

**City of Ramsey**  
**Agenda**  
**Regular Planning Commission**  
**Thursday, February 24, 2022**  
**7:00 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings). To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
  1. Approve Planning Commission Meeting Minutes
6. **Public Hearing**
  1. PUBLIC HEARING: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 5280 161st Ave NW (Project No. 22-103); Case of Mark Rice
  2. PUBLIC HEARING: Consider Request for Sketch Plan, Zoning Amendment, and Comprehensive Plan Amendment Related to a Proposed Second School Campus for PACT Charter School on the Property Located at 7633 161st Ave NW (Project No. 22-107); Case of PACT Charter School
  3. PUBLIC HEARING: Consider Request to Amend a Home Occupation Permit for Peace Keepers, Inc. at 6025 177th Ln NW; Case of Derek Trout
7. **Commission Business**
8. **Commission/Staff Input**
9. **Adjournment**

**Regular Planning Commission**

**5. 1.**

**Meeting Date:** 02/24/2022

**Submitted For:** Nicole Laubach, Community Development

**By:** Brian McCann, Community Development

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**Information**

**Title:**

Approve Planning Commission Meeting Minutes

**Purpose/Background:**

The purpose of this case is to approve the Planning Commission Regular Meeting Minutes for the following meetings:

- November 18, 2021; and
- January 27, 2022.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

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**Attachments**

[November 2021 Meeting Minutes](#)

[January 2022 Meeting Minutes](#)

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**Form Review**

**Inbox**

Brian Hagen

Form Started By: Brian McCann

Final Approval Date: 02/16/2022

**Reviewed By**

Brian Hagen

**Date**

02/16/2022 10:24 AM

Started On: 01/28/2022 08:11 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 18, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent:           None

Also Present:               Senior Planner Chloe McGuire Brigl  
                                  City Council Liaison Matt Woestehoff

**1.     CALL TO ORDER**

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

**2.     PLEDGE OF ALLEGIANCE**

Chairperson Bauer led the group in the Pledge of Allegiance.

**3.     CITIZEN INPUT**

None.

**4.     APPROVAL OF AGENDA**

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

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

**5.     CONSENT AGENDA**

**5.01: Approve the October 28, 2021 Planning Commission Work Session and Regular Meeting Minutes**

**5.02: Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads**

Commissioner Walker commented that there is a statement within the minutes that is not accurate. He stated that the Chair made the statement that no one on the current Commission was a member in 2011. He noted that Commissioner VanScoy and Chairperson Bauer did appear to be members and there was also a Dunaway listed.

Chairperson Bauer stated that he did not believe he had been a member of the Commission for ten years.

Senior Planner McGuire Brigl noted a past member of the Commission with a similar name.

Chairperson Bauer acknowledge that Commissioner VanScoy was a member of the Commission and noted that he stated that at the meeting.

Commissioner Walker stated that there was a Dunaway as well.

Commissioner Dunaway stated that he did not recall being there but could have been if that is what is stated.

Chairperson Bauer commented that the minutes reflect what happened at the meeting. He stated that the statement should be corrected to reflect that Commissioner VanScoy was a member in 2011. He noted that the minutes are accurate of what was mentioned at the meeting even if the statement may have not been accurate.

It was confirmed that a statement would be added stating that Commissioner VanScoy was a member at that time.

Motion by Commissioner Peters, seconded by Commissioner Dunaway, to approve the consent agenda with the noted change to the minutes.

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

**6. PUBLIC HEARINGS/COMMISSION BUSINESS**

**6.01: Public Hearing: Consider Resolution #21-313 Granting a Variance to 16501 Jarvis Street NW; Case of Allen and Alycia Skogquist**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:04 p.m.

**Presentation**

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of the resolution granting a variance to 16501 Jarvis Street NW (Project #21-141); Case of Allen and Alycia Skogquist.

Commissioner Dunaway stated that staff noted they would not typically recommend this type of pool covering in a smaller lot residential area, but it was noted that other cities allow this type of covering.

Senior Planner McGuire Brigl stated that this requirement is in place for safety reasons, as sometimes children wander onto adjacent properties. She explained that staff feels that fencing is more appropriate for smaller lot properties but felt that this would be sufficient for this large property.

Commissioner VanScoy commented that the case states that the applicants have an automatic pool cover that meets certain standards and asked for clarification.

Senior Planner McGuire Brigl commented that it is an ASTM power cover and staff would verify that.

Commissioner VanScoy asked if the gate for pool fencing requires that the gate be self-closing.

Senior Planner McGuire Brigl commented that the gate has to latch but was unsure that it was required to be self-closing.

Commissioner VanScoy asked for details on the automatic description for the pool cover.

Senior Planner McGuire Brigl explained that the cover closes by the push of a button.

Commissioner VanScoy asked if there is assurance that this property would not be developed into homes with 80-foot lots.

Senior Planner McGuire Brigl stated that per the zoning the property could request subdivision into 2.5 acre lots with well and septic. She noted that the property owner purchased this property within the last three years and does not have intention of subdividing the property. She stated that if the property were to subdivide there would be other issues that would be out of compliance.

Commissioner VanScoy asked if the applicant submitted a permit that specified a fence and then did not construct the fence.

Senior Planner McGuire Brigl stated that she did not have an answer and noted that potentially the project changed over time. She stated that the pool cover was installed in June of 2021 and has been functioning well. She stated that fencing has been hard to acquire this year.

Commissioner Peters asked if this would open the City to liability if there were injury.

Senior Planner McGuire Brigl stated that she could verify with legal counsel and a hold harmless clause could be added.

### **Citizen Input**

No comments.

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

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

Chairperson Bauer closed the public hearing closed at 7:15 p.m.

### **Commission Business**

Motion by Commissioner Dunaway, seconded by Commissioner Peters, to Adopt Resolution #21-313 Granting a Variance to 16501 Jarvis Street NW, with the stipulation that the City Attorney review the potential for liability and develop applicable language if necessary.

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

### **6.02: Public Hearing: Consider Ordinance #21-20 Amending City Code Chapter 117, Section 1 and 351 Regarding Home Occupations**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:17 p.m.

#### **Presentation**

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of Ordinance #21-20 Amending City Code Chapter 117, Sections 1 and 351 Regarding Home Occupations.

Commissioner Anderson asked for clarification on language included related to employees and the intent of the language.

Senior Planner McGuire Brigl replied that the intention is to limit the amount of traffic coming to the property. She noted that the majority of the home occupation code is related to how it could impact the neighborhood.

Commissioner Anderson stated that he has issue with Section G and would prefer to leave that at 400 square feet rather than reducing that to 200 square feet.

Chairperson Bauer stated that he disagrees as someone may only have one vehicle and therefore it would not make sense to require someone to maintain empty space.

Commissioner VanScoy asked if there were any changes to the definition section.

Senior Planner McGuire Brigl reviewed the proposed changes to the definition of home occupation.

### **Citizen Input**

No comments.

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

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

Chairperson Bauer closed the public hearing closed at 7:24 p.m.

### **Commission Business**

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council introduce Ordinance #21-20 Amending City Code Chapter 117, Sections 1 and 351 Regarding Home Occupations.

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

## **7. COMMISSION BUSINESS**

None.

## **8. COMMISSION / STAFF INPUT**

Senior Planner McGuire Brigl stated that the new Community Development Director/Deputy City Administrator has begun with the City but was unable to attend tonight. She provided an update on projects the Commission reviewed during the year as well as potential future projects. She stated that there has been a lot of interest in restaurants and bringing restaurants to Ramsey. She noted that the Commission could consider an ordinance amendment to allow restaurants in different zoning codes as a conditional use. She noted that staff will also bring forward zoning changes that would need to be done in order to be in compliance with the adopted Comprehensive Plan. She also provided an update on a rezoning which made the City not compliant with the Metropolitan Council rules and the process to correct that.


## **9. ADJOURNMENT**

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


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

The regular meeting of the Planning Commission adjourned at 7:36 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Brian Hagen  
Deputy City Administrator/Community Development Director

ATTEST:

  
\_\_\_\_\_  
Nicole Laubach  
Planning Administrative Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 27, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent:                   None

Also Present:                       Senior Planner Chloe McGuire Brigl  
  City Planner Chris Anderson  
  Planning Technician Brian McCann  
  City Council Liaison Matt Woestehoff  
  Community Development Director Brian Hagen  
  Utilities Supervisor John Nelson

**1.     CALL TO ORDER**

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

**2.     PLEDGE OF ALLEGIANCE**

Chairperson Bauer led the group in the Pledge of Allegiance.

**3.     CITIZEN INPUT**

Chairperson Bauer introduced the new Community Development Director.

Community Development Director Hagen introduced himself to the Commission.

Chairperson Bauer commented that this will be the last meeting for Senior Planner McGuire Brigl who has accepted a position in a larger community. He thanked her for her contributions to Ramsey while a part of the team.

**4.     APPROVAL OF AGENDA**

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

A roll call vote was performed:

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

Motion Carried.

## **5. CONSENT AGENDA**

None.

## **6. COMMISSION BUSINESS**

### **6.01: Review Design Concepts for the New Water Treatment Plant**

#### **Presentation**

Utilities Supervisor Nelson presented the Staff Report stating that staff and representatives from AES2 and Oertel Architects are in attendance to review concept plans for the new water treatment plant proposed for the City of Ramsey.

Steve Nelson, AES2, commented that they would like the form to follow the function because of the purpose of the water treatment plant.

Daniel England, Oertel Architects, identified the location for the water treatment plant.

Mr. Nelson and Mr. England reviewed the different elements of the concept diagrams, explaining how different features incorporate the equipment needs of the facility.

Mr. England reviewed renderings of the proposed facility and explained how materials and landscaping will be used to help soften the façade and blend with the public works facility.

#### **Commission Business**

Chairperson Bauer asked the timeframe for the project.

Mr. Nelson replied that the facility is anticipated to be complete in October of 2023.

Commissioner Walker asked the cost for the facility.

Mr. Nelson stated that the budget cost was \$30,000,000. He stated that they have not completed a detailed cost estimate but believes that the project would fit within that budget. He estimated that the treatment plant itself would be about \$25,000,000 noting the additional work that would be needed to support the facility.

Commissioner Walker referenced the statement that 12,000,000 gallons of water are flushed when hydrant flushing is completed and asked the cost to the City to do that.

Utilities Supervisor Nelson commented that the water itself does not have a substantial cost, noting that it is more the labor associated with that task.

Commissioner Walker explained that he is attempting to justify the cost for the water treatment plant versus flushing water.

Utilities Supervisor Nelson commented that the biggest issue is the manganese in the drinking water. He stated that currently the City has eight well and three of those are below the health-based guidance for manganese, which are the main wells used. He explained that the wells with the lowest manganese are the wells highest in iron, which results in the most complaints from residents. He stated that the water treatment facility will remove the manganese and iron from the drinking water.

Commissioner Walker commented that it seems that every time there is a project, someone says the City is spending money it does not have and therefore he would like to have an educated response on why this is needed.

Mr. Nelson stated that the impotence for this type of project has been based on the need to meet the health-based value, such as manganese removal, and noted that an added value is aesthetics such as the removal of iron.

Commissioner Walker commented that he is not against the water treatment plant. He stated that many residents are upset with the 17 percent increase to property taxes and therefore would like to have the facts to support this request.

Councilmember Woestehoff stated that the Council has approved the design specifications for this project already. He noted that Ramsey has anticipated this project for many years and \$27,000,000 has already been set aside through utility funds and the remainder would be bonded and paid back with utility funds, therefore it will not be an additional cost to residents.

Community Development Director Hagen stated that at the last worksession the Council added a legislative priority to request additional funds for this project.

Commissioner VanScoy asked what would happen to the iron and manganese that is removed.

Utilities Supervisor Nelson explained the process noting that ultimately those materials would go through the sanitary sewer system and end up at a larger water treatment facility.

Senior Planner McGuire Brigl asked for feedback on the massing diagram, elevations, and architectural renderings.

Commissioner Gengler stated that she appreciates the attention to detail and elements that pull the facility together with its surroundings and make it aesthetically pleasing.

Commissioner Anderson asked the purpose of the bump outs and whether that is just an aesthetic element. He stated that he does not prefer those bump outs.

Mr. England stated that the bump outs are for aesthetic purposes to add relief and break up that single elevation that faces the public works facility and Highway 10. He stated that it brings dimensionality to a single material face.

Chairperson Bauer noted that there are design requirements in The COR and agreed that the bump outs break up that façade. He stated that if this side were just one continuous material, that wall would not be aesthetically pleasing.

Commissioner Anderson commented that this is an expensive building and was unsure that feature was needed. He stated that he would prefer to not have the bump outs.

Chairperson Bauer asked a rough estimate for the bump outs.

Mr. England commented that the cost difference to exclude the bump outs would be fairly minimal as it is just a bit of framing to bring out that material. He stated that perhaps it is not a series of patterned bump outs but something else that breaks up that façade. He believed it would draw more attention to not having anything along that wall.

Commissioner Anderson commented that part of the building faces the public works building and did not think attention should be drawn to a water treatment plant. He commented that if attention is drawn to the facility, it could create a security issue. He stated that he would prefer the building to appear plain.

Senior Planner McGuire Brigl commented that staff can work with the architect to review options to break up that façade. She stated that the City would still want to follow its design requirements.

Commissioner Walker commented that he likes the appearance of the building. He noted that he does understand the concern of Commission Anderson but wants the facility to look nice and not like a large garage. He referenced the landscaping and ongoing maintenance costs. He commented that he thinks the building looks fabulous.

Chairperson Bauer thanked staff for the presentation and acknowledged that this is a need for the community because of the issues with water quality.

## **7. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **7.01: 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**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:31 p.m.

#### **Presentation**

City Planner Anderson presented the staff report stating that staff recommends approving the requested variance as well as the Site Plan, contingent upon compliance with the staff's review comments in ProjectDox.

Commissioner VanScoy asked about the elimination of parking spots.

