generally known as 7912 Sunwood Drive NW and legally described as follows:

Lot 2, Block 1 COR TWO NORTHSTAR

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on January 27, 2022, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 1.08 acres in size and is zoned COR-2.
4. That the Subject Property is guided as Mixed Use in the Comprehensive Plan.
5. That the Permittee is proposing the construction of a 7,200 square foot multi-tenant retail building on the Subject Property.
6. That The COR Design Framework specifies that Sunwood Drive is a Destination Street.
7. That per The COR Design Framework, the proposed building shall be within fifteen (15) feet of the Sunwood Drive public road right-of-way.
8. That no part of the proposed building meets the build-to standard.
9. That Sunwood Drive was realigned circa 2012-2013 as part of the Armstrong Boulevard overpass project.
10. That while Sunwood Drive was realigned, the trunk sewer and trunk water lines, as well as the drainage and utility easement encumbering the utility infrastructure, remained in place.
11. That the drainage and utility easement, as well as the utility infrastructure, prevent the building from complying with the build-to standard.
12. lots would have more than the required 200 feet of frontage along 168th Avenue.

FINDINGS OF FACT

1. That the proposed building placement will not impair an adequate supply of light and air to adjacent property.
2. That the proposed building placement will not unreasonably increase the congestion on the public street.
3. That the proposed building placement will not have the effect of allowing any use prohibited in the COR-2 District.
4. That the proposed building placement will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the proposed building placement will not increase the danger of fire or endanger the public safety.
6. That the proposed building placement will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.
7. That the proposed building placement will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
8. That the proposed building placement will not violate the intent and purpose of the Comprehensive Plan.
9. That the proposed building placement will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the proposed building placement is the minimum necessary to accomplish the Permittee's intended purpose.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to the build-to standard on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a deviation to the build-to requirement on the **Subject Property** as shown in Exhibit 1.
2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
6. That this **Variance** shall automatically expire if the use is not initiated by January 27, 2023, and initiation shall be considered issuance of a Building Permit for the multi-tenant building.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

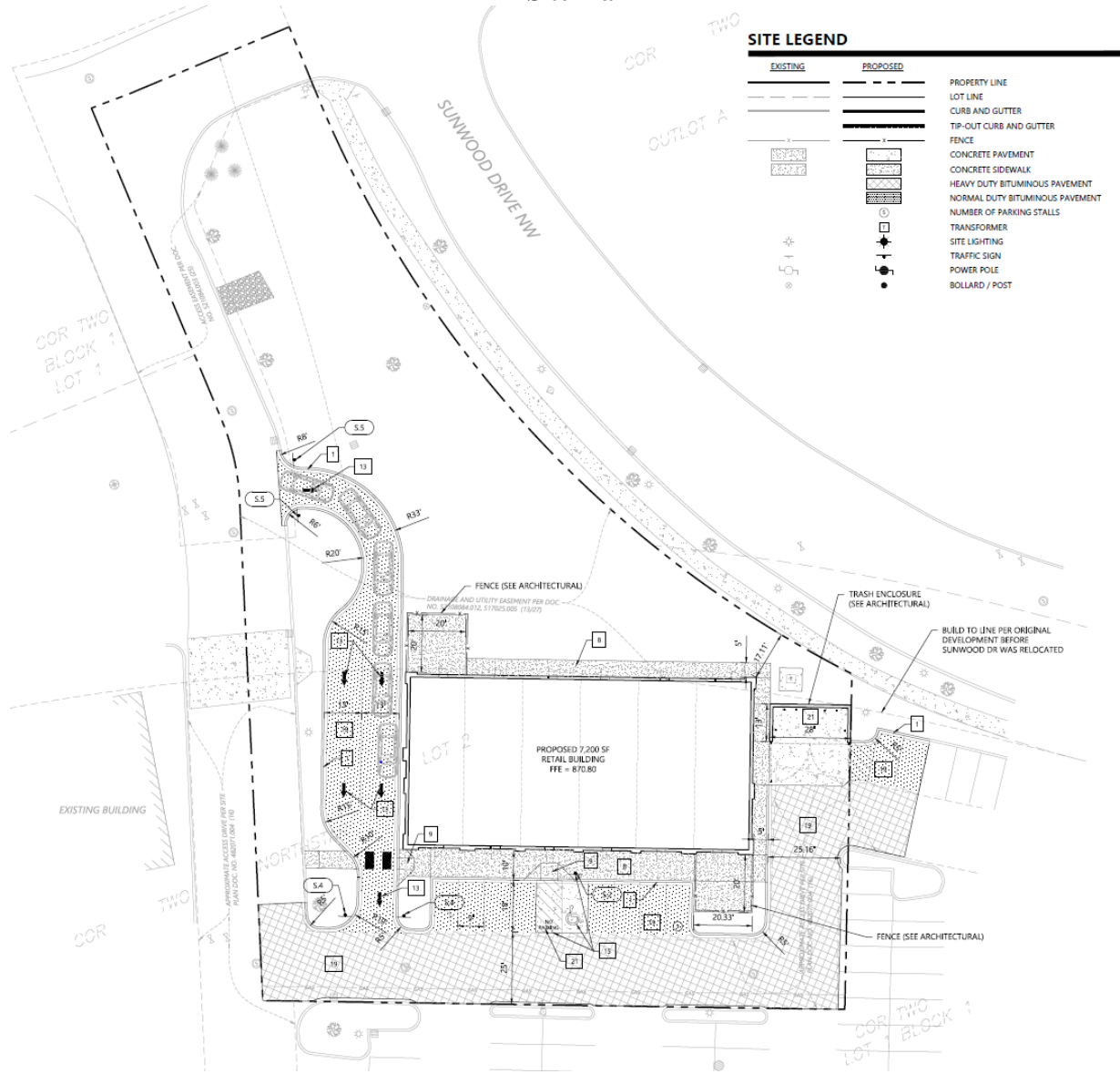
Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 27th day of January, 2022.

Chairperson

ATTEST:

City Clerk

Exhibit 1 Site Plan



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-030

**A RESOLUTION APPROVING A SITE PLAN AND DEVELOPMENT AGREEMENT
FOR NORTHSTAR MARKETPLACE LLC**

RECITALS

1. Northstar Marketplace LLC, hereinafter referred to as the “Permittee” has properly applied for Site Plan approval for a new, multi-tenant retail building on the property generally known as 7912 Sunwood Dr NW and legally described as follows:

LOT 2, BLOCK 1 COR TWO NORTHSTAR, Anoka County, Minnesota

(“Subject Property”)

2. That the Permittee is the fee owner of the Subject Property.
3. That the Permittee appeared before the Planning Commission for a public hearing for a variance to the build-to standard on January 27, 2022 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
4. That the Subject Property is zoned COR, which is a mixed use zoning designation and guided as such in the 2040 Comprehensive Plan.
5. That per the City’s COR Design Guidelines, any trash enclosure that is not designed internal to the building, as is proposed with this project, must be specifically approved by the City.
6. That the Planning Commission reviewed the Site Plan on January 27th, 2022, and recommended approval/denial.
7. That the City Council reviewed the Site Plan on February 8, 2022.

**NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY
OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey City Council hereby grants approval of the Site Plan and Development Agreement for the multi-tenant retail building on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City.
2. Final legal form approved by the City Attorney.
3. Compliance with Staff comments as noted in ProjectDox.
4. Staff approval of the architectural plans, including the architectural plans for the trash enclosure and fencing details.
5. That a separate building permit and sign permits are required.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 8th day of February, 2022.

Regular Planning Commission

7. 2.

Meeting Date: 01/27/2022

By: Chloe McGuire Brigl, Community
Development

Information

Title:

PUBLIC HEARING: Review Comprehensive Plan Amendment Creating New Urban Residential Low (URL) District and Re-Guiding Subject Properties

Purpose/Background:

The purpose of this case is to review a comprehensive plan amendment (CPA) for the planning area generally known as Trott Brook North, which includes the Trott Brook Crossing and North Brook Meadows projects. Both projects have contingent preliminary plat approvals at this point.

During the EAW process, the Metropolitan Council reviewed the proposed Trott Brook Crossing plat for 270 lots. The land was guided for sewer development at a density of 3 - 4 units per acre, with an average of 3.5 units per acre. The Trott Brook Crossing development was coming in at a density of less than 3 units per acre, due to the constraints of the site, which will be addressed later. Staff is proposing implementing a new tool, "Urban Residential Low" (name can be changed) to allow for developments (specifically Trott Brook Crossing and North Brook Meadows) to go below 3 units per acre if certain conditions are met. The conditions include character of the neighborhood, environmental considerations, and other physical constraints.

Ramsey's approved 2040 Comprehensive Plan can be found here:

<http://www.ci.ramsey.mn.us/DocumentCenter/View/3915/Ramsey-2040-Comprehensive-Plan>. The specific amendment(s) would affect the Future Land Use Map on page 30 and subsequent pages (through 34).

The proposed amendment is also available online under the 2040 Comprehensive Plan Update page, or directly here: <http://www.ci.ramsey.mn.us/DocumentCenter/View/4660/Urban-Residential-Low-Resolution-District>

Please note that the City Council has approved this amendment, with conditions, including coming back to Planning Commission for another public hearing.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Properties, as reflected in the Anoka County Property Records, of the proposed amendment and tonight's public hearing. Two separate notices were sent. The notice was also published in the City's official newspaper, the Anoka County UnionHerald. There was also a public hearing at the January 11, 2022 City Council meeting which was published in the Anoka County UnionHerald. In order to provide additional public notice of the comprehensive plan amendment, the City Council approved the comprehensive plan amendment conditionally and directed Staff to hold another public hearing from the Planning Commission. Staff will then bring the case back to the first City Council meeting in February 2022 for finalization, and any updates, if needed.

Observations/Alternatives:

Site Constraints for these two projects include:

- Wetlands and unbuildable land along Trott Brook for Trott Brook North development
- Floodplain on North Brook Meadows site
- Significant ponding requirements based on local ordinance
- Density transitioning buffer required by local ordinance
- Proximity to existing rural developments

- Limited entrances into the Trott Brook North site, limiting site configuration
- Proximity to major transportation corridors, Variolite Street and Nowthen Blvd
- Local zoning ordinance requiring 80 foot wide, 1/4 acre lots

The Applicant for Trott Brook North worked with Staff to try and increase the density onsite while meeting zoning requirements, which was not feasible.

Given the City's approved 2040 Comprehensive Plan, the City has two options:

1. **Amend the City's Comprehensive Plan.** Allow for sewer development at densities less than 3 units per acre.
 1. Note that the City overall cannot drop below 3 units per acre on sewer. This would create compliance issues with the required density of the wastewater system as a whole and put the City into non-compliance. A quick calculation by the Metropolitan Council determined that this amendment would allow the City to remain in compliance as a whole. Overall density is calculated annually with the City's plat monitoring program.
2. **Amend the Zoning Code.** Allow for smaller lots onsite to meet the comprehensive plan requirements.

In a work session (case attached) on December 14, 2022, City Council directed Staff to work through Option 1, noting the local limitations next to low density residential, site constraints, and significant public input to date.

The proposed amendment allows for lower density developments, in the specifically mapped area, on sewer/water, if they meet two or more of the criteria below:

1. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density.
2. Previous subdivision of adjacent properties has provided limited access which restricts development potential.
3. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition.
4. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items.
5. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density.
6. The property is adjacent to existing rural residential, large lot development, and development at 3+ units per acre would not meet the character of the neighborhood.

Items 1 - 5 are taken from Andover's very similar Comprehensive Plan Amendment (attached), which allowed for lower density sewer development and was approved by the Metropolitan Council.

The purpose of this case is to review an item related to the Trott Brook Crossing case, but more largely, for this Planning area in general. The net density of the project is coming in well below 3.0 units per acre, which is the minimum allowable density in the City's 2040 Comprehensive Plan. This item came out of the EAW analysis by the Metropolitan Council.

In this situation, the City has two options:

- Allow smaller lots on the properties to reach the minimum 3 unit per acre threshold (Comprehensive Plan requirement)
- Revise the City's Comprehensive Plan to allow for this lower density under certain circumstances

Based on previous direction, Staff is recommending item #2.

There are ramifications on if the City allows the overall density within the MUSA to go below 3 units per acre. If this happened, the Metropolitan Council could hold sewer extension permits until the City reaches 3 units per acre overall. This would have a real impact on the City's goals for commercial/retail growth. The City must maintain a minimum of 3 units per acre to stay on the regional wastewater system. This is important to note because lowering the allowable densities in too many areas of the City could essentially prevent sewer growth and the Metropolitan Council could deny sewer extension permits.

The Metropolitan Council did a high level calculation of allowing this project to come in below 3 units per acre,

and it does not appear that it would impact the City as a whole, as we would still be over 3 units per acre. But, additional developments within the MUSA need to meet the minimum density because the City is just at 3.0 units/acre. Any lower density developments could swing us under that threshold, which would have a major impact on the City's growth, including commercial, industrial, and retail growth.

Funding Source:

The Applicant is responsible for all costs associated with project review.

Recommendation:

Staff recommends approval of the Comprehensive Plan Amendment by Planning Commission.

Action:

Motion to approve the Comprehensive Plan Amendment.

Attachments

December 14 City Council Case

Andover's CPA (1)

Andover's CPA (2)

Existing Future Land Use Map

Amendment Language vs Andover's

Areas CPA could be used

Comprehensive Plan Amendment

Form Review

Inbox

Brian Hagen

Form Started By: Chloe McGuire Brigl

Final Approval Date: 01/20/2022

Reviewed By

Brian Hagen

Date

01/20/2022 01:32 PM

Started On: 01/18/2022 10:22 AM

CC Work Session

2.3.

Meeting Date: 12/14/2021

Information**Title:**

Review Comprehensive Plan Amendment Options for MUSA Areas North of Trott Brook

Purpose/Background:

The purpose of this case is to review an item related to the Trott Brook Crossing case, but more largely, for this Planning area in general. The net density of the project is coming in well below 3.0 units per acre, which is the minimum allowable density in the City's 2040 Comprehensive Plan. This item came out of the EAW analysis by the Metropolitan Council.

In this situation, the City has two options:

- Allow smaller lots on the properties to reach the minimum 3 unit per acre threshold (Comprehensive Plan requirement)
- Revise the City's Comprehensive Plan to allow for this lower density under certain circumstances

Based on previous direction, Staff is recommending item #2.

There are ramifications on if the City allows the overall density within the MUSA to go below 3 units per acre. If this happened, the Metropolitan Council could hold sewer extension permits until the City reaches 3 units per acre overall. This would have a real impact on the City's goals for commercial/retail growth. The City must maintain a minimum of 3 units per acre to stay on the regional wastewater system. This is important to note because lowering the allowable densities in too many areas of the City could essentially prevent sewer growth and the Metropolitan Council could deny sewer extension permits.

The Metropolitan Council did a high level calculation of allowing this project to come in below 3 units per acre, and it does not appear that it would impact the City as a whole, as we would still be over 3 units per acre. But, additional developments within the MUSA need to meet the minimum density because the City is just at 3.0 units/acre. Any lower density developments could swing us under that threshold, which would have a major impact on the City's growth, including commercial, industrial, and retail growth.