City Planner Anderson replied that the applicant proposes nine stalls for the building, noting shared parking for the overall site throughout the campus node. He stated that originally in the mid-2000s there were 468 stalls constructed as part of the site and this would reduce the number of stalls to 452. He stated that originally the site was in excess of the required parking and would remain in excess of the parking. He noted that the original parking constructed anticipated the build out of this node.

Commissioner VanScoy commented that he has been in that area in the evenings, and it is already tight for parking in the evening. He asked if additional parking could be added on the north side, noting the potential for additional restaurants.

City Planner Anderson stated that is something that could be explored but was unsure of the potential issues with the location of the trunk utilities. He commented that the proposal is in line with what the expectation for the site was. He acknowledged that losing parking stalls is less than desirable. He stated that if something could be done, perhaps they could work that into the plan.

Commissioner VanScoy asked if the exit lane would still remain. He commented that is the primary access he uses to exit the parking lot.

City Planner Anderson commented that two-way traffic would remain for that access point.

#### **Citizen Input**

Andrew Javosky, representing the applicant, commented that they could explore the potential for parking north of the building with staff.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:44 p.m.

**Commission Business**

Motion by Commissioner Peters, seconded by Commissioner Gengler, to adopt Resolution #22-09 Grant a Variance to the Build to Requirement.

A roll call vote was performed:

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

Motion Carried.

Motion by Commissioner VanScoy, seconded by Commissioner Walker, to recommend that City Council adopt Resolution #22-030 Approving the Site Plan.

A roll call vote was performed:

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

Motion Carried.

## **7.02: Public Hearing: Review Comprehensive Plan Amendment Creating New Urban Residential Low (URL) District and Re-Guiding Subject Properties**

### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:47 p.m.

### **Presentation**

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of the Comprehensive Plan Amendment.

Chairperson Bauer asked if in order to provide City services, the City would need to be at a certain level not only for the parcels but city-wide.

Senior Planner McGuire Brigl confirmed that in order to stay on the Metropolitan Council's wastewater , the City would need to have three units per acre as a whole. She stated that the City is already close to three units per acre as a whole. She stated that this is about placing the right densities in the right locations.

Chairperson Bauer commented that it is important for the City Council to review the ability to allow smaller lots in other parts of the community in order to ensure the City does not fall below three units per acre. He stated that placing more density near The COR will allow the City to allow lesser density in other areas.

Councilmember Woestehoff commented that is something on the radar of the Council. He stated that the Council had a unanimous decision to not allow for smaller lots in the Trott Brook development. He stated that generically speaking the majority of the Council agrees that higher density and medium density should remain around The COR.

Commissioner VanScoy asked why there are issues with density. He asked if this is net density.

Senior Planner McGuire Brigl confirmed that it is net density.

Commissioner VanScoy asked the issues with this development, at it would seem that if the areas of parks and wetlands are excluded, they would only be looking at developable land.

Senior Planner McGuire Brigl replied that when calculating density, the Metropolitan Council allows exclusion of wetlands and park but roads, wetland buffers, easements, density transitioning, and those types of items are not allowed to be excluded from the density calculation. She explained that because of that formula, with quarter acre lots, the City is not meeting four units per acre. She stated that Andover ran into the same issue. She stated that this is a large site which requires more ponding, and the layout is odd because of wetlands and related buffers. She stated that there is also the density transitioning buffer and pinch points at both sides of the development. She stated that because of those site constraints they are not able to meet the density requirements. She stated that this site and the North Brook Crossings site will also not meet the density requirements.

Commissioner VanScoy asked how many of these sites can be approved before the City does not meet the density requirements of the Metropolitan Council.

Senior Planner McGuire Brigl commented that the City completes plat monitoring each year to review the overall density. She stated that the City would allow more of these developments but would have to provide denser development in other areas to offset. She stated that the City cannot continue to allow sewer development less than three units per acre. She noted that Riverstone South will provide the City with a bump in terms of density. She noted that continued development in The COR should allow the City to continue to allow more rural development in other areas.

Commissioner VanScoy asked if a variance could be used rather than a Comprehensive Plan.

Senior Planner McGuire Brigl commented that a Comprehensive Plan amendment would be necessary in order to be in compliance with the Metropolitan Council. She noted that the alternative would be to allow smaller lots in order to increase the density.

Commissioner VanScoy expressed concern with the future impact of the amendment as written. He commented that some of the measures are subjective, which is a concern.

Senior Planner McGuire Brigl commented that in order to use this, an applicant would need to request a Comprehensive Plan amendment based on the criteria and the decision would then be of the City Council and Metropolitan Council. She stated that even though some of the language may seem subjective, it is the same language within the variance criteria. She stated that the areas where this could be used need to be mapped and that has been done very narrowly only incorporating the two properties where the City would like to use this.

Commissioner VanScoy referenced the required density of three units per acre and asked if a unit could be an apartment or townhouse.

Senior Planner McGuire Brigl confirmed that to be true.

Commissioner VanScoy referenced the current moratorium that the City Council has on high density residential for City owned property within The COR and commented that would seem to create a potential issue.

Senior Planner McGuire Brigl commented that if this passes tonight, the City would still be over the three unit per acre threshold. She stated that apartments typically come in around ten to 15 units per acre which does help to boost the City's density calculation. She stated that if the City Council wanted to allow the City to seek development of apartments that would help the density calculation but commented that is not a need at this time. She noted that there is available land within The COR that could be developed into apartment buildings that is not City owned.

Commissioner VanScoy commented that part of the issue that drove the development of The COR and its density was to allow the City to development while maintaining its rural character.

Chairperson Bauer commented that he believes that a buffer should be created to prevent the City from dipping below the three units per acre threshold. He asked if an applicant could meet two criteria to apply.

Senior Planner McGuire Brigl confirmed that an applicant could apply for a Comprehensive Plan amendment if two of the criteria are met.

Commissioner Dunaway stated that he has a similar concern with the proposed language, noting that E and F are very similar in meeting a threshold. He asked why similar criteria were added. He stated that if only two criteria are required, if an applicant met E, it could most likely also meet F.

Senior Planner McGuire Brigl provided clarification noting that the intent was related to existing rural residential development. She suggested merging E and F into one criteria.

Commissioners VanScoy and Dunaway confirmed that they would prefer to merge those items.

Commissioner Walker commented that the City Council has stated that it does not want smaller lots in this area. He stated that only two options are provided, and he does not like either option. He stated that he was told that once there is an open development case, the Comprehensive Plan and/or zoning could not be changed, yet here is a request to change both. He asked if this would be a great time to try to come up with a compromise to have larger lots on the outside and smaller lots on the inside to create the desired density.

Commissioner VanScoy commented that was the initial proposal.

Commissioner Walker disagreed and believed that the original proposals included 55-, 65-, and 75-foot lots. He commented that there has never been a compromise for the existing residents and asked if this would be the perfect time to provide larger lots on the outside of the development. He stated that if the density could be increased, the Comprehensive Plan would not need to be changed and everyone would get what they want. He stated that he would not even say full acre lots on the border, although ideally that would be preferred, but stated perhaps 120 foot lots are placed on the border to protect the existing residents. He noted then perhaps 70 or 65 foot lots are placed in the middle of the development.

Senior Planner McGuire Brigl commented that they did review that option with the applicant and even with larger lots they cannot get over the density threshold. She stated that the Preliminary Plat has already been approved and therefore the discussion tonight is related to density and whether the Commission would support the Comprehensive Plan amendment. She noted that the alternative would be to amend the zoning to allow smaller lots to meet the three units per acre threshold of the Metropolitan Council and the City Council has already stated it will not support that option. She stated that if nothing is done, that would be considered a taking and therefore these are the only two options to consider at this time. She stated that staff supports the lower density as that is desired by the existing residents and City Council.

Councilmember Woestehoff acknowledged the comments of Commissioner Walker. He stated that this is paperwork to a certain extent as the plan has not changed from what was approved and is something required by the Metropolitan Council at this time. He commented that the Metropolitan Council provides a huge cost savings to the City even just in terms of sewer. He noted that the only way to meet density threshold on this site with one acre lots on the outside would be to have an apartment building on the inside, which would not be approved.

Commissioner Walker asked what would happen if the Comprehensive Plan amendment were not approved and the zoning were not changed to allow for smaller lots.

Senior Planner McGuire Brigl replied that the City could not grant the sewer permit to the final project and the City would get sued. She believed that the option of lesser lots should be chosen to benefit the existing residents.

### **Citizen Input**

Jeff Uecker, 17121 Variolite Street, commented that this meeting seems pointless as the City Council has already approved everything and is not going to go back and change what has been done. He expressed frustration in the process and wanted to continue to express his opposition. He stated that there was one lot that could have been rezoned in an area where no one lives and stated that could have been rezoned to allow the additional lots in the density calculation. He stated that the residents have always been told that the density would remain in the town center to maintain the rural feel and yet this development destroys the rural feel. He noted that the park has always been sold to the residents as an amenity, but it recently was discovered that the park would have a price of over \$1,000,000 and would come with an event center. He stated that while he would ask the Commission to do something, it seems pointless.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:25 p.m.

### **Commission Business**

Commissioner Walker commented that the more he thinks about this, the problem was created in 2011 when the City decided to place this property in the MUSA district. He stated that time should have been spent determining the density that could be created before the rezoning occurred. He stated that he is frustrated as this is an action he was told could not be done.

Motion by Commissioner Dunaway, seconded by Commissioner VanScoy, to recommend that City Council adopt the Comprehensive Plan Amendment, combining points E and F into one.

A roll call vote was performed:

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

Motion Carried.

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

**Public Hearing**

Chairperson Bauer called the public hearing to order at 8:28 p.m.

**Presentation**

Planning Technician McCann presented the staff report stating that staff recommends approval of Ordinance #22-12 Amending City Code Chapter 117-124 regarding the E-3: Employment District.

Chairperson Bauer asked the districts in which restaurants are currently allowed.

Planning Technician McCann commented that currently that use is allowed in the B districts.

Commissioner Anderson asked for a map showing the E-3 districts are located.

City Planner Anderson displayed the map highlighting those properties.

Senior Planner McGuire Brigl provided additional explanation on the location of the E-3 district parcels. It was confirmed that is the only location of E-3 parcels in the community.

Chairperson Bauer asked if there is interest to have additional areas zoned E-3.

City Planner Anderson replied that to the knowledge of staff there is no desire to have additional areas zoned E-3.

Commissioner Anderson asked if bars would be allowed in that area.

Chairperson Bauer commented that a restaurant could serve alcohol as long as it falls below a certain percentage of its business.

Commissioner Anderson commented that there are enough issues with people breaking into buildings or vandalizing and would not want to add an establishment serving alcohol into that area.

Commissioner Walker asked if there is a restaurant wanting to go into this area.

City Planner Anderson commented that this is being driven by an attempt to create more opportunity for restaurants to come into the community. He was unsure that there was a specific ask by a tenant but noted that this is more of a response for the request of residents to have more eating establishments. He stated that creating opportunity within another district would provide more opportunity.

Community Development Director Hagen stated that although there are not any current applications driving this request, there would be thought to the plans for the Anoka Ramsey Athletic Association and its dome. He stated that the dome website mentions a desire for a large indoor turf area to hold sporting events, other public events, etc. He stated that the website also identifies a potential restaurant. He again confirmed that there are no active applications, but staff is attempting to be ahead of that type of ask.

Chairperson Bauer asked the potential location for the dome.

City Planner Anderson identified the parcel that has been in discussion. He confirmed that the property is not presently in the E-3 district. He stated that the property is currently guided COR and would allow restaurants.

Commissioner Dunaway asked if there are other districts in the City that do not allow restaurants.

City Planner Anderson confirmed that none of the employment zoned districts allow restaurants. He noted that E-3 was created to minimize outdoor storage but still allow land for manufacturing purposes. He reviewed some of the uses in that zone including Adrenaline Sports Center, noting that families are dropping children off for sports and therefore having a restaurant in that area could be beneficial.

Commissioner Gengler stated that a restaurant would be allowed as a Conditional Use Permit. She noted that there are a lot of restaurants that serve alcohol but would not be considered a bar. She asked staff for details on how a liquor license application is reviewed.

Senior Planner McGuire Brigl commented that if a restaurant desired to come into this area, it would need to apply for a CUP. She stated that if alcohol were to be served, a liquor license would be required and described that process. She stated that a restaurant would be allowed as a conditional use, which would mean certain conditions would apply and it would not necessarily be allowed on all properties in that district, noting that it would have to be a good fit for the property.

Councilmember Woestehoff stated that after reviewing the packet, he asked if there was a proposal coming. He referenced the Blaine Sports Center, and its related brewery and restaurant uses. He stated that he saw this case and the next as preparation for what may come with a sports dome facility.

**Citizen Input**

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:42 p.m.

**Commission Business**

Motion by Commissioner Peters, seconded by Commissioner Gengler, to recommend that City Council introduce Ordinance #22-12 Amending City Code Chapter 117-124 Regarding the E-3: Employment District.

**Further discussion**

Commissioner Dunaway commented that he does not believe the allowed uses within E-3 lends itself to a bar or restaurant. He stated that district is close enough to The COR that users could frequent the establishments within The COR. Commissioner Walker commented that he will be taking the stance of Councilmember Heineman on this and the next case and will allow people to do what they wish on the land they own.

A roll call vote was performed:

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

Motion Carried.

**7.04: Public Hearing: Consider Ordinance #22-11 Amending City Code Sections 117-116, 117-117, and 117-124 to Allow Taprooms and Breweries**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 8:45 p.m.

**Presentation**

Planning Technician McCann presented the staff report stating that staff recommends approval of Ordinance #22-11 Amending City Code Sections 117-116, 117-117, and 117-124 to Allow Taprooms and Breweries.

Commissioner VanScoy asked if the taprooms are currently allowed in any districts.

Planning Technician McCann commented that he did not believe taprooms or breweries are currently allowed in any zoning districts.

Commissioner Dunaway asked if there would be special requirements for parking.

Planning Technician McCann replied that would be part of the Conditional Use Permit process, noting that each case would be reviewed to determine what is necessary.