Staff is proposing implementing a new tool, "Urban Residential Low" (name can be changed) to allow for developments (specifically Trott Brook Crossing and North Brook Meadows) to go below 3 units per acre if certain conditions are met. The conditions include character of the neighborhood, environmental considerations, and other physical constraints.

The proposed comprehensive plan amendment could run in tandem with the Preliminary Plat, and after, there would be a 60 day window for adjacent jurisdiction review, and after that approximately 60 days for Metropolitan Council review.

Timeframe:

15 minutes

Funding Source:

The Applicant is responsible for all costs associated with development.

Responsible Party(ies):

Community Development

Chloe McGuire, Senior Planner

Brian Hagen, Deputy City Administrator

Outcome:

Direct Staff to work with the Metropolitan Council and bring forward a Comprehensive Plan Amendment to a future meeting with/without additional properties or items.

Attachments

Background Information from Metropolitan Council

Draft New Comprehensive Plan Area

Future Land Use Map (MUSA)

Proposed Areas

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	12/08/2021 07:15 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:22 AM
Form Started By: Chloe McGuire Brigl		Started On: 12/07/2021 08:40 AM
Final Approval Date: 12/09/2021		

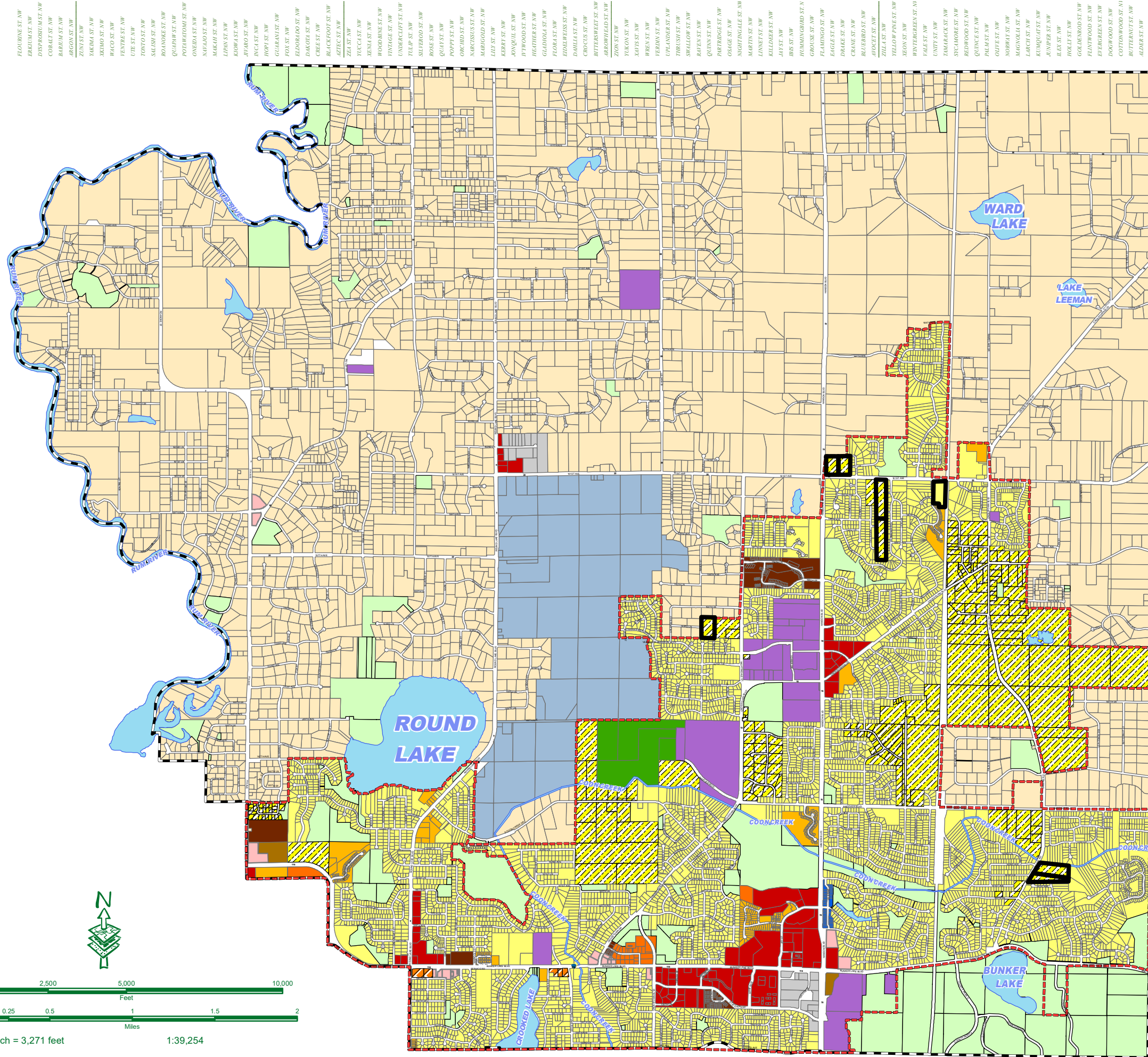
POTENTIAL DENSITY REDUCTION AREAS

City of Andover - Planning Department 1685 Crosstown Blvd. NW Andover, MN 55304 (763) 755-5100
Map Date: May 2021

LEGEND

Land Use Density Range
 Potential Density Reduction Areas 1.75 to 2.4 units per acre

For Planning Purposes Only



FLOURNOY ST. NW
 ERIKSON ST. NW
 DISPERGUM ST. NW
 COBALT ST. NW
 BARKUM ST. NW
 ARGON ST. NW
 ZINZ ST. NW
 YAKIMA ST. NW
 XENON ST. NW
 HICCO ST. NW
 HENRY ST. NW
 UTR ST. NW
 TONY ST. NW
 SALISHI ST. NW
 ROADWALK ST. NW
 QUARRETT ST. NW
 POTTERHOUS ST. NW
 ONEIDA ST. NW
 NAHLOST ST. NW
 MAKASH ST. NW
 LIPSON ST. NW
 KROMA ST. NW
 JIARO ST. NW
 INCLIST NW
 HOPF ST. NW
 GILKANE ST. NW
 FOX ST. NW
 ELDOORDO ST. NW
 DAKOTA ST. NW
 CHEST. NW
 BLAOKFOOT ST. NW
 AZTEC ST. NW
 ZEA ST. NW
 YUCA ST. NW
 XENIA ST. NW
 WOODBINE ST. NW
 VINGAGE ST. NW
 UNDERCLIFF ST. NW
 TULIP ST. NW
 SILVERD ST. NW
 ROSE ST. NW
 QUILL ST. NW
 POPPY ST. NW
 ORCHARD ST. NW
 MARCUS ST. NW
 MARGGOLD ST. NW
 LILY ST. NW
 KERRY ST. NW
 KONGUL ST. NW
 ITHOOD ST. NW
 HEATHER ST. NW
 GLADDOLE ST. NW
 FLORA ST. NW
 EDWARDS ST. NW
 DALLAS ST. NW
 CROCUS ST. NW
 BUTTERWERT ST. NW
 ARROWHEAD ST. NW
 ZION ST. NW
 YUKON ST. NW
 XUPA ST. NW
 WREKA ST. NW
 VERON ST. NW
 UPLANDER ST. NW
 THURISH ST. NW
 SHALLOW ST. NW
 RAFFEN ST. NW
 QUINN ST. NW
 PARTIDGE ST. NW
 OSAGE ST. NW
 NIGHTINGALE ST. NW
 MARTIN ST. NW
 LINNET ST. NW
 KILLDEER ST. NW
 JAY ST. NW
 IRIS ST. NW
 HUMMINGBIRD ST. NW
 GROUSE ST. NW
 FLAMINGO ST. NW
 EAGLE ST. NW
 DRAKE ST. NW
 CRANE ST. NW
 BLUEBIRD ST. NW
 ADICET ST. NW
 ZILLA ST. NW
 YELLOW PINE ST. NW
 XEON ST. NW
 WINTERGREEN ST. NW
 VALLEY ST. NW
 UNIT ST. NW
 TAMARACK ST. NW
 SYCAMORE ST. NW
 REDWOOD ST. NW
 QUINCE ST. NW
 PALM ST. NW
 OLIVE ST. NW
 NORBIT ST. NW
 MAGNOLIA ST. NW
 LARCH ST. NW
 KUMQUAT ST. NW
 JUNPER ST. NW
 ILEX ST. NW
 HOLY ST. NW
 GOLDENROD ST. NW
 FLINTWOOD ST. NW
 EYEBREA ST. NW
 DOGWOOD ST. NW
 COTTONWOOD ST. NW
 BUTTERNUT ST. NW
 ALDER ST. NW
 UNIDENTIFIED EX

181ST AVE. NW
 180TH AVE. NW
 179TH AVE. NW
 178TH AVE. NW
 177TH AVE. NW
 176TH AVE. NW
 175TH AVE. NW
 174TH AVE. NW
 173RD AVE. NW
 172ND AVE. NW
 171ST AVE. NW
 170TH AVE. NW
 169TH AVE. NW
 168TH AVE. NW
 167TH AVE. NW
 166TH AVE. NW
 165TH AVE. NW
 164TH AVE. NW
 163RD AVE. NW
 162ND AVE. NW
 161ST AVE. NW
 160TH AVE. NW
 159TH AVE. NW
 158TH AVE. NW
 157TH AVE. NW
 156TH AVE. NW
 155TH AVE. NW
 154TH AVE. NW
 153RD AVE. NW
 152ND AVE. NW
 151ST AVE. NW
 150TH AVE. NW
 149TH AVE. NW
 148TH AVE. NW
 147TH AVE. NW
 146TH AVE. NW
 145TH AVE. NW
 144TH AVE. NW
 143RD AVE. NW
 142ND AVE. NW
 141ST AVE. NW
 140TH AVE. NW
 139TH AVE. NW
 138TH AVE. NW
 BUNKER LAKE BLVD.
 136TH AVE. NW
 135TH AVE. NW
 134TH AVE. NW
 133RD AVE. NW

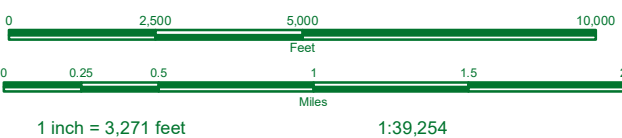


EXHIBIT A

Amendment to Page 2-10

Urban Residential Low Density (URL) district is established to create cohesive neighborhoods of single-family detached housing within the MUSA and with access to municipal sewer and water. Residential lots within this district are sized to allow efficient utilization of municipal infrastructure as well as to provide an area large enough to accommodate housing market demands. These neighborhoods must be protected from higher intensity uses with appropriate transitions. These transitions include natural features such as trees, wetlands, streams or major changes in topography. Man-made elements such as streets, parks or earth berms in combination with landscaping are also appropriate. When adjacent to arterial roadways, additional setback distance, landscaping and berms are required. Facilities that generate noise, traffic, and/or glare also require major separation from these neighborhoods.

Minimum Lot Size	Variable
Density	2.4** to 4 units per acre
PUD Density	4 units per acre
City Utilities	Required
Corresponding Zoning Districts	R-4 Single Family Urban Residential
Type of Development	Single-Family Detached Housing

**Areas within the Metropolitan Urban Service Area (MUSA) are calculated using net density, areas outside of the MUSA are calculated using gross density.*

***Some areas guided Urban Residential Low that are also within the Transitional Residential district may qualify for a reduction in minimum density requirements. Some potential areas are identified on Figure 2.4A. See the Transitional Residential district text on Page 2-15 for more information and specific standards.*

Amendment to Page 2-15

Transitional Residential (TR) District contains properties within the MUSA that are currently zoned for rural residential uses (R-1, R-2, and R-3). These properties are guided for urban development in 5-year stages as shown in Figure 2.5. Property designated Transitional Residential may only be platted under urban residential guidelines and served by municipal utilities. Lot splits may only occur without municipal services under the requirements of the City Code. Any subdivision of property that results in lots less than 2.5 acres in size must be served with municipal sewer and water.

The Transitional Residential District also contains properties that when subdivided will have significant barriers to development. Therefore, properties that fall within the Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements.

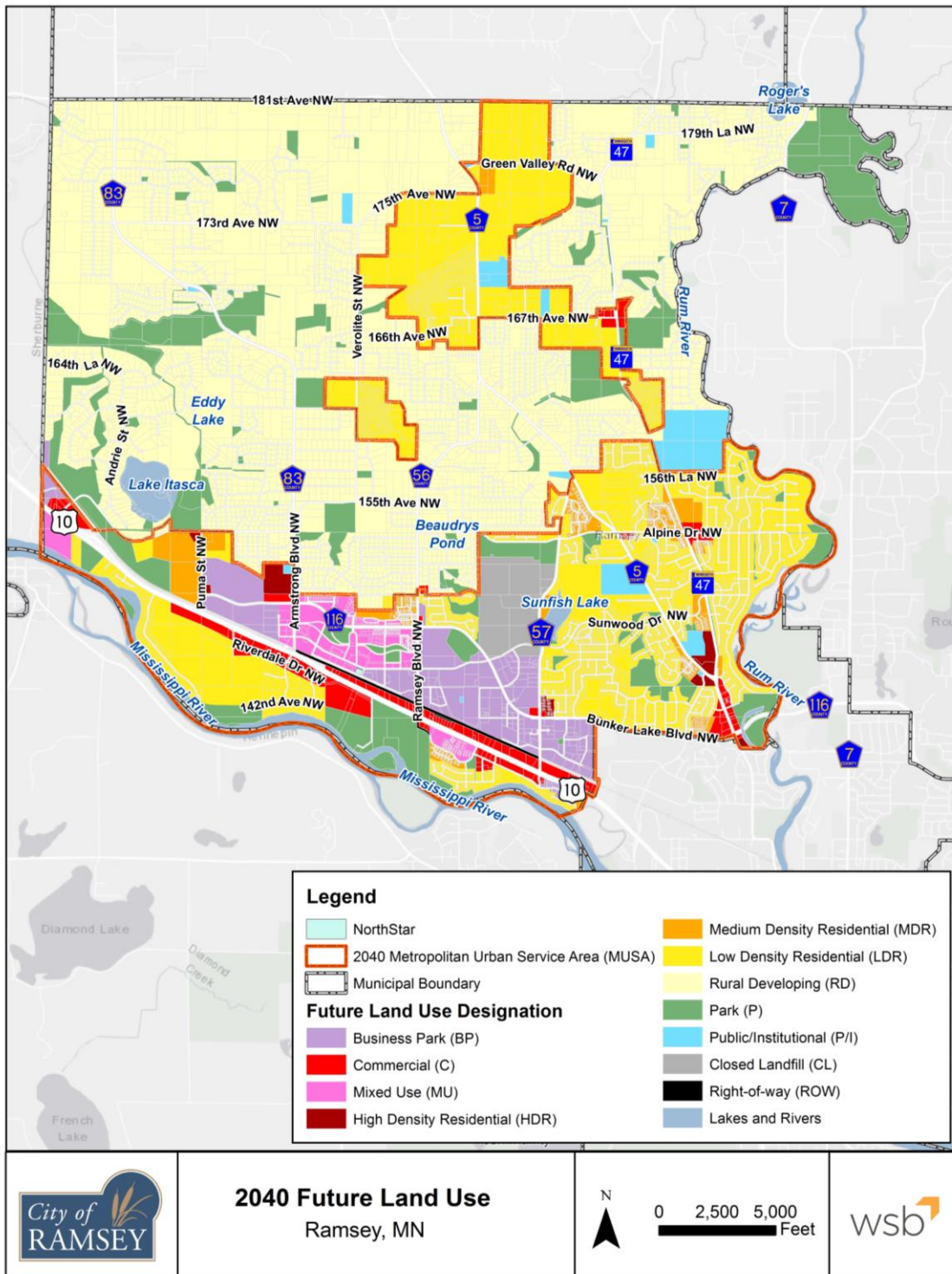
If a property meets three (3) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.75 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density.
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential.
- C. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition.
- D. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items.
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density.

The City is aware of several properties that may meet three of the five criteria above and has identified these areas on Figure 2.4A. Figure 2.4A is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council's discretion and upon site plan review.

Future Land Uses

Figure 4: Future Land Use Map

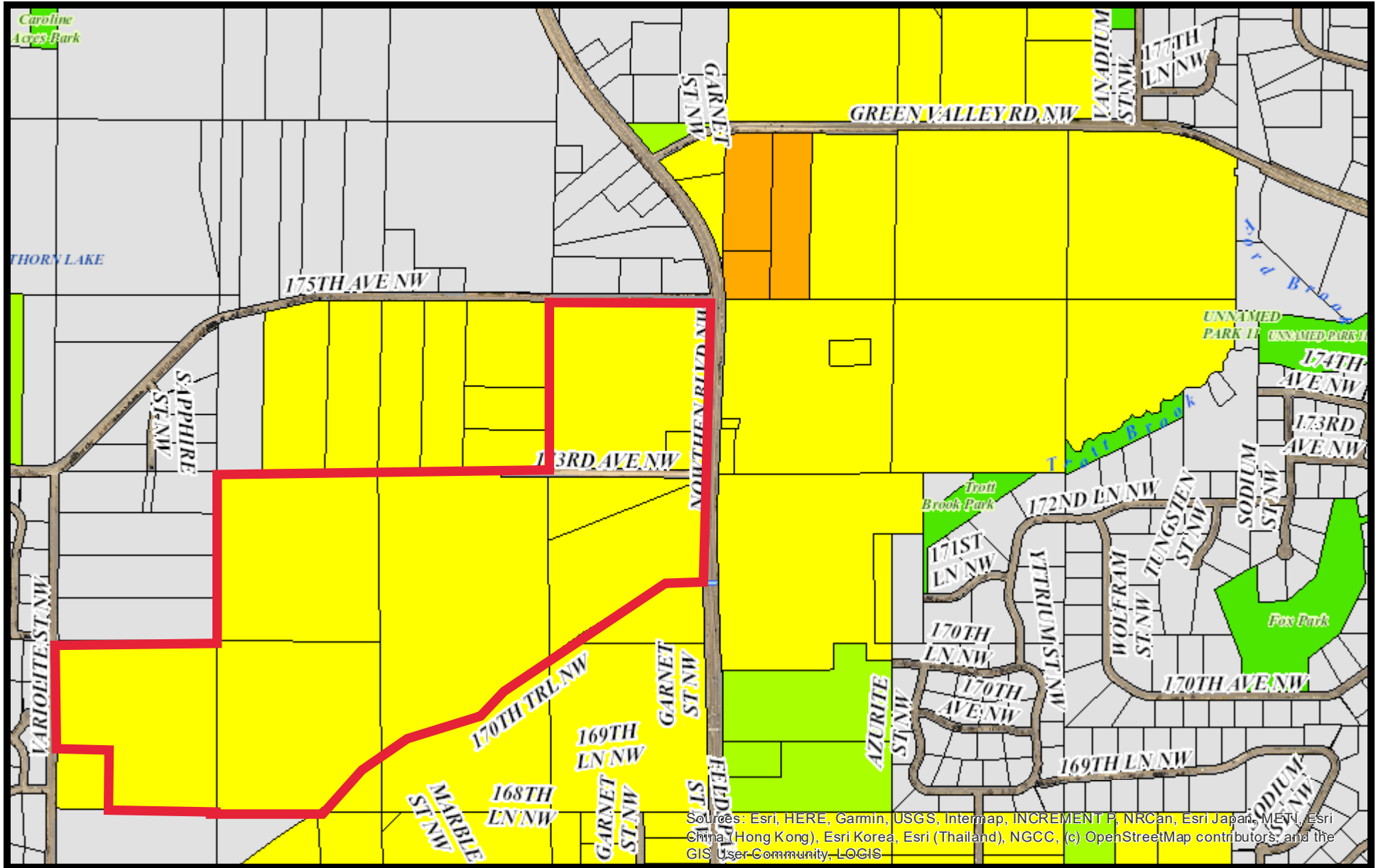
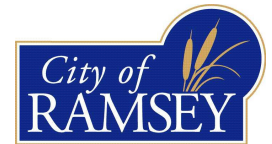


Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements. If a property meets two (2) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.5 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density. [From Andover]
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential. [From Andover]
- C. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition. [From Andover]
- D. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items. [From Andover]
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density. [From Andover]
- F. The property is adjacent to existing rural residential, large lot development, and development at 3+ units per acre would not meet the character of the neighborhood. [Added]

The City is aware of several properties that may meet two of the criteria above and has identified these areas on attachment A. Attachment A is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council's discretion and upon site plan review.

Proposed Amendment Areas



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

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0 0.075 0.15 0.3 0.45 0.6 mi

Other areas that meet criteria could also be <3 units/acre. Would be determined at time of proposal.

Comprehensive Plan Amendment

Amendment to Page 30 – 34

Urban Residential Low Density (URL) district is established to create cohesive neighborhoods of single-family detached housing within the MUSA and with access to municipal sewer and water. Residential lots within this district are sized to allow efficient utilization of municipal infrastructure as well as to provide an area large enough to accommodate housing market demands. These neighborhoods must be protected from higher intensity uses with appropriate transitions. These transitions include natural features such as trees, wetlands, streams or major changes in topography. Man-made elements such as streets, parks or earth berms in combination with landscaping are also appropriate. When adjacent to arterial roadways, additional setback distance, landscaping and berms are required. Facilities that generate noise, traffic, and/or glare also require major separation from these neighborhoods.

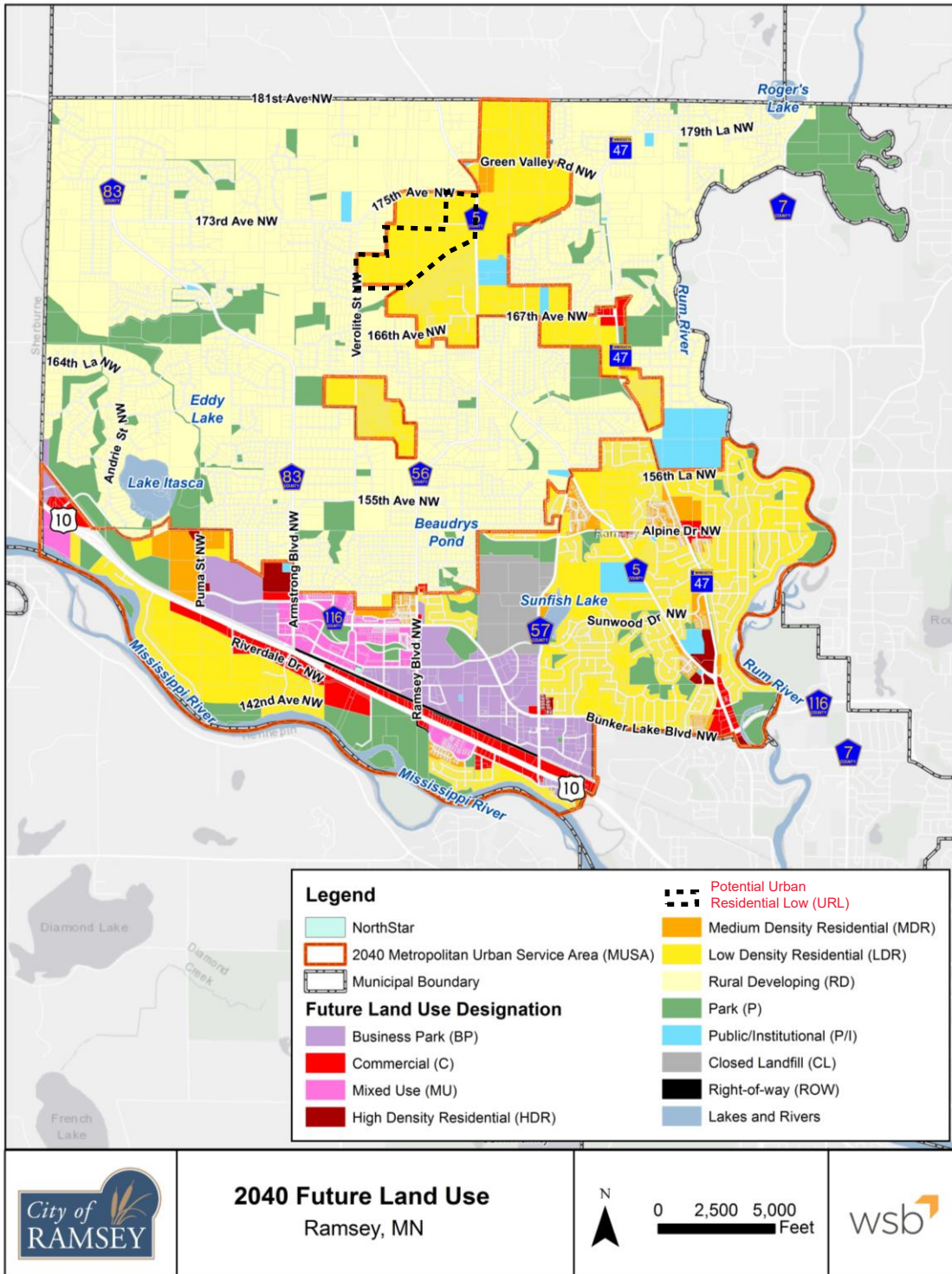
Minimum Lot Size	Variable
Density	1.5 to 4 units per acre
PUD Density	4 units per acre
City Utilities	Required
Corresponding Zoning Districts	R-1 MUSA (80), R-1 MUSA (65)
Type of Development	Single-Family Detached Housing

Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements. If a property meets two (2) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.5 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density.
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential.
- C. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition.
- D. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items.
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density.
- F. The property is adjacent to existing rural residential, large lot development, and development at 3+ units per acre would not meet the character of the neighborhood.

The City is aware of several properties that may meet two of the criteria above and has identified these areas on attachment A. Attachment A is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council's discretion and upon site plan review.

Attachment A: Potential Areas



Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #22-009

RESOLUTION AMENDING THE CITY’S 2040 COMPREHENSIVE PLAN FOR TROTT BROOK NORTH PLANNING AREA TO CREATE A NEW URBAN RESIDENTIAL LOW DISTRICT

WHEREAS, the City Council has recently reviewed two preliminary plat requests for land north of Trott Brook between Variolite St and Nowthen Blvd, and finds it necessary to amend the City’s Comprehensive Plan to allow for lower urban densities in this area. The properties are legally described in Exhibit A (the ‘Subject Properties’); and

WHEREAS, the Planning Commission met and reviewed the associated Preliminary Plat for Trott Brook Crossing on October 28, 2021 and held a Public Hearing for the Preliminary Plat for North Brook Meadows on August 26, 2021, and were supportive of densities as requested (less than 3 units per acre), aligning with new comprehensive plan amendment area; and

WHEREAS, a new district, Urban Residential Low (URL), shall be added to the Comprehensive Plan as described in Exhibit B; and

WHEREAS, the City proposes to amend the comprehensive plan for the Subject Properties from Low Density Residential (a district allowing for developments on sewer/water at a density of no less than 3 units per acre) to Urban Residential Low (URL); and

WHEREAS, the City Council held a public hearing on the comprehensive plan amendment on January 11, 2022 and approved of the proposed comprehensive plan amendment with contingencies as listed below.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants a comprehensive plan amendment for the Trott Brook North planning area in accordance with relevant City Codes, contingent upon the following conditions:
 - a. Review and approval by City Attorney.
 - b. Comprehensive Plan Amendment Approval by Metropolitan Council
 - c. Update to Planning Commission for confirmation on direction at January 27, 2022 Planning Commission meeting with another public hearing.
2. That the Ramsey City Council hereby authorizes Staff to notify adjacent jurisdictions, complete necessary documentation, and work with the Metropolitan Council on submission and follow up on said amendment.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 11th day of January, 2022.

Mayor

ATTEST:

City Clerk

Exhibit A: Subject Properties

[Trott Brook Crossing Parcels]

Parcel A:

That part of the West Half of the Northwest ¼ of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of Section 10, Township 32, Range 25; thence Easterly on said Section line 80 rods; thence Southerly parallel with the West line of said Section to Trott Brook; thence Westerly along the channel of said Brook to where the West line of said Section crosses the same; thence Northerly along said line to the place of beginning. EXCEPTING THEREFROM the following described parcel:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel B:

That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter; thence running South 32 rods; thence running Easterly on a line which intersects the North boundary line of said Section 10 at the Quarter Section Corner; thence West on said North boundary line 80 rods to the point of commencement.

Parcel C:

The South Half of the Northeast Quarter of Section 9, Township 32, Range 25, Anoka County, Minnesota, excepting therefrom the following: The South 467 feet of the West 467 feet of the Southwest Quarter of the Northeast Quarter of said Section 9, Township 32, Range 25, Anoka County, Minnesota, as measured along the South and West lines thereof.

Parcel E:

That portion of the West Half of the Northwest Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows: Commencing at the Northwest corner of said Section 10; thence North 89 degrees 23 minutes 47 seconds East along the North line of said Section 10, a distance of 481.77 feet to the point of beginning; thence continue North 89 degrees 23 minutes 47 seconds East along said North line of Section 10, a distance of 480.09 feet; thence South 00 degrees 34 minutes 09 seconds East parallel with the West line of said Section 10, a distance of 707.31 feet; thence North 83 degrees 29 minutes 51 seconds West, a distance of 483.67 feet; thence North 00 degrees 34 minutes 09 seconds West parallel with said West line, a distance of 657.59 feet to the point of beginning.

Parcel F:

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 9, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 33 feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the South 66 feet of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

Together with an easement for driveway purposes over the East 66 feet of the West 396 feet of the Southwest Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Anoka County, Minnesota.