City Planner Anderson commented that there are commercial off-street parking requirements. He stated that manufacturing has its own regulation, which would be applied to brewing activities and then other standards would be used for the taproom portion of the request.

Chairperson Bauer asked how the conditions would be determined for the use.

City Planner Anderson welcomed any specific conditions or criteria the Commission may have, noting that site specific conditions could be added to the review of the request.

Commissioner Peters asked if this would allow for food trucks to serve food with the taproom.

City Planner Anderson replied that staff has been looking at food truck standards. He stated that this ordinance does not specifically address that element. He noted that it is pretty common for a taproom to offer a food truck, either regularly or on occasion.

Senior Planner McGuire Brigl commented that the City does not currently have anything that addresses food trucks but does allow food trucks through transient licenses.

Commissioner VanScoy asked for details on licensing for this type of business.

City Planner Anderson replied that taprooms are regulated through the State and therefore proper licensing would be required from the State.

Commissioner Dunaway asked if staff has researched the districts these businesses are allowed in other cities.

Planning Technician McCann confirmed that information was included in the case and displayed the information for the Commission to review noting that some cities allow the use as a permitted use within certain districts while others allow as a conditional use.

Commissioner VanScoy commented that while he likes the graph layout, he found the headings confusing.

Chairperson Bauer commented that it seems the use is allowed in different districts, but staff would recommend only the industrial districts at this time.

Planning Technician McCann commented that the Commission could recommend additional districts.

Chairperson Bauer commented that it would seem The COR would be appropriate.

Senior Planner McGuire Brigl commented that breweries have a lot of equipment and can emit smells. She explained why staff did not recommend the other districts and felt that an industrial district would be more appropriate.

Commissioner Walker commented that he would be in favor of adding The COR, noting that conditions could be added to address any potential smells or other elements of the business.

Chairperson Bauer commented that there are breweries located in retail areas.

Councilmember Woestehoff stated that perhaps a CUP could be allowed in The COR for a brew pub rather than a brewery or taproom.

### **Citizen Input**

Wes Makowsky, Illinois resident, stated that he used to be a resident of Ramsey and believed that this use should be allowed in The COR utilizing the people that use the light rail.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:58 p.m.

### **Commission Business**

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council introduce Ordinance #22-11 Amending City Code Sections 117-116, 117-117, and 117-124 to Allow Taprooms and Breweries and to add The COR District to allow brewpubs and taprooms as a conditional use.

A roll call vote was performed:

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

Motion Carried.

### **7.05: Public Hearing: Consider Ordinance #22-08 Amending City Code Section 117-51 Regarding Conditional Use Permits**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 9:00 p.m.

#### **Presentation**

Planning Technician McCann presented the staff report stating that staff recommends adoption of Ordinance #22-08.

Chairperson Bauer acknowledged that the Commission has discussed this concept in the past.

**Citizen Input**

No comments.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 9:02 p.m.

**Commission Business**

Commissioner Anderson asked if this would only be the decision of the City Council and not the Planning Commission.

Chairperson Bauer explained that it would be the opposite. He noted that it would be the decision of the Planning Commission and not require consideration of the City Council, similar to the process of a variance request.

Planning Technician McCann stated that the existing procedure was included in the case and then there was more information on how the process would be held if this were approved.

City Planner Anderson noted that if the Planning Commission denied a request, the applicant could take the request to the City Council for appeal, similar to a variance.

Commissioner Anderson commented that he found the language in the staff report confusing. He stated that he does support having the Planning Commission make the decision on a Conditional Use Permit.

Commissioner VanScoy asked if there has even been a situation where the Council has overturned a recommendation from the Commission on a CUP.

Planning Technician McCann commented that he was not aware of such a case.

City Planner Anderson replied that perhaps over the course of time it has happened once or twice but noted that it would be uncommon.

Councilmember Woestehoff stated that he has not experienced overturning but has seen additional conditions added by the City Council.

Commissioner VanScoy commented that there is value in shortening the process but stated that there is also value in having additional review by two sets of eyes.

City Planner Anderson commented that an applicant would still have the ability to appeal the decision of the Commission and take that to the City Council.

Chairperson Bauer commented that he can recall a variance the Commission denied which was taken to the City Council and gained approval.

City Planner Anderson commented that he could also recall a Home Occupation Permit that was denied by the Commission and appealed to the City Council where it was approved.

Commissioner Dunaway asked how the process would work if the Planning Commission were to approve a CUP. He asked the mechanism that would be used if the City Council did not agree with the decision or wanted to add additional conditions.

City Planner Anderson replied that the Council could choose to actively participate in the public hearing as a resident or member of the City Council. He stated that if something were approved, a resident could potentially appeal the decision through the same process an applicant would have. He commented that without an official appeal, the decision at the Planning Commission level would be final.

Commissioner VanScoy stated that the case mentions that this was brought forward by discussion at a City Council worksession. He asked if the Council supports this action.

Councilmember Woestehoff stated that generically he believes there is support but believed that direction came about before he joined the Council. He noted that this action tonight would still need to be approved by the City Council, therefore that consideration will be provided.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council introduce Ordinance #22-08 Amending City Code Chapter 117-51 Regarding Conditional Use Permits.

A roll call vote was performed:

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

Motion Carried.

**7.06: Public Hearing: Consider Ordinance #22-09 Amending City Code Section 117-56  
Regarding Easement Vacations**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 9:12 p.m.

**Presentation**

Planning Technician McCann presented the staff report stating that staff recommends adoption of Ordinance #22-09.

**Citizen Input**

No comments.

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

A roll call vote was performed:

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

Motion Carried.

Chairperson Bauer closed the public hearing closed at 9:13 p.m.

**Commission Business**

Commissioner Gengler asked if this would change the process from a public hearing and two additional meetings to one meeting in front of the City Council.

City Planner Anderson commented that the public hearing process at the Planning Commission would remain the same. He noted that through ordinance, two separate readings are required by the City Council whereas a resolution only needs to be considered once by the City Council, therefore it would eliminate one additional meeting of the City Council.

Commissioner Dunaway asked for information on the process of why two meetings of the Council are required.

City Planner Anderson stated that currently easement vacations are done via ordinance and an ordinance requires two readings, one to be introduced and the second for adoption. He stated that an ordinance involves anything related to City Code and therefore two readings provides additional opportunity for review and consideration. He stated that when dealing with drainage and utility easements, they are not impacting City ordinances and therefore that process could be expedited by cutting out the second meeting. He noted that drainage and utility easements are technical reviews more so rather than regulation of City Code.

Commissioner Dunaway stated that currently a request comes before the Planning Commission and then two meetings of the City Council.

City Planner Anderson provided additional explanation. He noted that if the request were strictly for a drainage and utility easement vacation, that would not come to the Planning Commission. He noted that often, that type of request is related to another development project and therefore comes before the Planning Commission. He stated that in either instance this action would shorten the process by one City Council.

Chairperson Bauer noted the actions taken tonight where the Commission held a public hearing related to an ordinance and noted that the ordinance would now go to the Council for two readings at two separate meetings.

City Planner Anderson clarified that this change would only apply to requests for easement vacation.

Commissioner Walker asked if a request for an easement vacation would have come before the Commission in the past.

City Planner Anderson replied that if the request were only for a drainage and utility easement, it would not come before this body.

Commissioner Walker asked why the Commission is being asked to vote on this.

City Planner Anderson commented that City Code specifies this process in ordinance and therefore the Commission is reviewing a request to change that process.

Motion by Commissioner Dunaway, seconded by Commissioner Gengler, to recommend that City Council introduce Ordinance #22-09 Amending City Code Chapter 117-56 Regarding Easement Vacation Procedure.

A roll call vote was performed:

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

Motion Carried.

## **8. COMMISSION / STAFF INPUT**

Chairperson Bauer commented on the business breakfast event that has hosted by the EDA the previous week. He noted that there was discussion to the impact that COVID had on food related businesses and suggestion that the City review regulations that would not allow drive thru service. He stated that a presentation was also provided on the Highway 10 project and its anticipated timeline. He stated that there should be a plan in place for how people can access businesses during that construction time.

Commissioner Walker asked if staff could review the areas slated for development to ensure similar problems do not occur as to the cases that were reviewed tonight.

City Planner Anderson confirmed that staff could complete that review.

Commissioner VanScoy asked for a timeline on the joint meeting requested by the Commission with the City Council and EDA noting that the request was made in March of 2021.

City Planner Anderson commented that he could verify that schedule with City staff and the Council. He believed that a joint meeting was held last fall.

Chairperson Bauer commented that while there was a joint meeting, the primary agenda item and purpose for the meeting were not discussed. He stated that the intention was to discuss the overall COR while the majority of discussion focused on a request from PACT Charter School. He noted that PACT had stated they had interest in another parcel but did not want to disclose the location and advised that location has come out as being the parcel owned by the Church of Saint Katherine Drexel, which placed he and Commissioner VanScoy in a difficult position as they could not disclose the information at the meeting. He stated that this meeting was a good example of why the joint meeting is needed. He noted that a developer was interested in the parcel for the intended use, commercial and yet the Council was swayed by the idea of a school. He stated that too often the City is reacting to what comes before it rather than staying with the intended vision.

City Planner Anderson stated that he will work to schedule that meeting.

Community Development Director Hagen provided an update on the staffing changes within the department. He stated that two members are leaving and in response staff proposed a restructuring of that department, providing additional details.

## 9. ADJOURNMENT

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

A roll call vote was performed:

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


Motion Carried.

The regular meeting of the Planning Commission adjourned at 9:32 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Brian Hagen  
Deputy City Administrator/Community Development Director

ATTEST:

  
\_\_\_\_\_  
Nicole Laubach  
Planning Administrative Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

## Regular Planning Commission

6. 1.

**Meeting Date:** 02/24/2022

**Submitted For:** Chris Anderson, Community Development

**By:** Brian McCann, Community Development

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### Information

#### **Title:**

PUBLIC HEARING: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 5280 161st Ave NW (Project No. 22-103); Case of Mark Rice

#### **Purpose/Background:**

The City has received an application from Mark Rice (the "Applicant") for a variance to construct a detached accessory building within the required Ordinary High Watermark (OHW) setback from the Rum River at 5280 161st Ave NW (the "Subject Property"). The proposed accessory building (the "Building") would be thirty-six feet (36') deep by thirty-six feet (36') wide. The Applicant has also submitted an application for an Easement Vacation and Minor Plat related to this request for review by the City Council on February 22, 2022.

#### **Notification:**

Staff attempted to notify all Property Owners within 350 feet of the Subject Property, as listed in the Anoka County records, via Standard US Mail of the Public Hearing, and published a notice in the Anoka Union Herald as well.

#### **Observations/Alternatives:**

##### **Summary**

The Subject Property is 4.89 acres in size and is located within the R-1 Residential (Rural Developing) zoning district. The surrounding properties to the west are also zoned R-1 Residential (Rural Developing) and range in size from about 2.5 acres to about 3.3 acres. The property to the south, which is part of the Boy Scout Camp, is zoned Public/Quasi-Public and is approximately 45 acres in size. The Rum River is to the north and east of the Subject Property.

The Subject Property is located within the Scenic River Protection Overlay District (the "Overlay District"), which has more stringent standards than the R-1 Residential (Rural Developing) zoning district. The intent of the Overlay District is to protect and preserve the natural, recreational, and scenic values of the river, including the views from the river. Within the Overlay District, buildings are to be setback from the OHW at least 150 feet. A Scenic Easement also exists on the Subject Property, which a portion of the Building would encroach into with authorization from the City Council.

The home on the Subject Property appears to meet the required setback from the OHW. The Subject Property actually consists of two separate parcels, legally described as Lots 11 and 12, Block 6 Barthels Rum River 2nd Addition. The two lots have not been legally combined, thus, each lot presently is considered lawful, non-conforming related to lot size (minimum lot size for riparian lots is 4 acres). The proposed Minor Plat and Easement Vacation would create a legally conforming lot and vacate existing drainage and utility easements, with new drainage and utility easements dedicated with the Final Plat (see Plat attachment).

The proposed Building would be located slightly northwest of the existing garage, sharing a close proximity with the cul-de-sac. The northwest corner of the Building would be located approximately 120 feet from the OHW of the Rum River (purpose of this request) and roughly ten (10) feet from where the land starts to slope toward the river. The Applicant has noted that their septic system is southwest to the home, eliminating that area from consideration. Additionally, there is a ditch running alongside the northern section of the property separating the river from the

home and the Building that would not be suitable either.

Based on the size of the Subject Property, the Applicant is eligible for up to 3,500 square feet of detached accessory buildings. The proposed building is 1,296 square feet and there is only one other detached accessory building on the property, a small shed approximately 400 square feet in size. Aside from the proposed location, the Building complies with all other accessory building regulations.

Due to the angle of the Subject Property, which follows the river corridor, the slope of the bank (steeper in the north and more gradual to the northeast - approximately a twelve [12] foot change in grade), and the existing tree cover, the proposed location appears to best meet the intent of the Overlay District in terms of maintaining scenic views from the river. It does not appear that the Building could be positioned elsewhere on the Subject Property such that it met the required setbacks without significant tree removal and/or increasing its visibility from the river. Furthermore, the proposed location will require less paving (Applicant intends to extend existing driveway to new building) than if it were located elsewhere on the Subject Property with a separate, stand-alone driveway. Therefore, this location helps limit the amount of additional impervious surfacing on the Subject Property and thus limits the amount of 'new' runoff that would be generated.

### **Variance Requirements**

In order to grant a variance, the Planning Commission must consider the practical difficulties test and consider the following three-factor test:

- **Reasonableness**: Staff does feel that a detached garage is a reasonable use of the Subject Property, and is an allowed accessory use in the R-1 Residential (Rural Developing) District.
- **Uniqueness**: In order to grant a variance, the problem at hand cannot be caused by the landowner and generally the uniqueness relates to the physical characteristics of the property. The topography of the Subject Property leaves few viable options for the placement of the Building, the proposed location is least impactful to the one neighboring residential property, and limits the amount of additional impervious surfacing.
- **Essential Character**: The Planning Commission must consider if the Building, if built, would be out of scale or place in the neighborhood. Staff does not believe it would alter the character of the neighborhood at all, as detached accessory buildings are very common throughout the community. Furthermore, there is only one adjacent residential parcel (and none across the street) and the proposed location creates the most separation from that home.