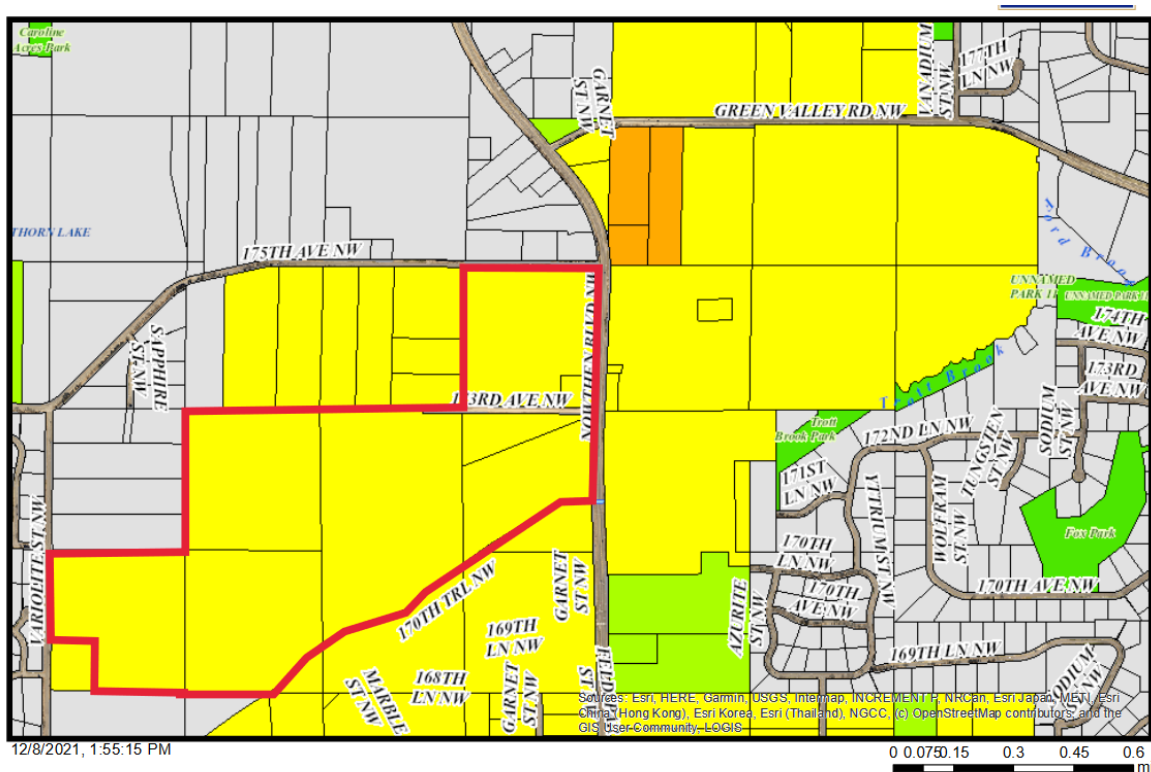
Abstract property.

Exhibit B: Comprehensive Plan Amendment

Urban Residential Low (URL) district at the time of preliminary plat application may qualify for a reduction in minimum density requirements. If a property meets two (2) or more of the criteria listed below, the City Council may approve a decrease in the minimum density requirements provided the proposed density does not fall below 1.5 units per acre:

- A. Adequate sanitary sewer or water capacity does not exist to develop the property at the minimum density.
- B. Previous subdivision of adjacent properties has provided limited access which restricts development potential.
- C. Meeting the minimum density would not be feasible due to the existence of poor soils, wetlands, floodplain, topography, hydrology or other limiting environmental condition.
- D. Property is located within a Shoreland District, Scenic River District, Wellhead Protection Area, or Drinking Water Supply Management Area due to State requirements towards limiting impacts to the above noted items.
- E. For infill type developments, the characteristics of the surrounding neighborhood would not support development of the property at the minimum density.
- F. The property is adjacent to existing rural residential, large lot development, and development at 3+ units per acre would not meet the character of the neighborhood.

The City is aware of several properties that may meet two of the criteria above and has identified these areas on the below map. Said map is for planning purposes only to illustrate the potential applicability of these criteria. Ultimate determination of applicability of these criteria will be at the City Council’s discretion and upon site plan review.



Other areas that meet criteria could also be <3 units/acre. Would be determined at time of proposal.

Regular Planning Commission

7.3.

Meeting Date: 01/27/2022

By: Bria Raines, Community Development

Information

Title:

Consider Ordinance #22-12 Amending City Code Section 117-124 to Allow Restaurants in the E-3 Employment District

Purpose/Background:

Research of peer communities has confirmed that restaurants are typically allowed in industrial districts via a conditional use permit. These districts, similar to the E-3: Employment District in the City of Ramsey, include warehouses, and manufacturing of goods.

The proposed amendment to City Code Section 117-124 would allow restaurants in the E-3: Employment District with a conditional use permit. Staff research affirms that the proposed ordinance amendment is consistent with allowed conditional and permitted uses in industrial districts.

Notification:

Notification was provided in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Alternative 1: Recommend to City Council the approval of Ordinance #22-12 as prepared.

Alternative 2: Recommend to City Council the approval of Ordinance #22-12 with proposed feedback or revisions.

Alternative 3: Recommend to City Council the denial of Ordinance #22-12.

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommends Approval of Ordinance #22-12 Amending City Code Chapter 117-124 regarding the E-3: Employment District.

Action:

Motion to recommend the City Council introduce Ordinance #22-12 Amending City Code Chapter 117-124 regarding the E-3: Employment District.

Attachments

Revision to Section 117-124 (Full)

Research of Peer City Codes

Ordinance #22-12

Form Review

Inbox

Reviewed By

Date

Brian Hagen

Brian Hagen

01/19/2022 10:25 AM

Form Started By: Bria Raines

Started On: 01/11/2022 03:10 PM

Final Approval Date: 01/19/2022

Sec. 117-124. E-3 Employment District.

- (a) *Intent.* The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.
- (b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:
- (1) Building materials sales stores.
 - (2) Governmental and public utility buildings and structures.
 - (3) Indoor commercial recreation.
 - (4) Manufacturing.
 - (5) Office buildings and uses.
 - (6) Radio and television offices and stations.
 - (7) Transportation terminals.
 - (8) Warehousing of non-explosive material or equipment.
 - (9) Wholesale business.
 - (10) Storage.
 - (11) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.
 - (12) Self-storage facilities.
- (c) *Accessory uses.*
- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.
 - (2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
 - (3) Off-street loading as regulated and required by this chapter.
 - (4) Signing as regulated by this Code.
 - (5) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.
- (d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:
- (1) Open and outdoor storage accessory to a principal use, provided that:
 - a. Storage area is surfaced with concrete or bituminous.
 - b. This use does not take up parking space or loading area as required for conformity to this chapter.

- c. The provisions of section 117-51 are considered and satisfactorily met.
- d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.
- (2) Open or outdoor service, sale, display and rental as a principal use, provided that:
 - a. The use does not take up parking space or loading area as required for conformity to this chapter.
 - b. Sales area is surfaced with asphalt or concrete material to control dust.
 - c. The provisions of section 117-51 are considered and satisfactorily met.
- (3) Oversizing of signs.
- (4) Expansion or enlargement of lawful nonconforming uses.
- (5) Cell towers.
- (6) Micro-scale WECS.
- (7) Medium-scale WECS.
- (8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.
- (9) Schools, public and private.
- [\(10\) Restaurants and other dining establishments, including those with drive-through.](#)
- (e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).
 - (1) *Bulk standards.*

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback
From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

- (2) *Lighting.* Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

(3) Landscaping in accordance with section 117-364.

(4) *Off-street loading.* All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

(Ord. No. 18-04, § 1, 5-8-2018; Ord. No. 21-06 , § 2, 6-8-2021)

E-3: Employment District Ordinance (#22-12) Research
Research for Zoning Text Amendment in the City of Ramsey
By: Bria Raines

This research is an analysis of peer community codes regarding restaurants in employment districts. The Ramsey City Code intends the E-3: Employment District to “provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage”. City Staff will compare peer community districts to most similar to Ramsey’s E-3 Zoning District as described above.

Recommendation

Peer communities similar to Ramsey, in size or in close proximity, generally allow restaurants in the manufacturing districts with a conditional use permit or as a permitted use.

The existing Ramsey City Code does not allow restaurants in the E-3: Employment District. Peer communities had similar districts described for commercial goods, manufacturing, and warehouses. Within these zoning districts, restaurants were most commonly allowed with a conditional use permit.

The intension of this ordinance amendment, is harmonious with the ordinances existing in peer communities. The approval of Ordinance #22-12, allowing restaurants in E-3: Employment District, will allow applicants to appear before the planning commission prior to the issuance of the conditional use permit.

****Reference to restaurants or similar facilities have been highlighted in yellow****

Home Occupation Research by City

Andover (12-3-3: Purpose of Each District)

Zoning: I- Industrial District

These are areas that have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. I district uses include service industries and industries which manufacture, fabricate, assemble or store, where the process is not likely to create offensive noise, vibrations, dust, heat, smoke, odor, glare or other objectionable influences. Generally, those include wholesale, service and light industries that are dependent upon raw materials refined elsewhere. An industrial "park" which maintains high development standards would be zoned I. This district's location shall provide sufficient space for buffering from less intense uses.

- **Permitted:**
 - Restaurants and cafes
- **Prohibited:**
 - Restaurants with live entertainment

Anoka (Section 78-289. – Special requirements for residence districts.

Zoning: M-1 Light Industrial District.

(a) Purpose of district. The M-1 Light Industrial District is established to provide exemplary standards of development for certain industrial uses that prefer to be located in choice of strategic sites. The M-1 Light Industrial District is intended for administrative, wholesaling, manufacturing and related uses which can maintain high standards of appearances, including open spaces and landscaping; limit external effects such as noise, odors, smoke and vibration; and not require a high level of public services. With proper control, these areas should become compatible with commercial or residential areas.

(b) **Permitted uses.** The following are permitted uses in the M-1 Light Industrial District:

- (1) Art equipment suppliers, manufacturers.
- (2) Bags, boxes and paper containers, manufacturing and storage.
- (3) Baker products.
- (4) Bottling establishments.
- (5) Books, loose-leaf binders, fabrication and assembly.
- (6) Cabinet and woodworking establishments.
- (7) Books and bookbinding.
- (8) Camera and photographic manufacturing.
- (9) Cold storage plants.
- (10) Commercial printing, publishing, engraving and reproduction firms.
- (11) Confectionary and related products, manufacture and packaging.
- (12) Dental instruments and supplies.
- (13) Dry-cleaning and drying establishments.
- (14) Electric lighting and wiring equipment, manufacture.
- (15) Electric measuring and testing equipment, manufacture.
- (16) Electric tubes and other components, manufacture.
- (17) Electrical products and appliances, manufacture and assembly.
- (18) Fabricated metal products, warehousing and administration.

****Reference to restaurants or similar facilities have been highlighted in yellow****

- (19) Food and kindred products, warehousing and administration only.
- (20) Footwear, manufacture and fabrication.
- (21) Furniture and fixtures, warehousing and administration only.
- (22) Hand and edge tools (except machine tools), manufacturing and assembly.
- (23) Hardware warehousing and distribution operations.
- (24) Ice plants and ice cream plants.
- (25) Jewelry manufacture.
- (26) Laboratory instruments and associated equipment, scientific and testing.
- (27) Luggage, handbags, and similar items, manufacture and assembly.
- (28) Lumber and wood products.
- (29) Mail order houses.
- (30) Medical and surgical instruments and supplies.
- (31) Machine tool, manufacture.
- (32) Newspaper plants and offices.
- (33) Optical instruments and lenses, manufacture and assembly.
- (34) Paper and allied products, warehousing and administration.
- (35) Patterns, design and manufacture.
- (36) Pottery shops.
- (37) Precision instruments.
- (38) Plastic extrusion and molding and fixture.
- (39) Plumbing fixture and equipment, wholesale.
- (40) Radio and television, assembly and parts fabrication.
- (41) Sport equipment, manufacture and assembly.
- (42) Scientific and research instruments and equipment, manufacture and assembly.
- (43) Signs and advertising display materials.
- (44) Stone, clay and glass products, warehousing and administration.
- (45) Telephone and telegraph technical apparatus, manufacture and assembly.
- (46) Temperature controls, fabrication and assembly.
- (47) Textile products, warehousing and administration only.
- (48) Trade schools.
- (49) Welding supply.
- (50) Wholesale business facilities.
- (51) Manufacturing of building materials.
- (52) Office uses directly related to the above uses.
- (53) Breweries, micro.
- (54) Breweries, national.
- (55) Breweries, regional.

(c) **Conditional uses.** The following uses may be allowed only upon the city's issuance of a conditional use permit:

- (1) Any manufacturing, production, processing, cleaning, storage, servicing, repair and testing of materials, goods or products similar to those permitted uses which conform with the performance standards set forth in this district.
- (2) Other manufacture, processing, storage or commercial uses as determined by the planning commission to be of the same general character as the permitted uses above and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission

****Reference to restaurants or similar facilities have been highlighted in yellow****

or transmission of noise, oxidation, smoke, dust, odors, toxic or noxious matters or glare or heat.

(3) Retail and service establishments providing goods and services that are complimentary to the principal uses in the district.

(4) Broadcast antennas, radio and television.

(5) Day care facilities.

(d) Accessory uses. The following are considered accessory uses:

(1) Uses customary with and incidental to the principal use are permitted, but shall not exceed 30 percent of the gross floor area of the principal use.

(2) Signs, off-street parking and loading areas as regulated by this chapter.

(3) Taprooms.

(e) Prohibited uses. The following are prohibited uses in this district:

(1) Public schools or private schools for students enrolled in grades K through 12, or any portion thereof.

(2) Single-family, two-family and multifamily residential dwellings.

(3) Any use not specifically listed as permitted, conditionally permitted, permitted with an interim use permit, or as allowed elsewhere in this chapter, shall be considered prohibited. A prohibited use may be changed to a permitted, conditionally permitted or interim use upon amendment of this chapter.

[Blaine](#) (Section 31.00- Light Industrial (I-1).

Zoning: Light Industrial (I-1)

The purpose of this district is to provide for the development of industrial uses ranging from small to large scale industry and related services. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

A. Permitted Uses:

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities.

(b) Warehousing.

(c) Wholesale businesses.

(d) Offices—Business and professional, not including medical.

(e) Engraving shops.

(f) Machine shops.

(g) Printing and publishing.

(h) Repair services, except for businesses related to passenger vehicles and trucks.

(i) Service uses of blue-printing, duplicating, mailing, and graphic arts.

(j) Research and design laboratories.

(k) Uses not explicitly enumerated in this section as permitted uses, but closely similar thereto as determined by the Zoning Administrator, provided these uses are not explicitly mentioned as permitted or conditional uses elsewhere in the ordinance.

****Reference to restaurants or similar facilities have been highlighted in yellow****

B. Accessory Uses:

- (a) Dwelling for watchman (not to exceed five hundred (500) square feet) and limited to one (1) person.
- (b) Signs as regulated in Section 34.07.
- (c) Retail sales, incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises, provided no more than ten percent (10%) of the building is used for retail space.
- (d) Coffee shops/cafeteria for employees.
- (e) Recreational facilities for employees.
- (f) Day care related to employees.