### **Alternatives**

**Alternative 1**: Motion to adopt Resolution #22-043 granting a variance to setbacks from the OHW of the Rum River for the construction of a thirty-six foot (36') by thirty-six foot (36') detached accessory building. Staff supports this request.

**Alternative 2**: Motion to deny the requested variance. Approving this variance request would support the Minor Plat application which would create a legally conforming lot. If the Building is required to be constructed in an alternate location on the Subject Property, it would result in increased environmental impacts such as runoff and reduction of trees on-site. Staff does not support this alternative.

### **Funding Source**

The Applicant is responsible for all costs incurred while processing this request.

### **Recommendation**

City Staff recommend approval of the requested variance.

### **Action**

Motion to adopt Resolution #22-043 granting a variance to setbacks from the OHW of the Rum River for the construction of a detached accessory building on the Subject Property.

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## Attachments

[Site Location Map](#)

[Photos from Road](#)

[Septic System Location](#)

[Subject Property Contours](#)

[Anoka County Pictometry Photos](#)

[Proposed Plat](#)

[Sketch Plan with Structure](#)

[Public Hearing Notice](#)

[Resolution #22-043: Variance](#)

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## Form Review

### Inbox

Chris Anderson

Brian Hagen

Form Started By: Brian McCann

Final Approval Date: 02/16/2022

### Reviewed By

Chris Anderson

Brian Hagen

### Date

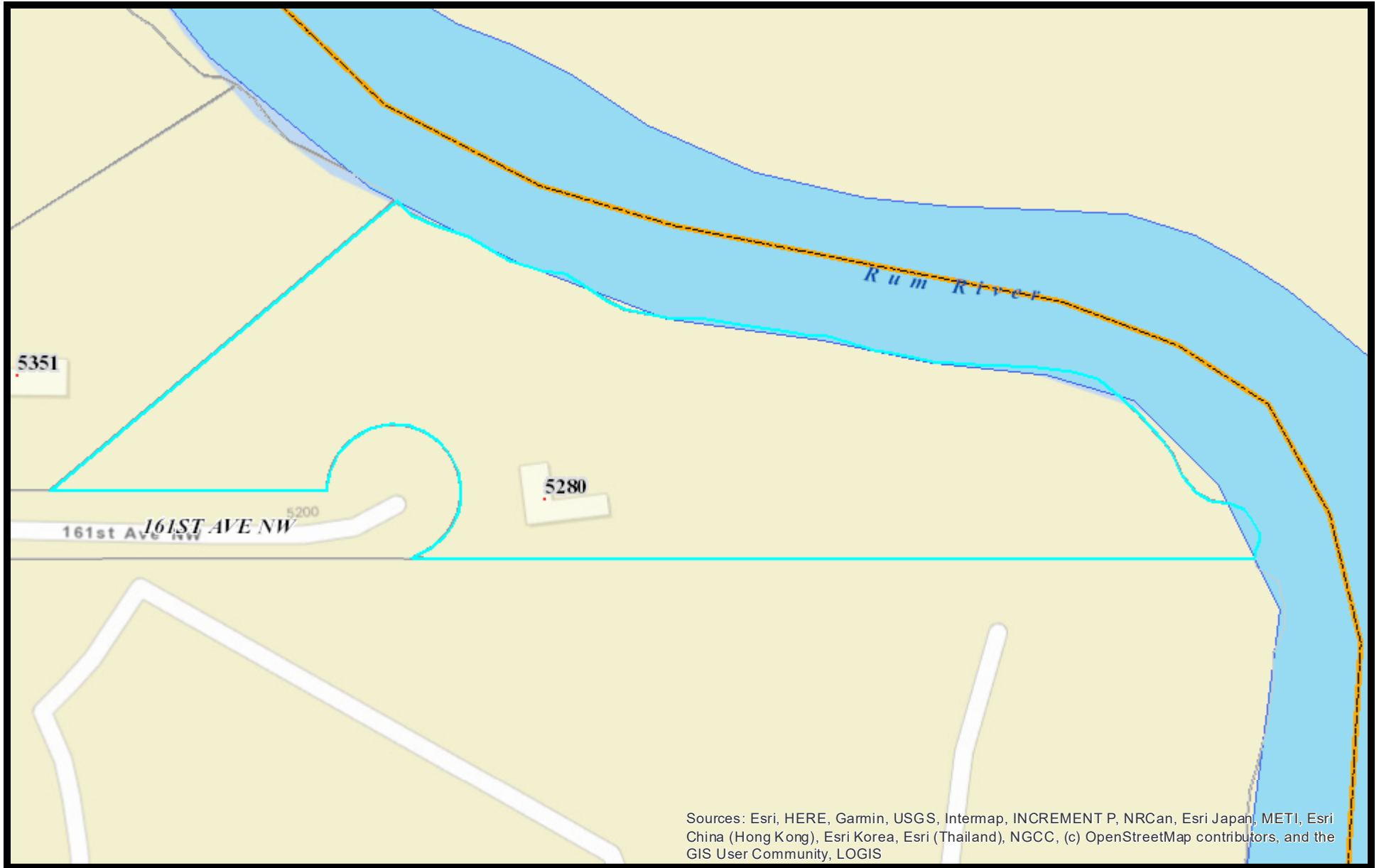
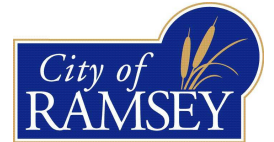
02/14/2022 04:33 PM

02/16/2022 10:31 AM

Started On: 02/08/2022 03:47 PM

# Site Location Map

5280 161st Ave NW



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

Home from the south side of the cul-de-sac



Bobcat placement is the approximate location of the proposed structure

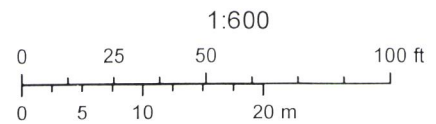


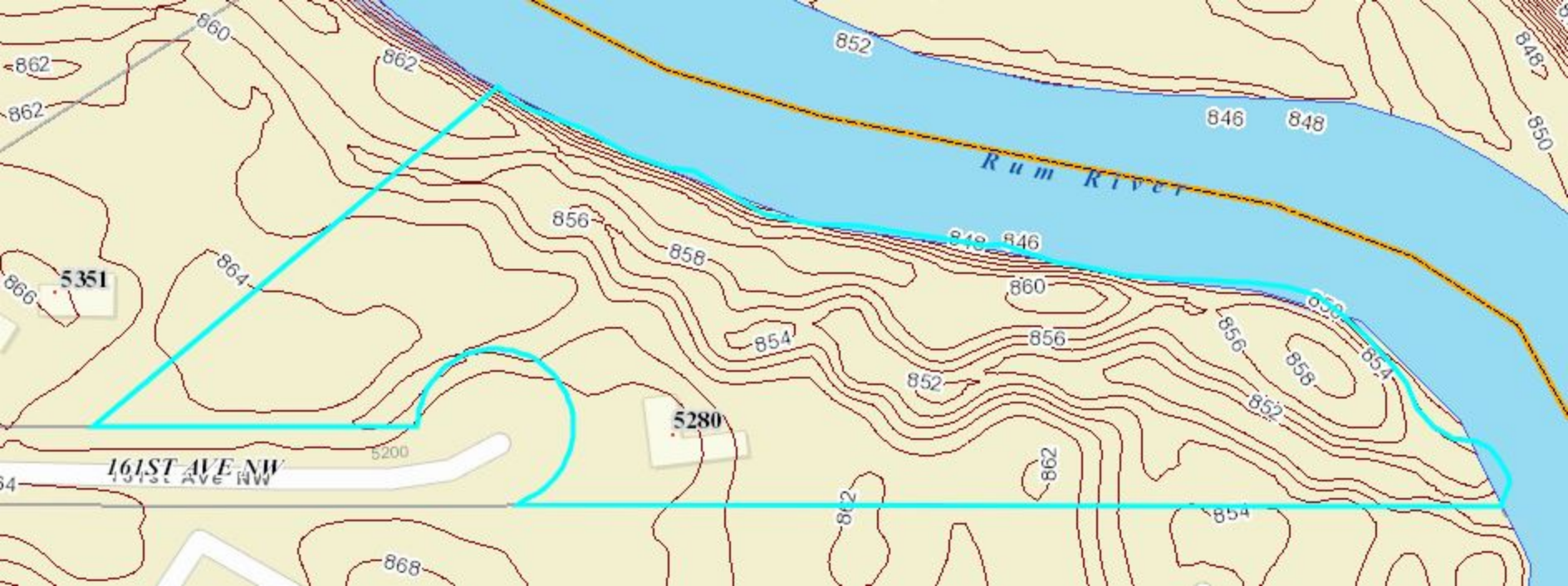
Rum River cannot be seen in the background





November 7, 2018





County Aerial Photos

South Aerial View – 2020



East Aerial View – 2020



River side (North) Aerial View – 2020



River side (North) Aerial View – 2017



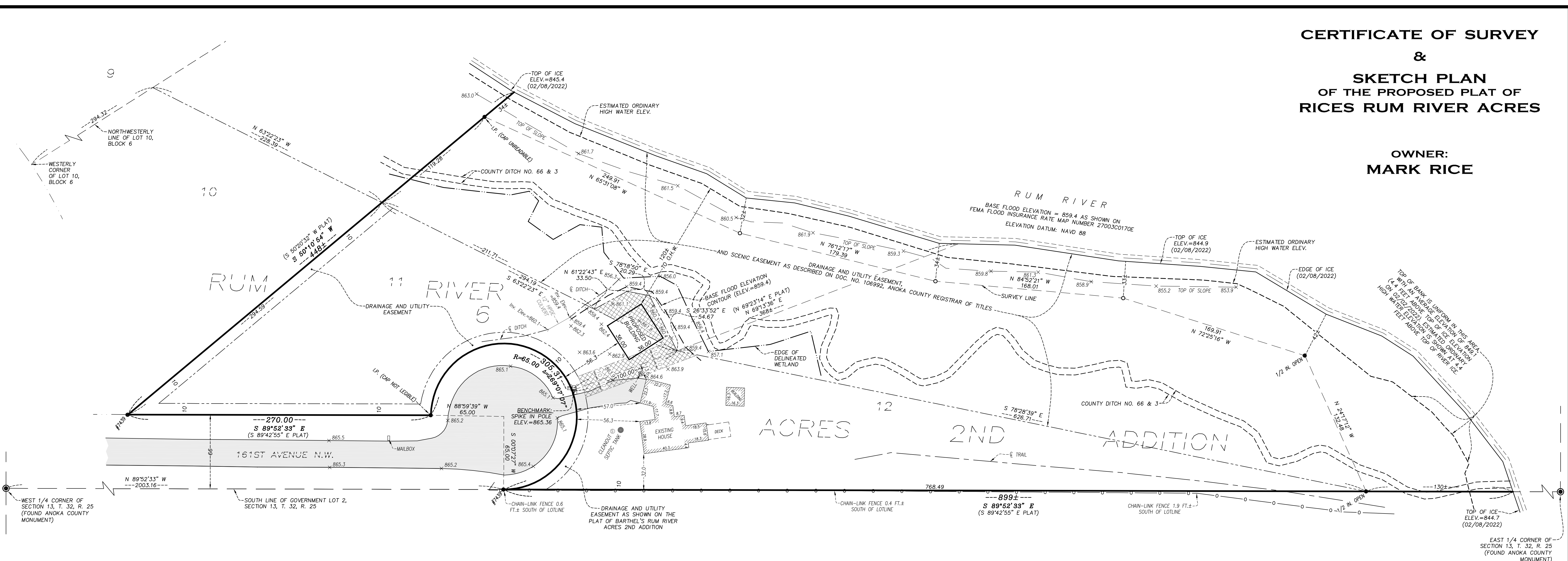
River side (North) Aerial View – 2014





**CERTIFICATE OF SURVEY  
&  
SKETCH PLAN  
OF THE PROPOSED PLAT OF  
RICES RUM RIVER ACRES**

**OWNER:  
MARK RICE**



**EXISTING PROPERTY DESCRIPTION**  
Lots 11 and 12, Block 6, BARTHEL'S RUM RIVER ACRES 2ND ADDITION, Anoka County, Minnesota.

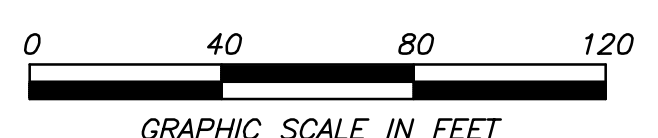
**NOTE:**  
Lots 11 and 12 are to be combined into a single lot. Refer to the proposed plat of RICES RUM RIVER ACRES. Resulting description will be Lot 1, Block 1, RICES RUM RIVER ACRES.

**DRAINAGE AND UTILITY EASEMENTS TO BE VACATED**  
Vacate all drainage and utility easements dedicated in the plat of BARTHEL'S RUM RIVER ACRES 2ND ADDITION, Anoka County, Minnesota, lying within Lots 11 and 12, Block 6 of said plat of BARTHEL'S RUM RIVER ACRES 2ND ADDITION.

(Note: Drainage and utility easements to be re-dedicated as shown on the proposed plat of RICES RUM RIVER ACRES)

- LEGEND**
- CHAIN LINK FENCE
  - SPOT ELEVATION
  - CULVERT
  - TEL./COMM RISER
  - POWER BOX
  - LIGHT POLE
  - WETLAND  
(AS DELINEATED BY AG WETLAND SERVICES, INC.)
  - BITUMINOUS SURFACE

DENOTES DRAINAGE AND UTILITY EASEMENT TO BE VACATED AND NOT RE-DEDICATED ON THE PLAT OF RICES RUM RIVER ACRES

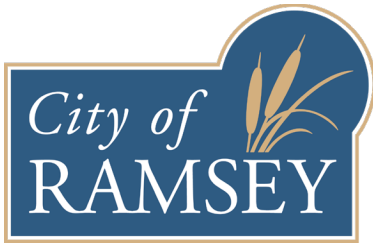


- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST-IRON MONUMENT FOUND

REVISED 02/08/2022: ADDED ORDINARY HIGH WATER & EDGE OF ICE OF RUM RIVER, REMOVED NOTE ABOUT SCENIC EASEMENT TO BE VACATED

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.  
Date 01/19/2022 *Abram A. Niemela*  
Abram A. Niemela  
License No. 48664

 708 1ST AVENUE NE, #1 BUFFALO, MN 55313 PH. 763.682.1781 WWW.MEYERROHLIN.COM		REVISIONS	_____
		02/08/2022	_____
		DATE	01/19/2022
DRAWN BY	BOOK	SHEET	FILE NO.
AAN	397	1 OF 1 SHEETS	21245



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

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**NOTICE OF PUBLIC HEARING  
PROJECT 22-103: RICES RUM RIVER ACRES**

**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, February 24, 2022 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of the hearing is to consider a request for a Variance to the Ordinary High Water Line (OHWL) setback requirement of 150 feet to construct an accessory structure on the property generally known as 5280 161<sup>st</sup> Ave NW and legally described as follows:

Lots 11 & 12, Block 6, Barthels Rum River Acres 2<sup>nd</sup> Addition, Anoka County, Minnesota

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 Nicole Laubach at 763-433-9824 by noon on Wednesday, February 16, 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](http://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 February 24, 2022.

Brian McCann  
City Planner

Date: February 11, 2022

Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #22-043**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO SETBACKS FROM THE ORDINARY HIGH WATERMARK OF THE RUM RIVER ON THE PROPERTY GENERALLY KNOWN AS 5280 161<sup>st</sup> AVENUE NW AND DECLARING TERMS OF SAME**

**RECITALS**

1. Mark Rice, hereinafter referred to as the “**Permittee**”, has properly applied for a Variance to construct a detached accessory building (the “**Building**”) within the required setback from the Ordinary High Watermark (OHW) of the Rum River at the property generally known as 5280 161<sup>st</sup> Ave NW and legally described as follows:

Lots 11 & 12 Block 6, Barthels Rum River Acres 2<sup>nd</sup>, Anoka County, Minnesota

(“**Subject Property**”)

2. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on February 24, 2022 and that the public hearing was properly advertised.
3. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and is approximately 4.89 acres in size.
4. That the surrounding parcels to the west are zoned R-1 Residential (Rural Developing), properties to the south are zoned Public/Quasi-Public, and north and east of the **Subject Property** is the Rum River.
5. That the surrounding parcels range in size from about 2.50 acres to 44.30 acres.
6. That the **Permittee** is proposing dimensions of thirty-six feet wide by thirty-six feet deep (36’ x 36’) for the **Building**.
7. That the **Permittee** is proposing to construct the **Building** at the north end of the existing driveway.
8. That detached accessory buildings are a permitted accessory use in the R-1 Residential (Rural Developing) zoning district.
9. That the **Subject Property** is located within the Scenic River Protection Overlay District (the “Overlay District”), which requires structures to be setback from the OHW at least 150 feet.

10. That the **Subject Property**, as well as all the surrounding homes, are on private wells and septic systems.
11. That the septic system (tank and drain field) are located southwest of the home, eliminating that location from consideration for siting the **Building**.
12. That the proposed location of the **Building** would be approximately 120 feet from the OHW.
13. That the proposed location of the **Building** is generally the most well screened location from view from the river and requires the least amount of additional impervious surfacing.
14. That the proposed location of the **Building** is furthest away from the one and only adjacent residential property.

## **FINDINGS OF FACT**

1. That the location of the **Building** will not impair an adequate supply of light and air to adjacent property.
2. That the location of the **Building** will not unreasonably increase the congestion on the public street.
3. That the location of the **Building** will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.
4. That the location of the **Building** 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 location of the **Building** will not increase the danger of fire or endanger the public safety.
6. That the location of the **Building** 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 location of the **Building** 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 location of the **Building** will not violate the intent and purpose of the Comprehensive Plan.

9. That the location of the **Building** will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

**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 construct a detached accessory building (the “**Building**”) within the required setbacks from the OHW of the Rum River on the **Subject Property** contingent upon the following conditions:

**CONDITIONS**

1. That there shall be no other improvements constructed on the **Subject Property**, unless in full accordance with City Code.
2. That the **Permittee** shall construct the **Building** in accordance with all other provisions of City Code Sections 117-111 (R-1 Residential), 117-349 (Accessory Uses and Buildings), and Chapter 117, Article II, Division 4, Subdivision V (Scenic River Protection Overlay District).
3. That the **Permittee** shall not operate a home based business from the **Building** unless in full compliance with City Code Section 117-351 (Home Occupations).
4. That the **Permittee** agrees to construct the **Building** in the location shown in **Exhibit 1**.
5. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
7. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Building**, including a Building Permit.
8. 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.
9. That this **Variance** shall automatically expire if the use is not initiated by February 24, 2023, and issuance of the Building Permit for the **Building** shall constitute initiation.

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:

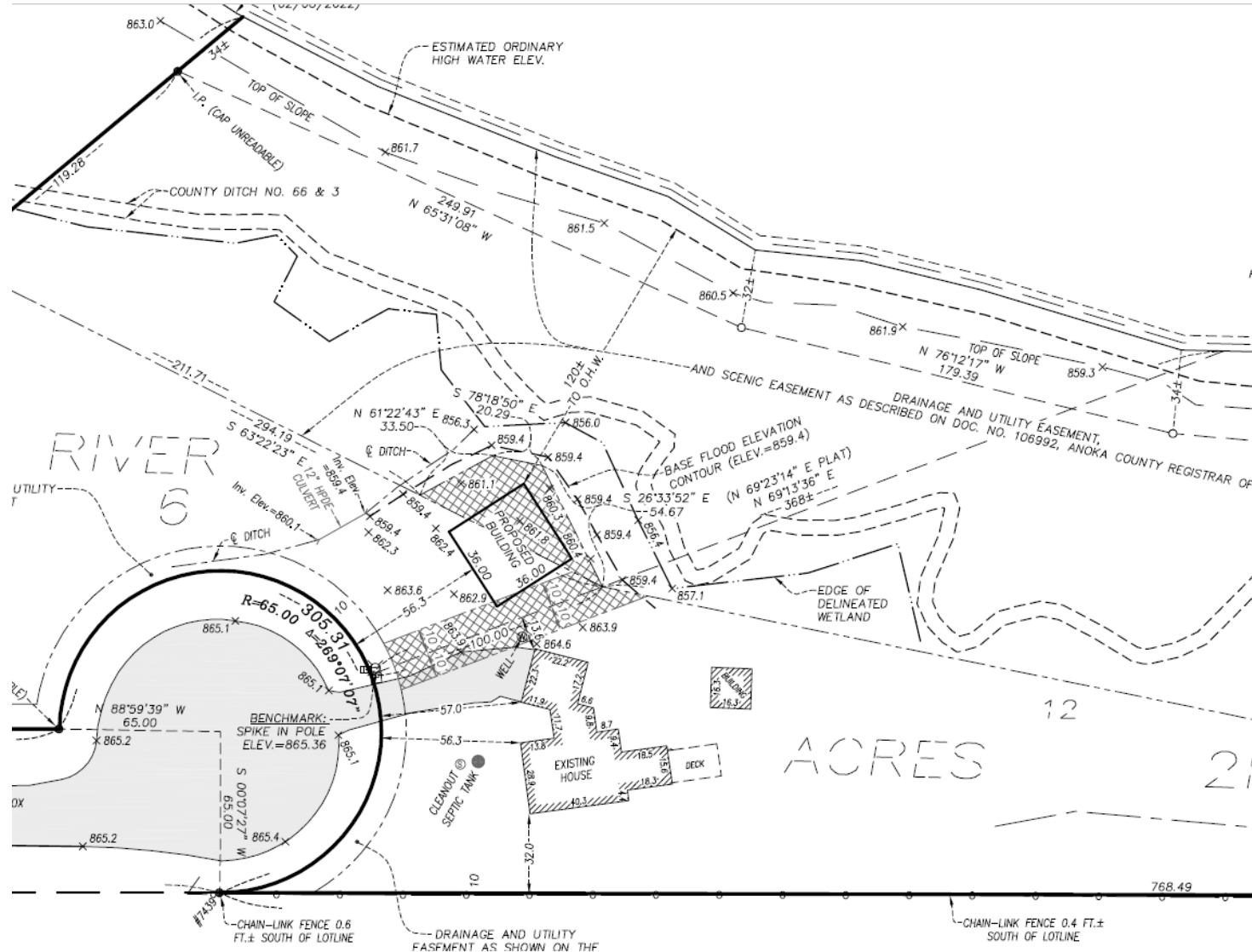
and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 24<sup>th</sup> day of February, 2022.



# Exhibit 1 Site Plan



## Regular Planning Commission

6. 2.

**Meeting Date:** 02/24/2022

**By:** Chris Anderson, Community  
Development

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### Information

#### **Title:**

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

#### **Purpose/Background:**

The City has received an application from JB Vang Partners (the "Applicant"), on behalf of PACT Charter School, for a Sketch Plan related to a proposed new, second school campus to be located at 7633 161st Avenue NW (the "Subject Property"). The Subject Property is presently owned by The Church of Saint Katharine Drexel (the "Property Owner"). The application also includes requests for a Zoning Amendment and a Comprehensive Plan Amendment based on the proposed use and current zoning and future land use guidance.

#### **Notification:**

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Sketch Plan, Zoning Amendment, and Comprehensive Plan Amendment and the Public Hearing to be held by the Planning Commission on February 24, 2022. The mailing also included an invitation to a Public Open House, also on February 24, 2022, where property owners can learn more about the project and ask questions of the Applicant in a less formal setting. Finally, a notice of the Public Hearing was also published in the Anoka County UnionHerald, the City's official newspaper.

#### **Comments Received**

Attached to the case are written comments received at time of packet preparation.

#### **Observations/Alternatives:**

#### **Background Information**

The Subject Property is approximately thirty-three (33) acres in size and is currently zoned R-1 Residential (MUSA) - 80. The Subject Property is at the northwest corner of the intersection of Variolite Street and 161st Avenue and abuts Central Park to the west. Properties to the east (across Variolite Street) are zoned R-1 Residential (MUSA) - 80 and range in size from about 0.31 acres to 1.46 acres. This area is guided as Low Density Residential in the 2040 Comprehensive Plan. The properties to the north and south (across 161st Avenue) are zoned R-1 Rural Developing and range in size from about 1.1 acres up to about 2.57 acres. These properties are guided as Rural Developing in the 2040 Comprehensive Plan. The property to the west (Central Park) is about 37 acres in size, is zoned Public/Quasi-Public and is guided as Public.

#### **General Project Summary**

PACT Charter School (hereinafter referred to as "PACT") is seeking to construct a new, second school campus that would be located on the Subject Property and would serve grades 6-12. PACT would retain their existing campus in The COR for students in grades K-5. The proposed school would be approximately 115,000 square feet in size and would include an athletic stadium with a field as well as a track. Please note that the attached exhibits are conceptual; formal Site Plan review will occur at a future step in the review process. The project is being reviewed under the B-1 General Business District bulk standards.

#### **Sketch Plan**

The Sketch Plan proposes to split the Subject Property into Lot 1, Block 1 (for the school campus), which would be

approximately eighteen (18) acres in size. The remainder of the Subject Property, which would be retained by The Church of Saint Katharine Drexel, would be split into two (2) outlots, one about 8 acres in size and the other about 6.5 acres in size. At some future point, the Property Owner does intend to construct a church. That will require a new plat to convert the outlot(s) into a buildable parcel, a Conditional Use Permit (churches are a Conditional Use in the R-1 District), and a Site Plan.

### **Concept Plan**

The Concept Plan shows an access point off of Variolite Street and two access points on 161st Avenue. If the access off Variolite Street remains (potential concerns with sight lines based on existing topography and the likely need for turn lane(s)), a Cross Access Easement will be necessary as it would cross over the Property Owner's parcel. Per the project narrative, buses would access the school from 161st Avenue while student drop-off would utilize the ingress/egress access from Variolite Street. Staff has requested a full Traffic Study that takes into account not only the proposed school but also the future church.

Per the B-1 General Business District, the minimum structure and parking/maneuvering area setbacks, where adjacent to residentially zoned parcels, is thirty-five (35) feet. The parking/maneuvering areas shall maintain a setback of at least twenty (20) feet from public road right-of-way. There are no specific parking standards for schools in City Code. Thus, Staff has requested a Parking Study to verify that the proposed parking (over 200 stalls) is sufficient.

The Concept Plan also includes a football/athletic field and track, with stadium style seating, in the northwest corner of the Subject Property. North of the proposed athletic field is a residential neighborhood. The future Site Plan submittal will need to include detailed information about any proposed lighting and PA system. A bufferyard of at least forty (40) feet will be required along the northern boundary of the school site, which shall include additional plantings (calculated as a minimum of at least 30% of the required plantings).

Parks Staff are looking at opportunities to create some shared parking and access between the school and Central Park. They are also exploring the potential, if space permits, to create a 'flex-use' field.

### **Comprehensive Plan Amendment**

The Applicant has applied for a Comprehensive Plan Amendment (CPA). The Subject Property is guided as Low Density Residential on the Future Land Use Map in the 2040 Comprehensive Plan, which areas are intended for residential development ranging from 3-4 units per acre. The CPA would re-guide the eighteen (18) acres to Public/Institutional, which is intended for, among other uses, schools. Staff has contacted the Metropolitan Council to discuss the potential for this CPA and there were no major red flags or concerns that were raised.