C. Conditional Use:

- (a) Commercial nurseries/greenhouses.
- (b) Online purchase pick-up location.
- (c) Heliports.
- (d) Passenger vehicle service, major repair, including painting, body work and dismantling, exclusive of auto reduction yards. Storage of vehicles shall be screened with one hundred percent (100%) opaqueness.
- (e) Outdoor storage of passenger vehicles or vans, provided such storage shall be screened with one hundred percent (100%) opaqueness. Such outdoor storage shall be related specifically to a permitted or approved conditional use.
- (f) Two (2) or more buildings on same lot provided such buildings relate to one (1) permitted or conditional use.
- (g) Building over fifty (50) feet from ground level.
- (h) Indoor vehicles sales showroom.
- (i) Zero lot line, with shared access and/or parking.
- (j) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code.
- (k) Indoor commercial dog kennel with dwelling for night watchman.
- (l) Personal care, health care, recreation, fitness, or education related commercial services. Sites must be able to demonstrate adequate on-site parking. Uses must be destination based and not generate traffic volumes measurably above the range normally expected by the other allowed I-1 uses. With the exception noted in Section 31.03(c), general retail sales is not permitted under this section.
- (m) Brewer taproom as associated with and on the same site as a licensed brewery.
- (n) Ground mounted solar as an accessory use.

Coon Rapids (Section 11-800 – Industrial District)

Zoning: Industrial District

PRINCIPLE USES	
INDUSTRIAL USES	
Manufacturing	I
Brewery	P
Distillery	P
Microbrewery	P
Microdistillery	P

****Reference to restaurants or similar facilities have been highlighted in yellow****

Light Industry	P
Vehicle Service and Transportation	I
Vehicle repair major and minor, including the sales of parts in conjunction therewith, but not including a junk yard or salvage business.	C
Sales or rental of vehicles licensed for more than 9,000 pounds gross vehicle weight and special mobile equipment as defined in Section 9-121. of the Revised City Code-1982, except for recreational vehicles. Such use may include the sale of parts in conjunction therewith.	C
Truck rental	C
Wholesale businesses, warehouses, or freight terminals except for storage of bulk petroleum, scrap or waste material as a primary use.	P
Catalog order facilities, provided there is no direct pickup of orders by customers.	P
Office and Research	I
Office uses	P
Research and development activities, experimental or testing laboratories.	P
Medical and dental clinics and laboratories.	P
Services	I
Service business	P
Animal hospitals, and kennels, duly licensed under Chapter 6-200,	P
Printing, blue-printing, duplicating, mailing and graphic arts.	P
Self-storage facility	P
Self-storage facility, indoor.	P
Outdoor storage accessory to self-storage facility and self-storage facility, indoor.	C
Repair, servicing or parts sales businesses, except for businesses related to vehicles.	P
Physical fitness centers	P
Day care facility	P
Public Services and Utilities	I
Public parks and their incidental structures.	P
Governmental buildings and facilities	C
Governmental offices	C
Electric or gas substation	C
ACCESSORY USES	I
Any accessory use that is permitted in the (O) Office District.	P
Retail sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on, or wholesaled from the premises.	P
Cocktail room accessory to a microdistillery or distillery	P
Taproom accessory to a microbrewery or brewery	P

Dayton (Section 1001.063. Industrial Districts):

Zoning: Light Industrial District (I-1)

- (1) Intent. The purpose of the I-1, Light Industrial District is providing for the establishment of warehousing and light industrial development. The overall character of the I-1 District is intended to have a low impact manufacturing/warehouse

****Reference to restaurants or similar facilities have been highlighted in yellow****

character. Industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and which have limited amounts of truck traffic in comparison to higher intensity Industrial Districts. Because I-1 may abut residential uses the I-1 uses are regulated in height, lot coverage, setbacks, landscaping, loading and use type so as to facilitate compatibility between these uses and residential development.

(2) Permitted uses. The following uses are permitted uses in the I-1 District:

- a. Adult uses.
- b. Agricultural uses existing at the time of the adoption of this Subsection.
- c. Antennas mounted on an existing structure, not exceeding 15 feet above the highest point of the structure, as regulated by Subsection 1001.21 of this Code.
- d. Automobile detailing shops.
- e. Automobile repair, major.
- f. Bus/transit station with vehicle storage.
- g. Business/trade schools.
- h. Day care accessory to business use.
- i. Contractors operations.
- j. Convenience/gas station.
- k. Equipment rental.
- l. Indoor sports and recreation or entertainment, provided the structure and use is located at least 100 feet from any Residential Zoning District.
- m. Laboratories - medical and dental.
- n. Light industrial fully contained within the building including: conducting a process, fabricating, wholesale operation, assembly, packaging, warehouse, distribution, manufacturing, treatment or providing a service including, but not limited to, any of the following uses completely contained within a building, unless otherwise noted, and meeting the performance standards applicable to the I-1 District.
 1. Paper products from previously processed paper.
 2. Batteries (wet cell).
 3. Brick, ceramic, and glass operations.
 4. Computers and accessories including circuit boards and software.
 5. Electronic components and accessories.
 6. Glass cutting and sales.
 7. Measuring, analyzing, and controlling instruments.
 8. Medical technologies/manufacturing.
 9. Metal working such as stamping, welding, machining, extruding, plating, grinding, polishing and cleaning.
 10. Millworking.
- o. Lumber yards/building material sales.
- p. Machine shops.
- q. Mini-storage facilities.
- r. Office building.
- s. Office warehouse, where operations include manufacturing or processing on the site.

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- t. Outdoor sports, recreation, or entertainment facilities.
 - u. Printing and publishing.
 - v. Radio and television studios.
 - w. Research centers/laboratories.
 - x. Recycling facility - indoor.
 - y. Schools, academies, colleges, universities, libraries.
 - z. Wholesale showrooms.
- (3) **Permitted accessory uses.** The following uses are permitted accessory uses in the I-1 District:
- a. Any incidental repair or processing necessary to conduct a permitted principal use.
 - b. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete construction.
 - c. Essential service structure.
 - d. Private garages, off-street parking and loading spaces as regulated in this Code.
 - e. Public telephone booths.
 - f. Retail sales related to the processing of product on site so long as it does not exceed 30% of the floor space of the principal building.
 - g. Signs as regulated in this Code.
 - h. Single satellite earth station antenna 2 meters or less in diameter and single antenna designed to receive direct broadcast services or multichannel multipoint distribution services 1 meter or less in diameter and antennas designed to receive television broadcast signals, as regulated in Subsection 1001.21 of this Code.
 - i. Tenant restaurants, cafeterias, and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.
- (4) **Conditional uses.** Within any I-1 District, no structure or land shall be used for the following uses except by conditional use permit:
- a. Antennas/towers - cellular and communication as regulated by Subsection 1001.21 of this Code.
 - b. Bank/financial institution with drive-through.
 - c. Heliports.
 - d. Hospitals.
 - e. Pawnshop provided that any such use shall not be located closer than 1 mile to any other uses, measured at the property lines, and that such use shall not be open to the public between the hours of 9:00 p.m. and 9:00 a.m.
 - f. Public parking facility.
 - g. Mining.
 - h. Motor vehicle terminal and maintenance garage.
 - i. Outdoor display area.
 - j. **Restaurant Class III and IV, with drive-through.**
 - k. Special event and catering centers.
 - l. Towers - cellular and communications as regulated in Subsection 1001.21 of this Code.

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- m. Warehouse and distribution center.
- n. Veterinary clinic and related indoor kennel; and pet grooming.

Elk River (Sec. 30-1292. – I-1 Light Industrial District)

Zoning: I-1 Light Industrial District

- (a) **Purpose.** The I-1 district shall serve as a transition between more industrial uses and residential and other business uses. This district is appropriate for manufacturing, warehousing, and similar industrial uses because of access to warehousing, thoroughfares, the full complement of urban services such as sewer and water, and distance from residential districts. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. These industries shall be compatible with each other and with surrounding land uses.
- (b) **Permitted uses.** Permitted uses in the I-1 district are as follows:
 - (1) Business offices.
 - (2) Manufacturing, light.
 - (3) Research and development facilities.
 - (4) Warehouse spaces.
 - (5) Wholesale businesses.
- (c) **Accessory uses.** Accessory uses in the I-1 district are as follows:
 - (1) Cocktail rooms.
 - (2) Parking lots.
 - (3) Retail sales.
 - a. The retail sales activity is not located in an administrative office facility, but is located within a business, the principal use of which is not commercial sales.
 - b. The retail sales activity does not occupy more than 15 percent of the gross floor area of the occupied quarters.
 - c. The retail sales activity is accessory to the principal use.
 - d. No sign identifying the retail sales is visible from the outside of the building.
 - (4) Signs (as permitted in section 30-851 et seq.).
 - (5) Structures, accessory.
- (d) **Conditional uses.** Conditional uses in the I-1 district are as follows:
 - (1) Brewer taprooms.
 - (2) Bus storage. Not to exceed ten buses, unless the property has direct access to an arterial or collector street.
 - (3) Commercial recreational facilities.
 - (4) Dry cleaning establishments.
 - (5) Government facilities.
 - (6) Landscaping contractor yards.
 - (7) Microbreweries.
 - (8) Motor vehicle, trailer, and/or equipment sales.
 - (9) Outdoor storage (accessory to principal use).
 - (10) Recycling processing centers.
 - (11) Residential, single-family accessory to principal uses, provided that:

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- a. The nature of the principal use of the property makes it necessary or highly desirable from both the property owner's and the city's perspective to have a 24-hour-a-day caretaker or security person reside on the property.
 - b. The proposed dwelling unit is designed for and will be used exclusively by caretakers or security personnel responsible for the security of the property and the principal use thereof.
 - c. The proposed building unit will be occupied by no more than two persons, neither of whom may be under 18 years of age.
 - d. There will be only one dwelling unit per lot or, if one principal use is located on several adjoining lots, per principal use.
 - e. The proposed dwelling unit will not exceed 800 square feet in size and will be located within a building serving the principal use of the property which is no less than 10,000 square feet in size.
 - f. The principal use of the property is not of such a nature that it would be dangerous or hazardous to residents of the proposed dwelling unit.
 - g. The proposed dwelling unit meets all other requirements of this Code and Minnesota Uniform Building Code for occupancy as a dwelling unit by a single family. The city council may, if it finds it necessary to do so for the protection of the health, safety and welfare of persons who may occupy the proposed dwelling unit, impose additional reasonable requirements or conditions on the construction and use of the dwelling unit.
 - h. The conditional use allowing such a dwelling unit in an industrial zone is deemed to be unique to the principal use of the property and the ownership of the property and the principal use. Any conditional use permits granted under this section shall therefore automatically expire if the principal use of the property changes or the ownership of either the property or the principal use of the property changes.
- (e) Architectural standards. No provision of section 30-938 except subsection 30-938(2) pertaining to building finish and subsection 30-938(3) pertaining to roofs applies to this district.

Minneapolis (550.30. – Principal uses for the industrial districts):

Zoning: I-1 Light Industrial District and I-2 Medium Industrial District

Use	I1	I2	I3	Specific Development Standards
INDUSTRIAL USES				
Generalized Use Categories				
Light industrial	P	P	P	
Medium industrial		P	P	
General industrial			C	
Specific Industrial Uses				
Concrete, asphalt and rock crushing facility			C	✓
Contractor yard		P	P	
Dry cleaning establishment	C	P	P	✓
Film, video and audio production	P	P	P	✓

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Food and beverage products	P	P	P	
Furniture moving and storage	P	P	P	
Grain elevator or mill			C	
Grain mill, small-scale	P	P	P	✓
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service and rental	C	P	P	
Laundry, commercial	P	P	P	✓
Packaging of finished goods	P	P	P	
Research, development and testing laboratory	P	P	P	
Recycling facility		C	C	✓
Scrap/salvage yard, metal milling facility			C	✓
Self-service storage	P	P	P	
Snow storage site	P	P	P	✓
Urban farm	P	P		✓
Wholesaling, warehousing and distribution	P	P	P	
Planned Unit Development	C	C	C	✓
Commercial Uses				
Retail Sales and Services				
Animal Boarding	P	P	P	✓
Art gallery	P	P		
Art studio	P	P		
Building material sales	P	P		
Child care center	P	P		✓
Contractor's office	C	P	P	
Day labor agency	C	C	P	✓
Farmers' market	P	P		✓
Liquor store, off-sale	C	C		✓
Motorized scooter sales	P	P	P	
Neighborhood electric vehicle sales	P	P	P	
Office supply sales and service	P	P		
Photocopying	P	P		
Veterinary clinic	P	P		✓
Offices	P	P	P	
Automobile Services				
Automobile convenience facility	C	C	C	✓
Automobile rental	C	C	C	✓
Automobile repair, major	C	C	C	✓
Automobile repair, minor	C	C	C	✓

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Automobile sales	C	C	C	✓
Car wash	C	C	C	✓
Food and Beverages				
Catering	P	P		
Coffee shop	P	P		✓
Nightclub	C	C		✓
Restaurant, delicatessen	P	P		✓
Restaurant, fast food	C	C		✓
Restaurant, sit down, including the serving of alcoholic beverages	P	P		✓
Commercial Recreation, Entertainment and Lodging				
Amphitheater	C			✓
Indoor recreation area	P	P		✓
Hotel, 5—20 rooms	P	P		✓
Hotel, 21 rooms or more	P	P		✓
Radio or television station	P	P		
Regional sports arena	P			✓
Sports and health facility	P			
Medical Facilities				
Birth center	P	P		✓
Clinic, medical or dental	P	P		
Hospital	C	C		✓
Laboratory, medical or dental	P	P		
Transportation				
Ambulance service	C	C	C	
Bus garage or maintenance facility	C	C	C	
Horse and carriage assembly/ transfer site	C	C	C	✓
Intermodal containerized freight facility			C	✓
Limousine service	C	C	C	✓
Motor freight terminal		C	C	✓
Motor vehicle storage lot		C	C	
Package delivery service	C	C	C	✓
Railroad switching yards and freight terminal			C	✓
Taxicab service	C	C	C	✓
Towing service		C	C	
Truck, trailer, boat, recreational vehicle or mobile home sales, service or rental	C	C	C	
Waste hauler		C	C	✓

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PARKING FACILITIES				
Parking facility	C	C	C	
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
School, vocational or business	P	P	P	✓
Social, Cultural, Charitable, and Recreational Facilities				
Athletic field	P	P	P	✓
Club or lodge	P	P		
Community center	P	P		✓
Community garden	P	P		✓
Community service facility	P	P	P	✓
Development achievement center	P	P		
Educational arts center	P	P		
Mission	C	C	C	✓
Park	P	P	P	
Theater, indoor, live performances only	P	P		
Religious Institutions				
Place of assembly	P	P		
RESIDENTIAL USES				
Community correctional facility serving up to thirty-two (32) persons	C	C	C	✓
Emergency Shelter	C	C		✓
PUBLIC SERVICES AND UTILITIES				
Animal shelter	C	C	C	✓
Bus turnaround	C	C	C	
Communication exchange	C	C	C	
Electric or gas substation	C	C	C	
Electricity generation plant, hydroelectric	C	C	C	✓
Electricity generation plant, non-nuclear			C	✓
Fire station	C	C	C	
Garage for public vehicles	C	C	C	
Heating or cooling facility	C	C	C	
Mounted patrol stable	C	C	C	✓
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office	C	C	C	
Railroad right-of-way	C	C	C	
River freight terminal			C	
Stormwater retention pond	C	C	C	