### **Zoning Amendment**

The Subject Property is currently zoned as R-1 Residential (MUSA) - 80, which does not identify schools as a permitted, conditional, or accessory use. Thus, a Zoning Amendment has been requested by the Applicant to rezone the eighteen (18) acres for the school to Public/Quasi Public, which does identify public and private schools as a permitted use.

### **Alternatives**

Alternative 1: Provide feedback to the Applicant on the Sketch Plan and recommend City Council approve the requested Comprehensive Plan Amendment and Zoning Amendment. Without a Comprehensive Plan Amendment and Zoning Amendment, the proposed school campus cannot move forward, which would render the Sketch Plan moot.

Alternative 2: Provide feedback on the Sketch Plan and based on said feedback, recommend City Council not approve the requested Comprehensive Plan Amendment and Zoning Amendment. This would retain the current zoning and guidance, which is for residential development (on sewer and water) with a density of 3-4 units per acre.

### **Funding Source:**

All costs associated with this request of the responsibility of the Applicant.

**Recommendation:**

A Sketch Plan is intended to provide the Planning Commission an opportunity to review a proposal and provide initial feedback to an Applicant before development of more detailed, engineering plans, which can be very costly. No formal action is required on the Sketch Plan.

If the Planning Commission is supportive of PACT establishing a new school campus on the Subject Property, then it should recommend that the City Council adopt Resolution #22-050 and Ordinance #22-15. The former would approve a Comprehensive Plan Amendment and direct Staff to formally submit an application to the Metropolitan Council to re-guide the western eighteen (18) acres of the Subject Property to Public/Institutional. The latter would rezone the western eighteen (18) acres to Public/Quasi-Public and be subject to the Comprehensive Plan Amendment approval.

**Action:**

Provide the Applicant feedback on the Sketch Plan.

-and-

Motion to recommend the City Council adopt Resolution #22-050 and Ordinance #22-15, approving a Comprehensive Plan Amendment re-guiding a portion of the Subject Property to Public/Institutional and approving a rezoning of a portion of the Subject Property to Public/Quasi-Public.

**Attachments**

Site Location Map

Project Narrative

Site Survey

Sketch Plan / Preliminary Plat

Concept Plan

ProjectDox Review Comments

Resolution #22-050: Comprehensive Plan Amendment

Ordinance #22-15: Zoning Amendment

Public Comments Received Through February 24, 2022 at 4:30 pm

**Form Review**

**Inbox**

Brian Hagen  
Form Started By: Chris Anderson  
Final Approval Date: 02/18/2022

**Reviewed By**

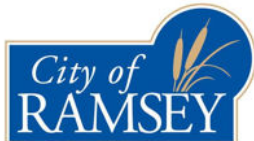
Brian Hagen

**Date**

02/18/2022 11:49 AM  
Started On: 02/17/2022 09:57 AM



EST. HERE, Garmin, GeoTechnologies, Inc., NGA, USGS, LOGIS



### Site Location Map

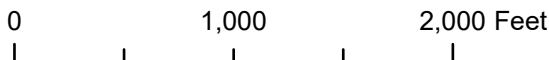
7633 161ST AVE NW  
16-32-25-24-0002

**Legend**

- Site
- Parcels



Print Date: February 17, 2022



February 1, 2022

To: Chris Anderson, City Planner at Ramsey

From: PACT Charter School

**MEMO: PACT CHARTER SCHOOL – PROJECT NARRATIVE – SKETCH PLAN**

### **PROJECT NARRATIVE**

PACT Charter Schools (PACT) is a K-12 public charter school that opened in August 1994 in Anoka, MN. PACT moved its location to Ramsey in 2004. PACT holds a rich history of being the eighth charter school to be established in the state of Minnesota. It is currently in its twenty-seventh year of operation in the school year of 2020-2021 and serves 670 students in grades K through 12. Enrollment has been unable to expand for the last number of years due to the current facility's building constraints. PACT has an extensive waitlist which is driving the need for a building expansion.

PACT Charter Schools proposes to acquire approximately 18 acres located at 7633 161<sup>st</sup> Ave NW, Ramsey, MN 55303 to construct a new schoolhouse approximately 115,000 square feet. This new facility will be designed to accommodate grades six through twelve. The schools existing campus will then be home to kindergarten through fifth grades. Minor interior renovations are being planned at their existing building to better accommodate these lower grade levels.

Student enrollment at the new facility is planned to reach 734 students over a 5-year period with approximately 517 students grades sixth through twelfth anticipated in its first year of operation in the Fall of 2023 at the new schoolhouse facility. PACT Charter School anticipates most of its student population will use **Bus** drop-off and pick-up, **Parent** drop-off and pick-up and **Student** drivers. PACT anticipates 65% (478 students) of the students will utilize approximately 12 traditional, yellow, full-size or short-size buses for school transit at this time. PACT anticipates 20% (147 students) will be parent drop off and pick up and the remaining 15% (111 students) will be student drivers. PACT anticipates these estimates to be conservative provided there are extracurricular activities occurring after standard school hours which decrease peak demand periods during standard school hours.

### **SCHOOL OPERATIONS**

PACT operations will include a 9-month academic calendar from August to May with standard school hours of operations between 7:30AM to 4:00PM. Student drop-off & pick-up periods will be between the hours of 7:30AM to 8:00AM and 3:05PM to 3:35PM, respectively. The first 15-minutes of each morning and afternoon period is the peak demand window and it is anticipated to be similar for the new facility.

## **SITE CIRCULATION**

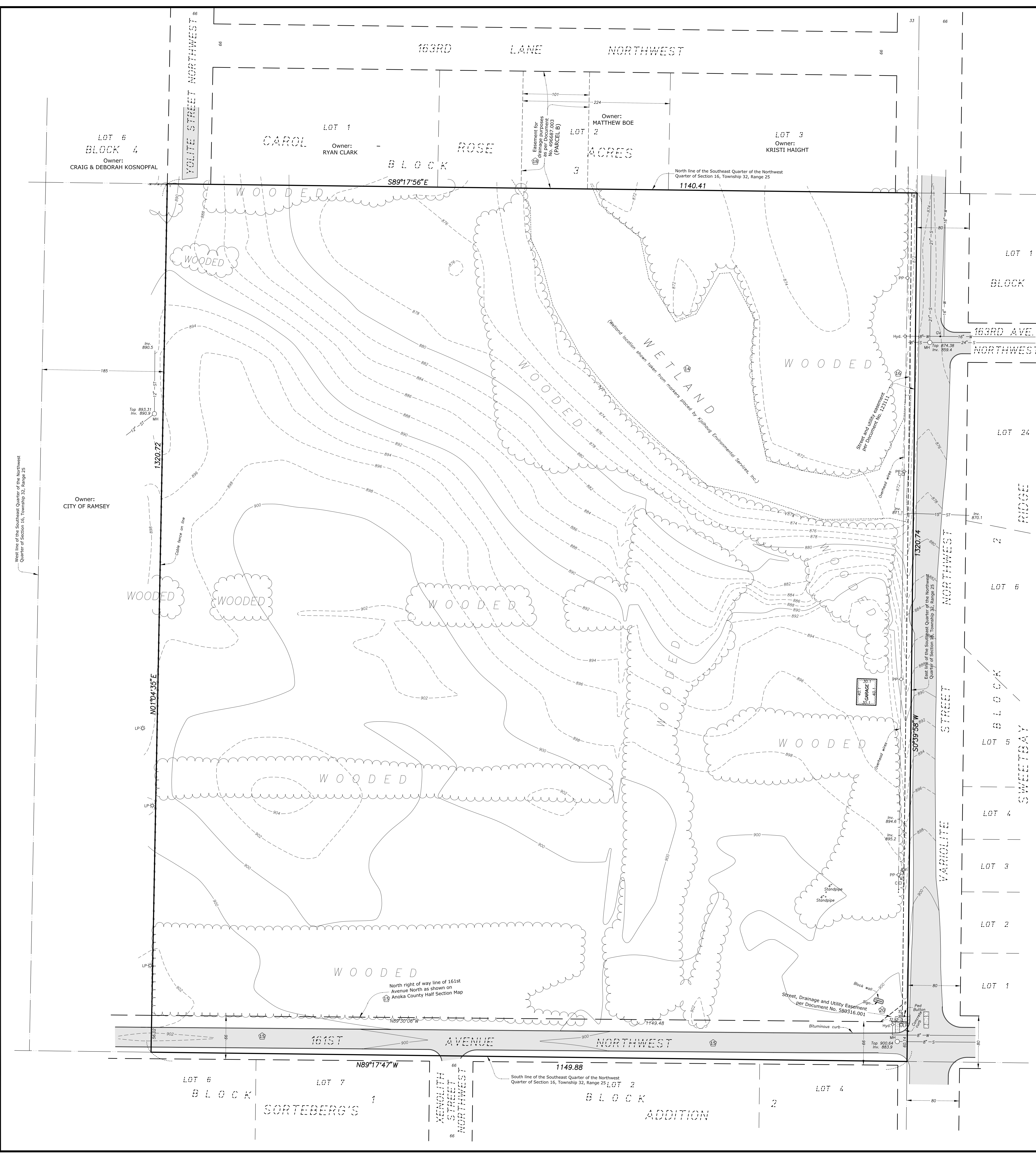
The proposed site plan has been designed to segregate **Bus/Student** and **Parent** “transactions” in through 161<sup>st</sup> Ave entrance and Variolite Street respectively.

Buses would utilize the southernmost, proposed surface parking lot via east and west curb cuts along 161<sup>st</sup> Avenue.

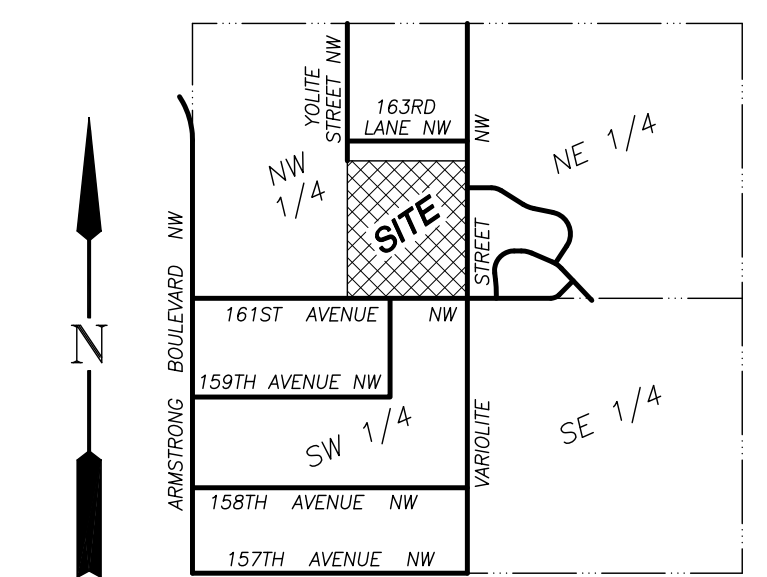
Parent pick-up and drop-off will utilize easternmost, proposed curb cut along Variolite Street. Vehicles would utilize this curb cut for both ingress and egress.

Student drivers will utilize the westernmost, proposed curb cut along 161<sup>st</sup> Avenue for both ingress and egress.

# ALTA/NSPS Land Title Survey for: PCS BUILDING COMPANY at 7633 161st Avenue Northwest Ramsey, Minnesota



- NOTES**
- \* Bearings shown are based on the Anoka County Coordinate System.
  - \* Utilities shown are from information furnished by the City of Ramsey and respective utility companies in response to Gopher State One Call Ticket No. 220030507 and are verified where possible.
  - \* Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
  - \* Areas: 1,512,412 square feet (34.72 acres) including street right of way. 1,435,122 square feet (32.95 acres) excluding street right of way.
  - \* Zoning: R-1 MUSA.
  - \* This property is located in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 27003C0165E dated December 16, 2015.



**NOTES CORRESPONDING TO SCHEDULE B, PART II, STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 654832 DATED JANUARY 20, 2022**

Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17, 19, 21, 22 and 23 are not addressed on this survey.

Item 14 - Subject to wetland over a portion of the subject property as shown by available maps. A preliminary wetland delineation has been marked and is shown on the survey.

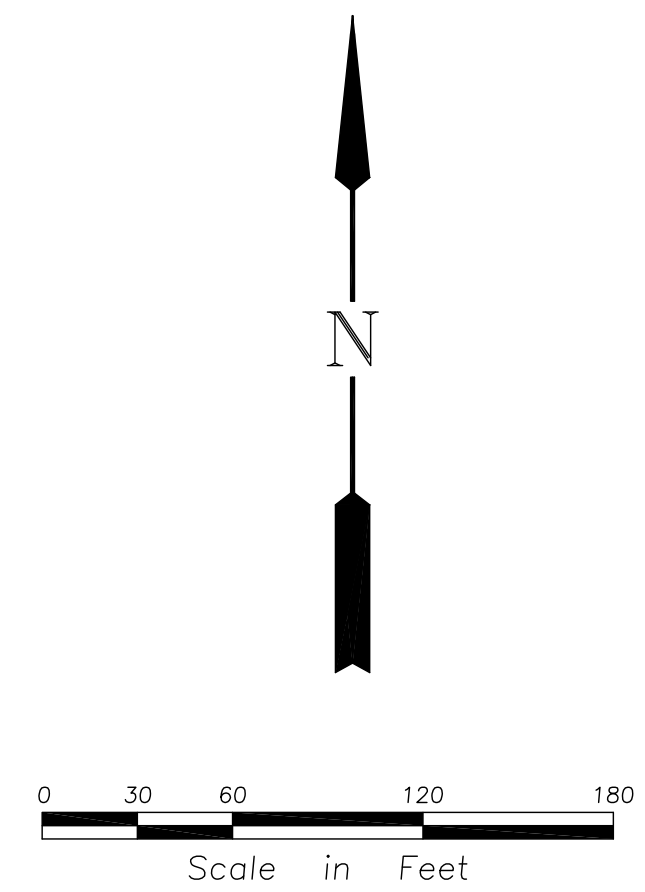
Item 15 - Subject to roads as shown by available maps. 161st Avenue Northwest is shown as a 66 foot right of way on Anoka County Half Section Maps and is shown on the survey.