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Street and equipment maintenance facility	C	C	C	
Vehicle emission testing station	C	C	C	
Waste transfer or disposal facility			C	✓
Water pumping and filtration facility	C	C	C	

Nowthen (Section 11-3-9: Industrial District)

Zoning: Industrial District

- A. Intent: This district is intended is to provide specifically for the regulation of light manufacturing, and warehousing uses located within areas guided for industrial land uses by the Comprehensive Plan.
- B. **Permitted Uses:** The following shall be permitted by right:
 - 1. Auto repair, minor.
 - 2. Building materials sales.
 - 3. Commercial printing establishments.
 - 4. Compounding, assembly, packaging, treatment, or storage of products and materials except waste.
 - 5. Governmental and public utility buildings and structures; City of Nowthen only.
 - 6. Laboratories, research and development facilities.
 - 7. Manufacturing.
 - 8. Offices.
 - 9. Warehousing including self-storage facilities.
 - 10. Wholesale businesses.
- C. **Conditional Uses:** All conditional uses shall be reviewed and allowed in accordance with the standards of Section 10 of this Chapter subject to those performance standards outlined herein any additional stipulations determined to be necessary and reasonable by the City Council to meet the criteria outlined in Section 10 of this Chapter. 11-52.
 - 1. Any of the uses identified as allowed in the I-1 District that would be projected to generate a wastewater flow of one thousand (1,000) gallons per day or more.
 - 2. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within the I-1 District, provided that:
 - a) Such use is allowed in a C-1 District.
 - b) Such use does not constitute more than thirty (30) percent of the lot area and not more than fifty (50) percent of the gross floor area of the principal use.
 - 3. Automobile repair, major provided that:
 - a) The entire area other than occupied by buildings or structures or planting shall be surfaced with bituminous material or concrete which will control dust and drainage. The entire area shall have a perimeter curb barrier, a stormwater drainage system and is subject to the approval of the City Engineer.
 - b) The hours of operation shall be between seven o'clock (7:00) A.M. and six o'clock (6:00) P.M. unless extended by the approval of the City Council.
 - c) All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the

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emission of fumes, dust or other particulate matter so that the use shall comply with Minnesota Pollution Control Standards as amended.

- d) The emission of odor by a use shall be in compliance with and regulated by the Minnesota Pollution Control Standards, Minnesota Regulation APC, as amended.
- e) All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota uniform fire code.
- f) All outside storage, including the storage of damaged vehicles, vehicles being repaired and vehicle parts and accessory equipment shall be completely screened from view of adjacent properties or the public right-of-way or shall be completely inside a principal or accessory building

Zoning: Commercial District (C-1)

- A. Intent: This district is intended for application in the vicinity of the intersections of arterial and collector roadways where significant traffic currently exists. The intent of this district is to encourage or accommodate retail, service and office commercial land uses and to prohibit new or expanded residential use in areas so guided by the Comprehensive Plan.
- B. **Permitted Uses:** The following shall be permitted by right:
 - 1. Bank, savings and loan, savings credit unions and other financial institutions.
 - 2. Commercial recreation.
 - 3. Day care facilities.
 - 4. Funeral homes and mortuaries.
 - 5. Governmental and public utility buildings and structures; City of Nowthen only.
 - 6. Hotels.
 - 7. Instructional classes.
 - 8. Nurseries, greenhouses and landscape businesses.
 - 9. Office businesses.
 - 10. Public parking lots. 11-38
 - 11. Public parks and playgrounds, City of Nowthen only.
 - 12. Restaurants, general with on- and off-sale liquor.
 - 13. Retail businesses.
 - 14. Service Businesses, on and off site.

Oak Grove (Section 109-99. – LI: Limited Industry District.)

Zoning: LI: Limited Industry District

(a) Purpose.

- (1) This section applies to the LI, Limited Industry District. This district is established to provide employment opportunities and to group individual uses in locations accessible to rail and highways so that the movement of raw materials, finished products and employees can be carried on efficiently, in an unobtrusive manner, and in a manner that does not adversely effect residential areas and for consistency with the 2030 city comprehensive plan.
- (2) It is recognized that, while the city is predominantly residential in character, industrial uses are part of the city's land use pattern. The regulations for this district are intended to

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encourage industrial development that is compatible with surrounding or abutting land uses. To accomplish this compatibility, development in the planned industrial district:

- a. Is limited to administrative, wholesaling, manufacturing, and related uses that can be carried on in an unobtrusive manner;
- b. Must provide suitable open spaces, landscaping, and parking areas; and
- c. Must establish reasonable controls on external effects such as storage, lightning, noise, dust, smoke and congestion.

(b) Permitted uses.

- (1) Single-family dwellings and accessory uses legally established prior to August 31, 2009 (adoption date of the 2030 comprehensive plan).
- (2) Wholesale/warehousing businesses.
- (3) Manufacturing.
- (4) Public utility uses for local service, when located within the public right-of-way or utility easement.
- (5) Agricultural uses, with the exception of feedlots.
- (6) Corporate headquarters.

(c) Accessory uses.

- (1) Parking in conformance with section 109-196.
- (2) Outdoor trash enclosures.
- (3) Offices in conjunction with a permitted or approved conditional use.
- (4) Signage in conformance with section 109-479.

(d) Conditional uses.

- (1) Adult uses in compliance with chapter 12, article II.
- (2) Airports/heliports.
- (3) Automobile repair and reconditioning.
- (4) Car/truck washes.
- (5) Vehicle and equipment auctions and sales.
- (6) Christmas tree sales.
- (7) Commercial greenhouses or nurseries.
- (8) Contractor or building material storage yards.
- (9) Essential services.
- (10) Railroad lines and switching yards.
- (11) Railroad storage.
- (12) Research facilities.
- (13) Seasonal businesses.
- (14) Communications towers in accordance with section 109-471.
- (15) Open storage when appurtenant to an approved principal use, subject to limitations such as location, screening, type, application, and any other restrictions imposed by the city council.
- (16) Uses determined by the city council to be similar to those permitted in this section.
- (17) Distribution centers.

ORDINANCE #22-12

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

AN ORDINANCE AMENDING SECTION 117-124 (E-3: EMPLOYMENT DISTRICT) OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CITY CODE SECTION 117-124

The current City Code Section 117-124 is revised as follows (additions indicated by underline, deletions indicated by strikethrough):

Sec. 117-124. – E-3: Employment District

- (a) *Intent.* The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.
- (b) *Permitted uses.* The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:
 - (1) Building materials sales stores.
 - (2) Governmental and public utility buildings and structures.
 - (3) Indoor commercial recreation.
 - (4) Manufacturing.
 - (5) Office buildings and uses.
 - (6) Radio and television offices and stations.
 - (7) Transportation terminals.
 - (8) Warehousing of non-explosive material or equipment.
 - (9) Wholesale business.
 - (10) Storage.
 - (11) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, motor vehicle, implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, manufacturing, radio and

television offices and stations, and wholesale businesses, provided they are indoor operations with no outside storage or display areas. A maximum of 20 percent of the units or suites of such a facility may be occupied by enclosed retail and rental activity as a principal use.

(12) Self-storage facilities.

(c) *Accessory uses.*

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space of the principal use.

(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(3) Off-street loading as regulated and required by this chapter.

(4) Signing as regulated by this Code.

(5) Enclosed retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility provided the retail or rental activity does not occupy more than 50 percent of the gross floor area of the occupied unit or suite.

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by section 117-50:

(1) Open and outdoor storage accessory to a principal use, provided that:

a. Storage area is surfaced with concrete or bituminous.

b. This use does not take up parking space or loading area as required for conformity to this chapter.

c. The provisions of section 117-51 are considered and satisfactorily met.

d. Open and outdoor storage shall be screened from adjacent properties and public right-of-way.

(2) Open or outdoor service, sale, display and rental as a principal use, provided that:

a. The use does not take up parking space or loading area as required for conformity to this chapter.

b. Sales area is surfaced with asphalt or concrete material to control dust.

c. The provisions of section 117-51 are considered and satisfactorily met.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

- (8) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite fleet fueling operation.
- (9) Schools, public and private.

(10) Restaurants and other dining establishments.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) *Bulk standards.*

Standard	Requirement
Minimum lot size	1 acre
Minimum lot width	200 feet
Building setbacks:	
Front	35 feet
Rear	25 feet
Side	25 feet
Major and minor arterials	60 feet from centerline of road right-of-way plus the local applicable setback
From service road	30 feet
Setbacks when adjacent to residential district:	
Buildings	60 feet
Off-street parking, storage areas, and driveways	40 feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Maximum building height	65 feet
Maximum lot coverage	45 percent

- (2) *Lighting.* Any lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.
- (3) Landscaping in accordance with section 117-364.
- (4) *Off-street loading.* All off-street loading dock/berth areas shall be a minimum of 50 feet in length and there shall be at least one dock/berth for the first 10,000 square feet of floor area and one additional berth/dock for each additional 25,000 square feet of floor area.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

SECTION 4. SUMMARY

The following official summary of Ordinance #22-12 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #22-12 amends Chapter 117, Sections 124 (E-3: Employment District) to allow restaurants with a conditional use permit in the E-3: Employment District of the City of Ramsey. The revised section will include restaurants as a conditional use in the E-3: Employment District.

PASSED by the City Council of the City of Ramsey, Minnesota the 22nd of February, 2022.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

Regular Planning Commission

7. 4.

Meeting Date: 01/27/2022

By: Brian McCann, Community
Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #22-11 Amending City Code Sections 117-116, 117-117, and 117-124 to Allow Taprooms and Breweries

Purpose/Background:

Taprooms and breweries have been on the rise over the last few years in surrounding communities, and generate new visitors to cities while creating a fun environment. The attached Ordinance #22-11 proposes allowing taprooms and breweries as a conditional use for the E-1, E-2, and E-3 industrial districts of the City of Ramsey. Staff is open to alternative districts and/or types of uses for specific districts (i.e. permitted, conditional, not allowed).

Research was conducted by City Staff to determine what districts in surrounding cities allow taprooms and breweries. Standards vary based on the researched cities, and Staff are interested in the Planning Commission's input on this ordinance. A copy of the research conducted by our Planning Intern, Grady Timmerman, is attached to this case.

Notification:

Notification was provided in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Alternatives

Alternative 1: Recommend to City Council the approval of Ordinance #22-11 as prepared.

Alternative 2: Recommend to City Council the approval of Ordinance #22-11 with proposed feedback or revisions.

Alternative 3: Recommend to City Council the denial of Ordinance #22-11.

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommend approval of Ordinance #22-11 Amending City Code Sections 117-116, 117-117, and 117-124 to Allow Taprooms and Breweries

Action:

Motion to recommend the City Council introduce Ordinance #22-11 Amending City Code Sections 117-116, 117-117, and 117-124 to Allow Taprooms and Breweries

Attachments

Ordinance #22-11

Research

Public Hearing Notice

Form Review

Inbox

Brian Hagen

Form Started By: Brian McCann

Final Approval Date: 01/19/2022

Reviewed By

Brian Hagen

Date

01/19/2022 10:34 AM

Started On: 01/14/2022 09:25 AM

ORDINANCE #22-11

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

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING SECTION OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTIONS 117-1 (DEFINITIONS), 117-116 (E-2 EMPLOYMENT DISTRICT), 117-117 (E-1 EMPLOYMENT DISTRICT), AND 117-124 (E-3 EMPLOYMENT DISTRICT) OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

Section 117-1. – Definitions shall be amended to include the following (additions will be shown as [addition](#)):

Brewery means a facility for a brewer who manufactures more than 15,000 barrels of malt liquor, as defined in Minn. Stat. §340A.101, subd. 16, for sale in a calendar year.

Brewpub means a facility for a brewer who also holds one or more retail on-sale licenses and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer, or for off-sale from those licensed premises as permitted in Minn. Stat. §340A.24, subd. 2.

Microbrewery means a brewery with a capacity to manufacture less than 15,000 barrels of alcoholic and nonalcoholic malt liquor in a calendar year. This definition does not include a brewpub.

Taproom means an area on the premises of or adjacent to the brewery location owned by the brewer that allows the on-sale of malt liquor produced by the brewer for consumption. Such use shall be accessory to the primary use of a brewery or microbrewery.

Section 117-116. E-2 Employment District. shall be amended to include the following (additions will be shown as [addition](#)):

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by [section 117-50](#):

[\(9\) Breweries, brewpubs, microbreweries, and taprooms.](#)

Sec. 117-117. E-1 Employment District. shall be amended to include the following (additions will be shown as [addition](#)):

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by [section 117-50](#):

[\(11\) Breweries, brewpubs, microbreweries, and taprooms.](#)

Sec. 117-124. E-3 Employment District. shall be amended to include the following (additions will be shown as [addition](#)):

(d) *Conditional uses.* The following are conditional uses and require a conditional use permit based upon procedures set forth in and regulated by [section 117-50](#):

[\(10\) Breweries, brewpubs, microbreweries, and taprooms.](#)

SECTION 3. SUMMARY

The following official summary of Ordinance #22-11 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #22-11 amends Sections 117-116, 117-117, and 117-124 to allow breweries and taprooms as a permitted use in the industrial zoning districts in the City of Ramsey.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2022.

Mayor

ATTEST:

City Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

Definitions

Brewery: a facility for a brewer who manufactures more than 15,000 barrels of malt liquor, as defined in Minn. Stat. §340A.101, subd. 16, for sale in a calendar year.

Brewpub: A facility for a brewer who also holds one or more retail on-sale licenses and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer, or for off-sale from those licensed premises as permitted in Minn. Stat. §340A.24, subd. 2.

Microbrewery: A brewery with a capacity to manufacture less than 15,000 barrels of alcoholic and nonalcoholic malt liquor in a calendar year. This definition does not include a brewpub.

Taproom: An area on the premises of or adjacent to the brewery location owned by the brewer that allows the on-sale of malt liquor produced by the brewer for consumption. Such use shall be accessory to the primary use of a brewery or microbrewery.