Item 16 - Grant of Easement for street and utility purposes in favor of the City of Ramsey, a Minnesota municipal corporation, dated May 7, 1982, filed October 14, 1982 as Document Number 123111 is shown on the survey.

Item 18 - Terms and conditions of Drainage Easement Agreement dated July 17, 2006, filed November 18, 2008 as Document Number 496687.003 is shown on the survey.

Item 20 - Street, Drainage and Utility Easement in favor of the City of Ramsey, a Minnesota municipal corporation, dated November 4, 2020, filed November 9, 2020 as Document Number 580316.001 is shown on the survey.

- LEGEND**
- S - Sanitary Sewer
  - ST - Storm Sewer
  - W - Watermain
  - Hyd. - Hydrant
  - GV - Gate Valve
  - MH - Manhole
  - Inv. - Invert Elevation
  - PP - Power Pole
  - LP - Light Pole
  - ET - Electrical Transformer
  - CP - Communications Pedestal
  - EM - Electric Meter
  - CS - Concrete Surface
  - BS - Bituminous Surface
  - CF - Cable Fence



**UTILITY STATEMENT**

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**PROPERTY DESCRIPTION**

**Parcel A:**  
That part of the Southeast Quarter of the Northwest Quarter lying East of the West 185 feet of said Southeast Quarter of the Northwest Quarter, Section 16, Township 32, Range 25, Anoka County, Minnesota.

**Parcel B:**  
Appurtenant easement for drainage purposes as contained in Drainage Easement Agreement dated July 17, 2006, filed November 18, 2008 as Document Number 496687.003.

Torrens Property

**CERTIFICATION**

To PCS Building Company; The Church of Saint Katharine Drexel, Ramsey, Minnesota; Stewart Title Guaranty Company and Land Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on January 14, 2022.

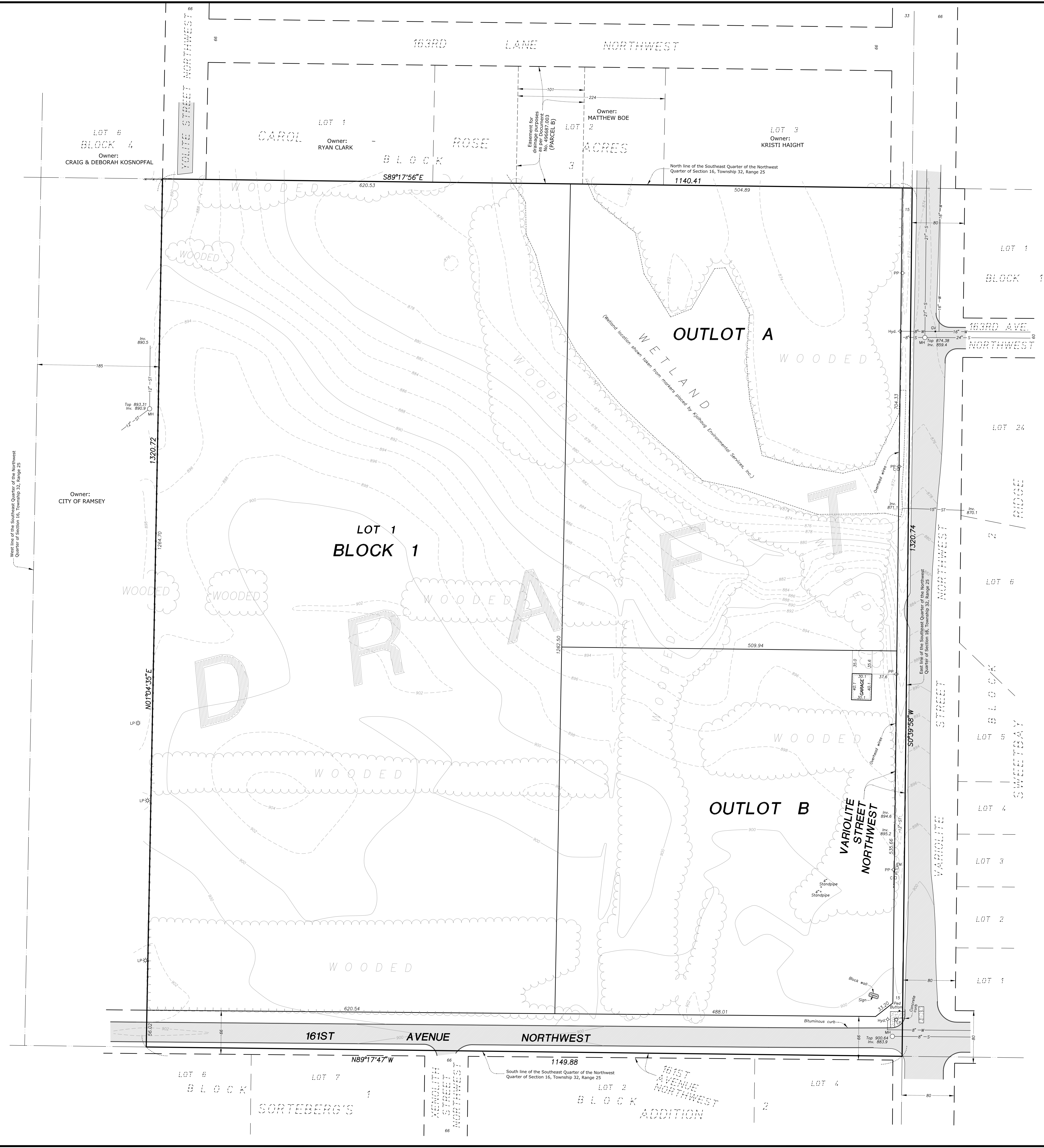
Dated this 11th day of February, 2022  
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor  
Minnesota License No. 22036

**Rehder and Associates, Inc.**

CIVIL ENGINEERS AND LAND SURVEYORS  
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

# Preliminary Plat of: PACT ADDITION

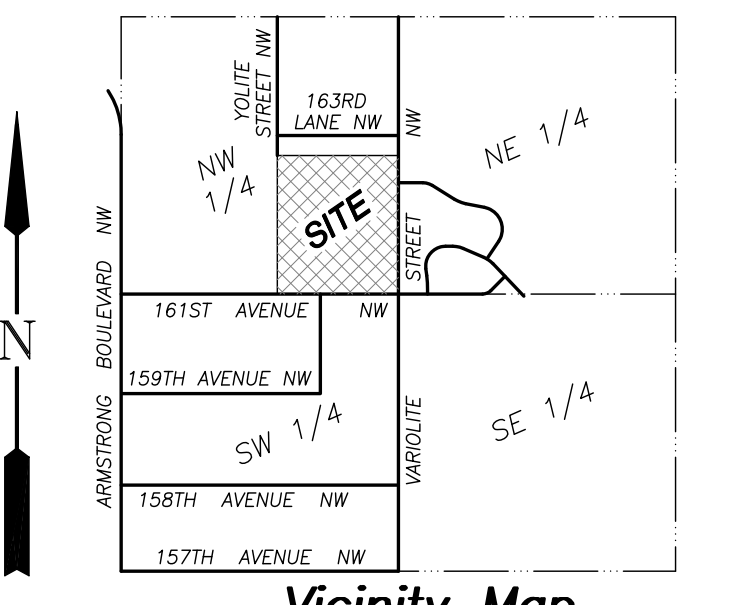


### NOTES

- \* Bearings shown are based on the Anoka County Coordinate System.
- \* Utilities shown are from information furnished by the City of Ramsey and respective utility companies in response to Gopher State One Call Ticket No. 220030507 and are verified where possible.
- \* Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- \* Area = 1,445,639 square feet (33.19 acres).
- \* Existing Zoning: R-1 MUSA.
- \* Proposed Zoning for Lot 1, Block 1: Public/Quasi-Public.
- \* This property is located in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 27003C0165E dated December 16, 2015.

### AREAS

Total: 1,512,412 square feet (34.72 acres)  
 Lot 1, Block 1: 784,080 square feet (18.00 acres)  
 Outlot A: 357,464 square feet (8.21 acres)  
 Outlot B: 284,918 square feet (6.54 acres)



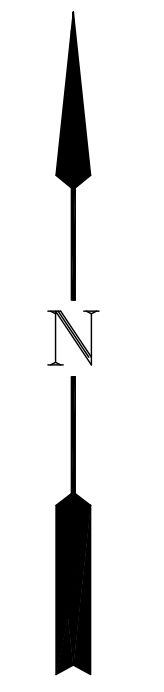
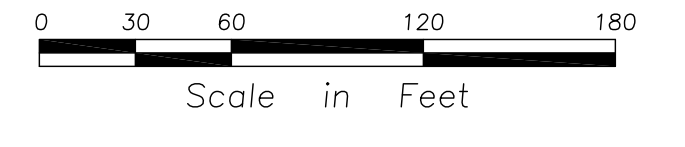
Vicinity Map  
 Section 16, Township 32, Range 25  
 No Scale

### UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

### LEGEND

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- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- E — Electrical Transformer
- CP — Communications Pedestal
- EM — Electric Meter
- Concrete Surface
- Bituminous Surface
- Cable Fence



**OWNER**  
 The Church of Saint Katharine Drexel  
 7101 143rd Avenue Northwest  
 Ramsey, Minnesota 55303  
 Attention: Father Paul Janoszeski  
 Email: pjanoszeski@stkdoc.org

**DEVELOPER**  
 PCS Building Company  
 7250 East Ramsey Parkway Northwest  
 Ramsey, Minnesota 55303  
 Attention: Josh Nyquist  
 Email: jnyquist@pactcharter.org

**ARCHITECT**  
 Pope Architects  
 1205 Sandana Square  
 Suite 200  
 St. Paul, Minnesota 55108  
 Phone: 651-789-1638  
 Attention: Raphael Lister  
 Email: rlist@popearch.com

**ENGINEER**  
 Larson Engineering  
 3524 Labore Road  
 White Bear Lake, Minnesota 55110  
 Attention: Eric Meyer  
 Phone: 651-888-8112  
 Email: emeyer@larsonengr.com

**SURVEYOR**  
 Rehder & Associates, Inc.  
 3440 Federal Drive  
 Suite 110  
 Eagan, Minnesota 55122  
 Attention: Greg Gentz  
 Phone: 651-337-6726  
 Email: ggentz@rehder.com

### PROPERTY DESCRIPTION

**Parcel A:**  
 That part of the Southeast Quarter of the Northwest Quarter lying East of the West 185 feet of said Southeast Quarter of the Northwest Quarter, Section 16, Township 32, Range 25, Anoka County, Minnesota.

**Parcel B:**  
 Appurtenant easement for drainage purposes as contained in Drainage Easement Agreement dated July 17, 2006, filed November 18, 2008 as Document Number 496687.003.

Torrens Property

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 11th day of February, 2022  
 REHDER & ASSOCIATES, INC.  
 Gary C. Huber, Land Surveyor  
 Minnesota License No. 22036

DEPARTMENT LEGEND

- CLASSROOMS
- ART / SCIENCE CLASSROOMS
- AUDITORIUM
- PHYSICAL EDUCATION / ATHLETICS
- KITCHEN
- ADMIN
- MEDIA
- CIRCULATION
- BUILDING SUPPORT SERVICES
- NO WORK THIS AREA



PACT CHARTER SCHOOL

RAMSEY, MN

01/31/22 | COMM#41815-22000

1 ARCHITECTURAL SITE PLAN  
SD2.5A 1" = 50'-0"



# Changemarks Report

**Project Name:** PACT Charter School New Campus

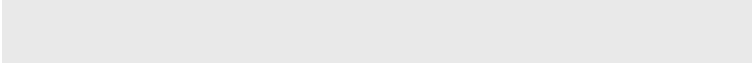
**Workflow Started:** 02/01/2022 4:39 PM

**Report Generated:** 02/17/2022 01:13 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date
Main Workflow	1	19	False	Unresolved	Environmental Review		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA1	Parking Analysis/Study	Provide supporting documentation (Parking Study) verifying that the proposed on site parking is	02/17/2022 1:04 PM
		12	False	Unresolved	City Planner		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA	Natural Areas Protection	These two areas were identified in the City's Natural Resources Inventory as being	02/17/2022 9:13 AM
		13	False	Unresolved	City Planner		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA	Tree Inventory & Preservation Plan	A Tree Inventory and Preservation Plan will be required with the Preliminary Plat submittal.	02/17/2022 9:13 AM
		14	False	Unresolved	City Planner		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA	B-1 Standards	The public/quasi-public distric does not contain bulk standards. Thus, this project (and the future	02/17/2022 9:13 AM
		15	False	Unresolved	City Planner		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA	Trail	A ten (10) foot bituminous trail will be required along the north side of 161st Ave NW, extending from	02/17/2022 9:13 AM
		16	False	Unresolved	City Planner		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA	Shared Parking Opportunity?	Our Parks Staff have asked about the potential of shifting the stadium east somewhat, which could	02/17/2022 9:13 AM
		17	False	Unresolved	City Planner		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA	Wetland Setback	City Code requires a 16.5 foot setback from delineated wetlands and this area must be encumbered	02/17/2022 9:13 AM
		18	False	Unresolved	City Planner		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	CA	Landscape Plan	At pre plat submittal, must include a landscape plan that complies with City Code Section 117-	02/17/2022 9:13 AM
		4	False	Unresolved	Civil Engineer IV		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	LL	Proposed access	This access must be analyzed for site distances and which type of access is best for this location: right	02/16/2022 1:55 PM
		5	False	Unresolved	Civil Engineer IV		20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	LL	Traffic Study	A traffic study is required on another sheet. The study must also look at the spacing of accesses along	02/16/2022 1:55 PM
		2	False	Unresolved	Civil Engineer II		Sketch Plan with Contours.pdf	JF	stormwater ponding	Project is creating a significant amount of impervious surface. Stormwater ponding area	02/14/2022 3:31 PM