Tables

Elk River	C-1	C-3	DD	I-1	I-2	BP	The Pinnacle	North Business Park	Office Village	HWY 10/169	The Hinge
Brewer Taprooms	P (>10,000) & C (<10,000)	P (>10,000) & C (<10,000)	P	C	C	C	P (>10,000) & C (<10,000)	C	P (>10,000) & C (<10,000)	P (>10,000) & C (<10,000)	P (>10,000) & C (<10,000)
Brewpub	P	P	P				P		P	P	P
Microbrewery					P						

P=permitted use & C=conditional use

Anoka	B-1	B-2	B-3	B-5	B-6	M-1	M-2	WM	EM-1	EM-2	TOD-E	South MU
Brewpub Taproom	P	P	P	P	P			P	P	P	P	P
Microbrewery with Taproom			P					P	P	P		
Brewery						P	P					

P=permitted use & A=accessory use

Rogers	LC	RC	DT	ND	GI	SB
Brewery (small)	P	P	P	C	P	P
Brewery (large)					P	P
Taproom	P	P	P	C	P	P

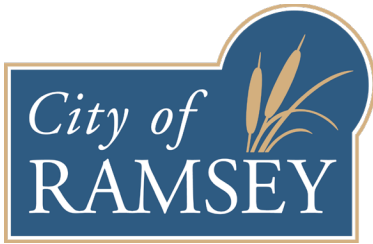
P=permitted use & C=conditional use

Blaine	B-2	B-3	PBD	B-5	I-1	I-2
Brewpub	P	P	C			
Brewery with Taproom				C	C	C

P=permitted use & C=conditional use

Coon Rapids	CC	GC	RS	I	River-walk	Campus Square	Evergreen	Wellness	NC
Brewpub	P	P	P		P	P	P	P	C
Brewery				P					
Microbrewery				P					
Microbrewery with Taproom					P	P	P	P	

P=permitted use & C=conditional use



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

**NOTICE OF PUBLIC HEARING
ORDINANCE 22-11: ZONING CODE AMENDMENTS**

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

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Planning Commission of the City of Ramsey will hold a public hearing on Thursday, January 27, 2022 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of this hearing is to consider amendments to the City's Zoning Code, Chapter 117, to allow breweries and taprooms in the City of Ramsey. All interested persons are invited to attend and comment on the proposed requests. The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Brian McCann at 763-433-9860 by noon on Monday, January 19, 2022.

Those that are able to attend meetings remotely should do so to maintain appropriate social distancing standards. All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings. Remote attendees desiring to speak to the Planning Commission are asked to use their webcam.

Written comments are welcome and shall be addressed to the Ramsey Planning Commission, 7550 Sunwood Drive NW, Ramsey, MN 55303. Written comments shall be received at the above address prior to 4:00 p.m. on January 27, 2022.

Chloe McGuire Brigl
Planning Manager

Date: January 14, 2022

Regular Planning Commission

7. 5.

Meeting Date: 01/27/2022

Submitted For: Bria Raines, Community Development

By: Bria Raines, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #22-08 Amending City Code Section 117-51 Regarding Conditional Use Permits

Purpose/Background:

The purpose of this case is to revise the conditional use permit (CUP) process to only require meeting with the Planning Commission. The process is modeled after the City's variance procedures. The existing procedure for a conditional use permit requires a public hearing at the Planning Commission, where a recommendation is made, and the case is then brought to City Council, where the request is approved with potential conditions or denied.

The proposed revision would require one public hearing with the Planning Commission; at which time, the request will be approved (with potential conditions) or denied.

This revision comes from feedback at a City Council work session in 2021.

Notification:

Notification was provided in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Alternative 1: Approve Ordinance #22-08 as prepared.

Alternative 2: Approve Ordinance #22-08 with revision of two meetings with Planning Commission; the first meeting a public hearing, and the second for a motion to adopt or deny.

Alternative 3: Deny Ordinance #22-08.

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommends adoption of Ordinance #22-08.

Action:

Motion to recommend the City Council introduce Ordinance #22-08 Amending City Code Chapter 117-51 regarding conditional use permits

Attachments

Revision to Section 117-51 (Full)

Ordinance #22-08

Form Review

Inbox

Brian Hagen

Form Started By: Bria Raines

Final Approval Date: 12/30/2021

Reviewed By

Brian Hagen

Date

12/30/2021 08:29 AM

Started On: 12/28/2021 08:15 AM

Sec. 117-51. Conditional use permits.

- (a) *Purpose.* The purpose of this section is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health, and safety. A conditional use is a use that, because of certain characteristics, cannot be properly classified as a permitted use in the zoning district within which it is proposed. Conditional use permits are designed to meet the problem which arises where certain uses, although generally compatible with the basic use classification of a particular zone, should not be permitted to be located as a matter of right in every area included within the zone because of hazards inherent in the use itself or special problems which its proposed location may represent.
- (b) *Procedure.*
- (1) Request for conditional use permits, as provided within this chapter shall be filed with the city on an official application form. Such application shall be accompanied by a fee and escrow as provided for in section 117-48. Such application shall also be accompanied by a sufficient number of copies as required by the zoning administrator of detailed written and graphic materials fully explaining the proposed change, development, or use. The request shall be considered as being officially submitted when the information requirements of this section are met.
 - (2) Proof of ownership or authorization: If the applicant is other than fee title owner, then the fee title owner must also join in the application.
 - (3) Upon the request for a conditional use permit being officially submitted, a public hearing before the planning commission shall be scheduled following proper hearing notification.
 - (4) Notice of hearing.
 - a. Notice of a hearing for a conditional use request shall consist of the following:
 1. The address and a legal description of the parcel;
 2. Description of request;
 3. Time of hearing;
 4. Place of hearing; and
 5. Purpose of hearing.
 - b. The notice shall be published in the official newspaper at least ten days prior to the hearing and written notification of said hearing shall be mailed at least ten days prior to all parcel owners within 350 feet of the boundary of the parcel for which a conditional use is being sought. A copy of the notice and a list of the property owners and addresses to which the notice was sent shall be attested and made a part of the records of the proceeding.
 - c. For the purposes of written notification, and in the absence of more accurate information, the parcel owner of record at the county shall be used.
 - d. Failure of a property owner to receive the notice shall not invalidate any such proceedings as set forth within this section provided a good faith attempt has been made to comply with the notice requirements of this section.
 - (5) When an applicant proposes any construction or alteration that would exceed a height of 200 feet above ground level at the site, or any construction or alteration of greater height than an imaginary surface extending upward and outward at a slope of 100 feet to one inch from the nearest point of the nearest runway of a public airport, then the zoning administrator shall notify the Mn/DOT commissioner at least 30 days in advance.

-
- (6) The planning commission shall conduct the hearing, ~~report its findings and make recommendations to the council.~~ receive technical reports when appropriate, and general assistance from city staff in preparing a determination on the request.
- (7) The planning commission ~~and the council~~ shall consider possible adverse effects of the proposed conditional use. This consideration shall be based upon (but not limited to) the following factors:
- a. The nature of the land upon which the use is to be located.
 - b. The nature of adjoining land or buildings.
 - c. The effect upon traffic into and from the premises, or to any adjoining roads.
 - d. Whether or not the use will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
 - e. Whether or not if this use will substantially adversely impair the use, enjoyment or market value of any surrounding property.
 - f. Whether the proposed use will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
 - g. Whether the proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and whether such a use will not change the essential character of that area.
 - h. Whether the proposed use will be hazardous or disturbing to existing or future neighboring uses.
 - i. Whether the proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools; or whether the persons or agencies responsible for the establishments of the proposed use shall be able to adequately provide any such service.
 - j. Whether the proposed use will create excessive additional requirements at public cost for public facilities and services and whether it will be detrimental to the economic welfare of the community.
 - k. Whether the proposed use will involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
 - l. Whether the proposed use will be consistent with the intent and purposes of this chapter.
- (8) At any time during the consideration of the request for a conditional use permit, the ~~council~~, planning commission, and/or city staff shall have the authority to request additional information from the applicant or to retain expert testimony with the consent and at the expense of the applicant, the information is to be declared necessary to establish performance conditions in relation to all pertinent sections of this chapter. Failure on the part of the applicant to supply all necessary supportive information shall be grounds for denial of the request or rejection of the application as incomplete.
- (9) The planning commission shall make a findings of fact and recommend such actions or conditions relating to the request as it deems necessary to carry out the intent and purpose of this chapter.
- ~~(10) The council shall not consider a request for a conditional use permit until it has received a report and recommendation from the planning commission. Upon completion of the report and recommendation of the planning commission, the request for a conditional use permit shall be placed on the agenda for the next regular council meeting occurring no sooner than ten days after the final action of the planning commission on the request; provided, however, that such ten-day period may be waived by~~

~~the council. Such reports and recommendations shall be entered in and made part of the permanent written record of the council meeting.~~

~~(11)~~(10) Upon receiving the report and recommendation of the planning commission, the council shall have the option to set and hold an additional public hearing if it deems necessary. The applicant or the applicant's representative shall appear at the board public hearing in order to answer questions concerning the request for a variance.

~~(12)~~ If, upon receiving the reports and recommendations of the planning commission, the council finds that specific inconsistencies exist in the review process and thus the final recommendation of the council will differ from that of the planning commission, the council may before taking final action, refer the matter back to the planning commission for further consideration. This procedure shall be followed only one time for any one conditional use permit request.

~~(13)~~(11) After receiving the reports and recommendations of ~~the planning commission~~ city staff and, receiving any additional information referred to in this division, and considering the criteria listed in this division, the ~~council~~ planning commission shall with a majority vote take one of the following actions:

a. *Approval.*

1. By resolution adopt findings of fact and conclusions that support approval of the requested conditional use permit.
2. By resolution authorize the issuance of a conditional use permit. The resolution should list any condition or conditions that the ~~council~~ planning commission considers necessary to meet the purpose of this chapter and protect the public health, safety and welfare.

b. *Denial.*

1. By resolution adopt findings of fact and conclusions that support denial of the requested conditional use permit.
2. By motion deny the issuance of a conditional use permit. This motion to deny shall be considered as the ~~council's~~ planning commission's final action on the request for a conditional use permit.

~~(14)~~(12) Whenever an application for a conditional use permit has been considered and denied by the ~~council~~ planning commission, a similar application for the conditional use permit affecting substantially the same parcel shall not be considered again by the ~~council~~ planning commission for at least one year from the date of its denial. The ~~council~~ planning commission may permit the submittal of a new request for a conditional use permit within one year of denial if it finds that the new request or circumstances surrounding the new request have changed significantly.

~~(15)~~(13) If a request for conditional use permit receives approval of the ~~council~~ planning commission, the city staff at the applicant's expense shall record such with the county recorder's office.

(c) *Information requirement.* The information required for all conditional use permit applications generally consists of the following items, and shall be submitted when applicable or requested by the city:

(1) *Site development plan.*

- a. Location of all buildings on parcels including both existing and proposed structures.
- b. Location of all adjacent buildings located within 150 feet of the exterior boundaries of the property in question.
- c. Location and number of existing and proposed parking spaces.
- d. Vehicular circulation.

-
- e. Architectural elevations (type and materials used in all external surface).
 - f. Location and type of all proposed lights.
 - g. Curb cuts, driveways, number of parking spaces.
 - h. Site plan details such as trash receptacles, etc.
- (2) *Dimension plan.*
- a. Affected parcel dimensions and area.
 - b. Dimensions of proposed and existing structures.
 - c. "Typical" floor plan and "typical" room plan.
 - d. Setbacks of all buildings located on property in question.
 - e. Proposed setbacks.
 - f. Sanitary sewer and water plan with estimated use per day.
- (3) *Grading plan.*
- a. Existing contours at two-foot intervals.
 - b. Proposed grading elevations.
 - c. Drainage configuration.
 - d. Storm sewer catchbasins, invert elevations, and storage areas.
 - e. Spot elevations.
 - f. Proposed road profile.
- (4) *Landscape plan.*
- a. Location of all existing trees, type, diameter, and which trees will be removed.
 - b. Location, type and diameter of all proposed plantings.
 - c. Location and material uses for all screening devices.
- (d) *Amended conditional use permits.* An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include requests for substantial changes in conditions or expansions of use, and as otherwise described in this chapter.
- (e) *Cancellation of conditional use permits.* Unless otherwise specified by the [council planning commission](#) at the time it is authorized, a conditional use permit shall become null and void one year after the final action of the [council planning commission](#) if not initiated or utilized, or if the use is discontinued for a continuous 12-month period, unless a petition for an extension of time in which to complete or utilize the use that has been granted by the [council planning commission](#). The city shall notify the CUP holder of these time restrictions at time of issuance. Extension shall be requested in writing and filed with the city at least 30 days before the expiration of the original conditional use permit. The request for extension shall state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. Such petition shall be presented to the planning commission for a recommendation to the [council planning commission](#) and acted upon by the [council planning commission](#).
- (f) *Duration of conditional use permits.* A conditional use permit shall remain in effect as long as the conditions agreed upon are observed and the permit holder is in compliance with all other regulations or standards of this chapter.

(g) *Performance security.*

- (1) Upon approval of a conditional use permit and when deemed necessary, the permittee shall provide the city with a financial surety, in an amount and form determined to be acceptable to the city. Said surety shall guarantee compliance with any required improvements or development associated with the issuance of the conditional use permit. Upon completion of the required improvements or development, the surety shall be returned to the permittee. The determination of acceptable completion of the required improvements or construction shall be a decision of the city. Failure to comply with required improvements or construction shall result in forfeiture of the surety and city ~~council~~ [planning commission](#) shall have the authority to revoke the conditional use permit.
- (2) The permittee shall be responsible for all city costs incurred in administering the conditional use permit. When deemed necessary, the city shall have the authority to require the permittee to maintain a minimum balance in an escrow account at the city for the full term of the conditional use permit. The purpose of the surety is to ensure that the city will be reimbursed for city expenses incurred in the administration and enforcement of the terms of the permit.

(h) *Revocation of conditional use permits.* In the event that violations of any conditions set forth in the conditional use permit occur, the ~~council~~ [planning commission](#) shall have the authority to revoke the conditional use permit. The following procedure shall be used to consider the revocation of a conditional use permit.

- (1) The parcel owner shall be notified of the possible violations of the conditional use permit and given 30 days to correct the violation and submit a written response to the notice.
- (2) If the violations are not corrected in the 30-day time frame, a public hearing conducted by the city ~~council~~ [planning commission](#) shall be scheduled.
- (3) At the public hearing for the purpose of revoking a conditional use permit the ~~council~~ [planning commission](#) shall consider the written response of the parcel owner and evidence of the violation. With a majority vote the ~~council~~ [planning commission](#) shall take one of the following actions:
 - a. *Revocation of the conditional use permit.*
 1. By resolution adopt findings of fact and conclusions that support revocation of the conditional use permit.
 2. By motion revoke the conditional use permit. This motion shall be the ~~council's~~ [planning commission's](#) final action on the revocation of a conditional use permit.
 - b. *Continuation of conditional use permit.*
 1. By resolution adopt findings of fact and conclusions that support continuation of the conditional use permit.
 2. By motion confirm the continuation of the conditional use permit.

[\(i\) Appeal Procedure. The planning commission shall serve as the board. However, any action of the board may be appealed to the council by any affected person if notice of such an appeal is received by the zoning administrator within ten days of the final action of the board.](#)

(Code 1978, § 9.03.05; Ord. No. 73-05, 5-21-1973; Ord. No. 86-2, 8-25-1986; Ord. No. 03-20, 8-25-2003)

State law reference(s)—Conditional uses and conditional use permits, Minn. Stats. § 462.3595.

ORDINANCE #22-09

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

AN AMENDMENT TO SECTION 117 WHICH IS KNOWN AS THE ZONING SECTION OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-51 (CONDITIONAL USE PERMIT) OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CITY CODE SECTION 117-51

The current City Code Section 117-51 is revised as follows (additions indicated by underline, deletions indicated by strikethrough):

Sec. 117-51. Conditional Use Permit.