Changemarks Report

	3	False	Unresolved	Civil Engineer II	<input checked="" type="checkbox"/>	Sketch Plan with Contours.pdf	JF	Connection to park	Understanding was an internal connection to Central Park was being proposed, is this no longer	02/14/2022 3:31 PM
	1	False	Unresolved	Civil Engineer II	<input checked="" type="checkbox"/>	20220131 PACT Upper School SITE AND FLOOR PLANS.pdf	JF	Variolite Street Access	Variolite Street access would require safety improvement to Variolite Street, likely to include turn	02/14/2022 3:26 PM
	6	False	Unresolved	City Planner	<input checked="" type="checkbox"/>	Sketch Plan with Contours.pdf	CA	Tree Inventory	A Tree Inventory and Preservation Plan will be required. Must include all oaks and evergreens 4	02/17/2022 11:45 AM
	7	False	Unresolved	City Planner	<input checked="" type="checkbox"/>	Sketch Plan with Contours.pdf	CA	Traffic Study Required	A full traffic study will be required. This must include a review of nearby intersections including	02/17/2022 11:45 AM
	8	False	Unresolved	City Planner	<input checked="" type="checkbox"/>	Sketch Plan with Contours.pdf	CA	10' Bituminous Trail	A 10' bituminous trail shall be provided on the north side of 161st, from variolite to park boundary.	02/17/2022 11:45 AM
	9	False	Unresolved	City Planner	<input checked="" type="checkbox"/>	Sketch Plan with Contours.pdf	CA	Moderate Quality Woodlands	Our Natural Resources Inventory identifies both the upland forest area and the wetland forest area as	02/17/2022 11:45 AM
	10	False	Unresolved	City Planner	<input checked="" type="checkbox"/>	Sketch Plan with Contours.pdf	CA	Review Standards	This project will be reviewed under the B-1 General <a href="https://library.municode.com/mn/ramsey/codes/code_of">https://library.municode.com/mn/ramsey/codes/code_of</a>	02/17/2022 11:45 AM
	11	False	Unresolved	City Planner	<input checked="" type="checkbox"/>	Sketch Plan with Contours.pdf	CA	Bufferyard Required	A Bufferyard will be required along the northern boundary as outlined in City Code Section 117-	02/17/2022 11:45 AM



Updated By	Applicant Response
Chris Anderson	
Chris Anderson	
Chris Anderson	
Chris Anderson	
Chris Anderson	
Chris Anderson	
Chris Anderson	
Chris Anderson	
Len Linton	
Len Linton	
Joe Feriancek	



Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #22-050**

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT, CONTINGENT UPON METROPOLITAN COUNCIL APPROVAL, TO CHANGE A LAND USE DESIGNATION ON THE SUBJECT PROPERTY TO PUBLIC/QUASI-PUBLIC**

**WHEREAS**, JB Vang (the “Applicant”) has requested an amendment to the 2040 Comprehensive Plan to change the future land use designation from Low-Density Residential to Public/Quasi Public for a portion of the following legally described property:

THE SE1/4 OF NW1/4 OF SEC 16 TWP 32 RGE 25, EX W 185 FT THEREOF,  
EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the “Subject Property”)

**WHEREAS**, the Applicant has also applied for a Sketch Plan and Zoning Amendment, in addition to the Comprehensive Plan Amendment, on behalf of their client, PACT Charter School, for a proposed high school campus on the Subject Property; and

**WHEREAS**, PACT Charter School has a Purchase Agreement with The Church of Saint Katharine Drexel (the “Property Owner”) for the acquisition of the western eighteen (18) acres of the Subject Property; and

**WHEREAS**, the Ramsey Planning Commission met on February 24, 2022, conducted a public hearing, and considered the Applicant’s request for a Comprehensive Plan Amendment.

**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 approves/denies the request for a land use designation change.
- 2) That the Ramsey City Council hereby authorizes City Staff to submit the necessary documentation to Metropolitan Council for an amendment to the 2040 Comprehensive Plan to change the land use designation to Public/Quasi-Public.
- 3) That this land use change shall become effective concurrent with the City’s receipt of notification of approval from Metropolitan Council.

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 the \_\_\_\_ day of \_\_\_\_\_, 2022.

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Mayor

**ATTEST:**

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City Clerk

**ORDINANCE #22-15**

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

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

**AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF  
THE CITY CODE OF RAMSEY, MINNESOTA.**

**SECTION 1. AMENDMENT**

The following legally described property or portions thereof (as shown in Exhibit 1) are hereby rezoned from R-1 Residential (MUSA) to Public/Quasi-Public:

THE SE1/4 OF NW1/4 OF SEC 16 TWP 32 RGE 25, EX W 185 FT THEREOF,  
EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

**SECTION 2. MAP**

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

**SECTION 3. 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.

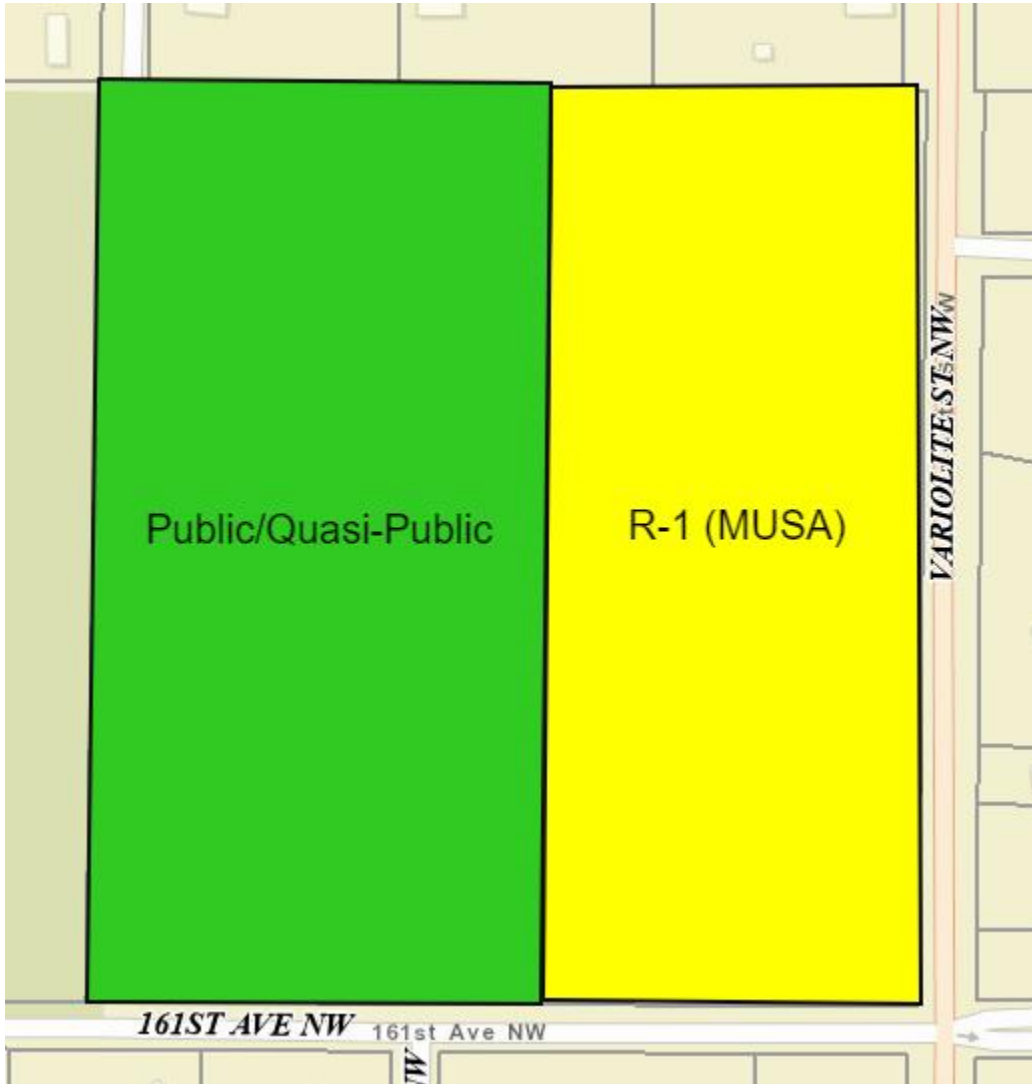
\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Introduction:  
Posting dates:  
Adoption date:  
Publication date:  
Effective date:

**EXHIBIT 1**



February 24, 2022

City of Ramsey  
City Council  
Planning Commission Members

Dear Sirs and Madams,

This letter is in support of a “no” vote on the proposal to change the zoning from low density to zoning needed for building a PACT school for the parcel of land which was donated for the purpose of building a church on said land.

My concerns mostly revolve around the concept of community. What is the “look” the city is striving to present to its residents as well as outsiders? I would hope it is as a community that plans for the future as the aging/graying of America ensures the need for senior housing and senior community centers, provides free, safe indoor and outdoor physical activity and community recreation centers as the health of a community is intimately tied to the physical and mental health of its people; a community that serves all people from cradle to grave allocating its limited resources fairly and wisely; a community that looks forward well into this century being respectful of the past Ramsey, balancing preservation of the environment and developing open spaces for hiking/biking paths while cautiously and deliberately expanding commercial growth where and when it’s needed.

In my opinion this parcel of land is too small to adequately support a high school with it’s attendant need for new roads, sewer, and parking lots, as well as increased noise and traffic. Rather, this land could be used to better the community by serving a larger population, such as building a much-needed community recreation center or improving the park by providing safer playground equipment.

This proposal places the needs of outside persons over the real needs of Ramsey residents. Ramsey could use many things such as a public high school, community center(s), nature-inspired trails and parks that could be used by all, and more affordable housing to increase the tax base of the city.

I do not currently live in Ramsey, but I hope to retire there within a couple years because it is a beautiful and growing community of which I would like to be a part. I know that cities need to grow and develop, but it should be a thoughtful expansion based on data (eg. Environmental impact statements), the needs of many people over the wants of a few, future looking instead of in-the-moment decisions, and fiscally responsible. I hope that you will carefully consider my concerns and vote “no” on the proposal to change the zoning of this piece of land. If you have any questions or concerns, please feel free to contact me. Thank you for your time and service to the residents of Ramsey.

Sincerely,

Dr. Linda J. Bowers  
Professor

**From:** [Robert & Kelsie Buchanan](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT build  
**Date:** Thursday, February 24, 2022 2:28:16 PM

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To whom it may concern,

I wanted to state my SUPPORT for PACT secondary being built at the Central Park location. After researching multiple locations within Ramsey, this plat offered the most opportunity that PACT needs and deserves. Other locations looked at wouldn't work for various reasons, such as utility issues, space issues, cost per square foot, etc. This will be a great addition to Ramsey, and offer many benefits to our community. Looking forward to seeing this move forward!

Kelsie buchanan  
6738 153rd LN NW Ramsey, MN 55303

**From:** [Jessica Busch](#)  
**To:** [Brian Hagen](#); [Dan Specht](#); [Chris Riley](#); [Debra Musgrove](#); [Chelsee Howell](#); [Mark Kuzma](#); [Matt Woestehoff](#); [Ryan Heineman](#)  
**Subject:** PACT Charter Secondary school  
**Date:** Thursday, February 24, 2022 10:18:44 AM  
**Attachments:** [image001.png](#)

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Good morning,

I apologize for including so many but I wanted to make sure my voice was heard regarding some concerns mostly around the possible building of the new PACT Charter Secondary school.

My husband and I moved to Ramsey back in 2005 right after getting married. I had never heard of Ramsey before but my husband and I got all excited that we found an affordable house on a few acres. We never thought we would stay more than a couple of years, this was just going to be our starter home. Over the years we grew to absolutely love Ramsey! Ramsey was a perfect mix of that private rural feeling with wildlife in your backyard but close enough to conveniences in neighboring cities to have everything you needed.

The population since we moved here has exploded due to all the housing developments. I am very sad every time I see more and more housing developments. At one point in history I thought I remembered that Ramsey had a minimum 1 acre lot requirement. If Ramsey would consider keeping the lots larger such as 1 acre or more, I think existing residents would be more understanding of the growth. It would keep our more rural feel and really show a uniqueness that Ramsey used to have. If we keep the pace this is going, we are just like every other city in the end

My 4 kids attend PACT Charter School and we absolutely love it. To be honest, if Ramsey keeps building homes, PACT is the one thing keeping me here in Ramsey. If it wasn't for this school, we would have moved out farther to a more undevelopment city where we could have more land and housing developments weren't going up on every corner. PACT is a fantastic school, giving families a choice. Parents should not be stuck with sending their kids to whatever school district they are in. We need schools that create competition amongst each other so they are forced to always try hard to be the best in education. That is what is great about charter schools. They raise the bar on education standards when done right. PACT has been a great member of this community and has put a lot of time and effort into selecting the best place for their secondary school expansion. If you really listen to the residents, they are concerned about traffic and more housing developments. The current zoning for the proposed land PACT wants to build on is going to add a ton of houses which also creates more traffic and upset residents (if not used for the school). The underlining theme here is they don't want anything built. I think adding a school and the future church are a great alternative use for the land that will serve our community well. I believe this sale will give the church the funds they need to build as well. Also, most schools do appear to be in residential neighborhoods so I don't think this should be an issue. No one wants their kids going to school in a busy commercial/retail area with heavier traffic. PACT kids have great character and this is held to a high standard in the school. This is not a large high school, its actually 6-12 grade and I do not believe it will have a big negative impact. I believe this will be a great opportunity for Ramsey Residents to have choice school in their neighborhood they can open enroll in. I also believe this will create more reasons for people to want to live in Ramsey and probably increase home values even

more. PACT has a large waiting list and this allows them to serve many more families.

I hope the city will consider voting yes to rezone this land so PACT can build this school.

Thank you for your time

**Jessica Busch**

[REDACTED]

Phone: 763.225.9744

[REDACTED]

[REDACTED]

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**From:** [Beth Charles](#)  
**To:** [Brian Hagen](#)  
**Subject:** Pact Charter School  
**Date:** Thursday, February 24, 2022 11:28:00 AM

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I just wanted to write in as I can't attend the