- (a) *Purpose.* The purpose of this section is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health, and safety. A conditional use is a use that, because of certain characteristics, cannot be properly classified as a permitted use in the zoning district within which it is proposed. Conditional use permits are designed to meet the problem which arises where certain uses, although generally compatible with the basic use classification of a particular zone, should not be permitted to be located as a matter of right in every area included within the zone because of hazards inherent in the use itself or special problems which its proposed location may represent.
- (b) *Procedure.*
 - (1) Request for conditional use permits, as provided within this chapter shall be filed with the city on an official application form. Such application shall be accompanied by a fee and escrow as provided for in section 117-48. Such application shall also be accompanied by a sufficient number of copies as required by the zoning administrator of detailed written and graphic materials fully explaining the proposed change, development, or use. The request shall be considered as being officially submitted when the information requirements of this section are met.
 - (2) Proof of ownership or authorization: If the applicant is other than fee title owner, then the fee title owner must also join in the application.

- (3) Upon the request for a conditional use permit being officially submitted, a public hearing before the planning commission shall be scheduled following proper hearing notification.
- (4) Notice of hearing.
 - a. Notice of a hearing for a conditional use request shall consist of the following:
 1. The address and a legal description of the parcel;
 2. Description of request;
 3. Time of hearing;
 4. Place of hearing; and
 5. Purpose of hearing.
 - b. The notice shall be published in the official newspaper at least ten days prior to the hearing and written notification of said hearing shall be mailed at least ten days prior to all parcel owners within 350 feet of the boundary of the parcel for which a conditional use is being sought. A copy of the notice and a list of the property owners and addresses to which the notice was sent shall be attested and made a part of the records of the proceeding.
 - c. For the purposes of written notification, and in the absence of more accurate information, the parcel owner of record at the county shall be used.
 - d. Failure of a property owner to receive the notice shall not invalidate any such proceedings as set forth within this section provided a good faith attempt has been made to comply with the notice requirements of this section.
- (5) When an applicant proposes any construction or alteration that would exceed a height of 200 feet above ground level at the site, or any construction or alteration of greater height than an imaginary surface extending upward and outward at a slope of 100 feet to one inch from the nearest point of the nearest runway of a public airport, then the zoning administrator shall notify the Mn/DOT commissioner at least 30 days in advance.
- (6) The planning commission shall conduct the hearing, ~~report its findings and make recommendations to the council.~~ receive technical reports when appropriate, and general assistance from city staff in preparing a determinationub Hear - Ordinance #22-08 on the request.
- (7) The planning commission ~~and the council~~ shall consider possible adverse effects of the proposed conditional use. This consideration shall be based upon (but not limited to) the following factors:
 - a. The nature of the land upon which the use is to be located.
 - b. The nature of adjoining land or buildings.
 - c. The effect upon traffic into and from the premises, or to any adjoining roads.
 - d. Whether or not the use will be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

- e. Whether or not if this use will substantially adversely impair the use, enjoyment or market value of any surrounding property.
 - f. Whether the proposed use will be harmonious with and in accordance with the specific objectives of the comprehensive plan.
 - g. Whether the proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and whether such a use will not change the essential character of that area.
 - h. Whether the proposed use will be hazardous or disturbing to existing or future neighboring uses.
 - i. Whether the proposed use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, or schools; or whether the persons or agencies responsible for the establishments of the proposed use shall be able to adequately provide any such service.
 - j. Whether the proposed use will create excessive additional requirements at public cost for public facilities and services and whether it will be detrimental to the economic welfare of the community.
 - k. Whether the proposed use will involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
 - l. Whether the proposed use will be consistent with the intent and purposes of this chapter.
- (8) At any time during the consideration of the request for a conditional use permit, the ~~council~~, planning commission, and/or city staff shall have the authority to request additional information from the applicant or to retain expert testimony with the consent and at the expense of the applicant, the information is to be declared necessary to establish performance conditions in relation to all pertinent sections of this chapter. Failure on the part of the applicant to supply all necessary supportive information shall be grounds for denial of the request or rejection of the application as incomplete.
- (9) The planning commission shall make a findings of fact and recommend such actions or conditions relating to the request as it deems necessary to carry out the intent and purpose of this chapter.
- ~~(10) The council shall not consider a request for a conditional use permit until it has received a report and recommendation from the planning commission. Upon completion of the report and recommendation of the planning commission, the request for a conditional use permit shall be placed on the agenda for the next regular council meeting occurring no sooner than ten days after the final action of the planning commission on the request; provided, however, that such ten-day period may be waived by the council. Such reports and recommendations shall be entered in and made part of the permanent written record of the council meeting.~~

~~(11)~~(10) Upon receiving the report and recommendation of the planning commission, the council shall have the option to set and hold an additional public hearing if it deems necessary. The applicant or the applicant's representative shall appear at the board public hearing in order to answer questions concerning the request for a variance.

~~(12)~~ If, upon receiving the reports and recommendations of the planning commission, the council finds that specific inconsistencies exist in the review process and thus the final recommendation of the council will differ from that of the planning commission, the council may before taking final action, refer the matter back to the planning commission for further consideration. This procedure shall be followed only one time for any one conditional use permit request.

~~(13)~~(11) After receiving the reports and recommendations of ~~the planning commission~~ city staff and, receiving any additional information referred to in this division, and considering the criteria listed in this division, the ~~council~~ planning commission shall with a majority vote take one of the following actions:

a. *Approval.*

1. By resolution adopt findings of fact and conclusions that support approval of the requested conditional use permit.
2. By resolution authorize the issuance of a conditional use permit. The resolution should list any condition or conditions that the ~~council~~ planning commission considers necessary to meet the purpose of this chapter and protect the public health, safety and welfare.

b. *Denial.*

1. By resolution adopt findings of fact and conclusions that support denial of the requested conditional use permit.
2. By motion deny the issuance of a conditional use permit. This motion to deny shall be considered as the ~~council's~~ planning commission's final action on the request for a conditional use permit.

~~(14)~~(12) Whenever an application for a conditional use permit has been considered and denied by the ~~council~~ planning commission, a similar application for the conditional use permit affecting substantially the same parcel shall not be considered again by the ~~council~~ planning commission for at least one year from the date of its denial. The ~~council~~ planning commission may permit the submittal of a new request for a conditional use permit within one year of denial if it finds that the new request or circumstances surrounding the new request have changed significantly.

~~(15)~~(13) If a request for conditional use permit receives approval of the ~~council~~ planning commission, the city staff at the applicant's expense shall record such with the county recorder's office.

(c) *Information requirement.* The information required for all conditional use permit applications generally consists of the following items, and shall be submitted when applicable or requested by the city:

(1) *Site development plan.*

- a. Location of all buildings on parcels including both existing and proposed structures.
 - b. Location of all adjacent buildings located within 150 feet of the exterior boundaries of the property in question.
 - c. Location and number of existing and proposed parking spaces.
 - d. Vehicular circulation.
 - e. Architectural elevations (type and materials used in all external surface).
 - f. Location and type of all proposed lights.
 - g. Curb cuts, driveways, number of parking spaces.
 - h. Site plan details such as trash receptacles, etc.
- (2) *Dimension plan.*
- a. Affected parcel dimensions and area.
 - b. Dimensions of proposed and existing structures.
 - c. "Typical" floor plan and "typical" room plan.
 - d. Setbacks of all buildings located on property in question.
 - e. Proposed setbacks.
 - f. Sanitary sewer and water plan with estimated use per day.
- (3) *Grading plan.*
- a. Existing contours at two-foot intervals.
 - b. Proposed grading elevations.
 - c. Drainage configuration.
 - d. Storm sewer catchbasins, invert elevations, and storage areas.
 - e. Spot elevations.
 - f. Proposed road profile.
- (4) *Landscape plan.*
- a. Location of all existing trees, type, diameter, and which trees will be removed.
 - b. Location, type and diameter of all proposed plantings.
 - c. Location and material uses for all screening devices.
- (d) *Amended conditional use permits.* An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include requests for substantial changes in conditions or expansions of use, and as otherwise described in this chapter.
- (e) *Cancellation of conditional use permits.* Unless otherwise specified by the [council planning commission](#) at the time it is authorized, a conditional use permit shall become null and void

one year after the final action of the [council planning commission](#) if not initiated or utilized, or if the use is discontinued for a continuous 12-month period, unless a petition for an extension of time in which to complete or utilize the use that has been granted by the [council planning commission](#). The city shall notify the CUP holder of these time restrictions at time of issuance. Extension shall be requested in writing and filed with the city at least 30 days before the expiration of the original conditional use permit. The request for extension shall state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. Such petition shall be presented to the planning commission for a recommendation to the [council planning commission](#) and acted upon by the [council planning commission](#).

- (f) *Duration of conditional use permits.* A conditional use permit shall remain in effect as long as the conditions agreed upon are observed and the permit holder is in compliance with all other regulations or standards of this chapter.
- (g) *Performance security.*
 - (1) Upon approval of a conditional use permit and when deemed necessary, the permittee shall provide the city with a financial surety, in an amount and form determined to be acceptable to the city. Said surety shall guarantee compliance with any required improvements or development associated with the issuance of the conditional use permit. Upon completion of the required improvements or development, the surety shall be returned to the permittee. The determination of acceptable completion of the required improvements or construction shall be a decision of the city. Failure to comply with required improvements or construction shall result in forfeiture of the surety and city [council planning commission](#) shall have the authority to revoke the conditional use permit.
 - (2) The permittee shall be responsible for all city costs incurred in administering the conditional use permit. When deemed necessary, the city shall have the authority to require the permittee to maintain a minimum balance in an escrow account at the city for the full term of the conditional use permit. The purpose of the surety is to ensure that the city will be reimbursed for city expenses incurred in the administration and enforcement of the terms of the permit.
- (h) *Revocation of conditional use permits.* In the event that violations of any conditions set forth in the conditional use permit occur, the [council planning commission](#) shall have the authority to revoke the conditional use permit. The following procedure shall be used to consider the revocation of a conditional use permit.
 - (1) The parcel owner shall be notified of the possible violations of the conditional use permit and given 30 days to correct the violation and submit a written response to the notice.
 - (2) If the violations are not corrected in the 30-day time frame, a public hearing conducted by the city [council planning commission](#) shall be scheduled.
 - (3) At the public hearing for the purpose of revoking a conditional use permit the [council planning commission](#) shall consider the written response of the parcel owner and evidence of the violation. With a majority vote the [council planning commission](#) shall take one of the following actions:

- a. *Revocation of the conditional use permit.*
 - 1. By resolution adopt findings of fact and conclusions that support revocation of the conditional use permit.
 - 2. By motion revoke the conditional use permit. This motion shall be the ~~council's~~ planning commission's final action on the revocation of a conditional use permit.
- b. *Continuation of conditional use permit.*
 - 1. By resolution adopt findings of fact and conclusions that support continuation of the conditional use permit.
 - 2. By motion confirm the continuation of the conditional use permit.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

SECTION 5. SUMMARY

The following official summary of Ordinance #22-08 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #22-08 amends Chapter 117, Section 51 (Conditional Use Permit) to provide Planning Commission the ability to act on Conditional Use Permits where it was previously the duty of City Council.

PASSED by the City Council of the City of Ramsey, Minnesota the 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

Regular Planning Commission

7. 6.

Meeting Date: 01/27/2022

Submitted For: Bria Raines, Community Development

By: Bria Raines, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #22-09 Amending City Code Section 117-56 Regarding Easement Vacations

Purpose/Background:

The purpose of this case is to revise the procedure of an easement vacation from requiring an ordinance to a resolution.

In the City Code, an ordinance typically requires three meetings; one public hearing at the Planning Commission meeting, and two additional meetings with City Council. The proposed change will require one public hearing at a City Council meeting; at which time, the resolution would be approved or denied.

This code amendment would decrease the number of meetings required from two to one. This proposal comes from feedback received by City Staff during a 2021 City Council work session and attempts to increase efficiencies in City processes.

Notification:

Notification was provided in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Alternative 1: Approve Ordinance #22-09 as written.

Alternative 2: Approve Ordinance #22-09 with additional revision feedback for City Staff.

Alternative 3: Deny Ordinance #22-09.

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommends adoption of Ordinance #22-09.

Action:

Motion to recommend the City Council introduce Ordinance #22-09 Amending City Code Chapter 117-56 regarding easement vacation procedure.

Attachments

Revision to Section 117-56 (Full)

Ordinance #22-09

Form Review

Inbox

Brian Hagen

Form Started By: Bria Raines

Final Approval Date: 12/30/2021

Reviewed By

Brian Hagen

Date

12/30/2021 08:31 AM

Started On: 12/28/2021 08:36 AM

Sec. 117-56. Easement vacation.

The procedure for application to vacate a utility, roadway, access, or other form of easement shall be as follows:

- (1) The request for an easement vacation shall be filed with the zoning administrator on an official application form. Such application shall be accompanied by a fee and deposit as provided for in section 117-48. Such application shall also be accompanied by a sufficient number of copies as required by city staff of detailed written and graphic materials fully explaining the request. The request shall be considered as being officially submitted when all the information requirements have been met.
- (2) Easement vacation applications must be submitted to the zoning administrator 30 days prior to the city council meeting.
- (3) The city has ten days to determine if the application is complete. In the event that the application is incomplete, staff will notify the applicant within the ten days and provide direction on what information is still required.
- (4) Properties located within 350 feet of the applicant's subject property will be notified of the request and public hearing date.
- (5) City staff will prepare a staff report detailing the information related to the request, findings of fact and proposed ~~ordinance~~ [resolution](#).

(Code 1978, § 9.03.10; Ord. No. 03-20, 8-25-2003)

ORDINANCE #22-09

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

AN AMENDMENT TO SECTION 117 WHICH IS KNOWN AS THE ZONING SECTION OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-56 (EASEMENT VACATION) OF THE CITY CODE OF RAMSEY, MINNESOTA.

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CITY CODE SECTION 117-56

The current City Code Section 117-56 is revised as follows (additions indicated by underline, deletions indicated by strikethrough):

Sec. 117-56. Easement vacation.

The procedure for application to vacate a utility, roadway, access, or other form of easement shall be as follows:

- (1) The request for an easement vacation shall be filed with the zoning administrator on an official application form. Such application shall be accompanied by a fee and deposit as provided for in section 117-48. Such application shall also be accompanied by a sufficient number of copies as required by city staff of detailed written and graphic materials fully explaining the request. The request shall be considered as being officially submitted when all the information requirements have been met.
- (2) Easement vacation applications must be submitted to the zoning administrator 30 days prior to the city council meeting.
- (3) The city has ten days to determine if the application is complete. In the event that the application is incomplete, staff will notify the applicant within the ten days and provide direction on what information is still required.
- (4) Properties located within 350 feet of the applicant's subject property will be notified of the request and public hearing date.
- (5) City staff will prepare a staff report detailing the information related to the request, findings of fact and proposed ~~ordinance~~ resolution.

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

SECTION 5. SUMMARY

The following official summary of Ordinance #22-09 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #22-09 amends Chapter 117, Section 56 (Easement Vacation) to revise the existing City of Ramsey Zoning Code to allow easement vacations by a resolution.

PASSED by the City Council of the City of Ramsey, Minnesota the 22nd day of February, 2022.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date: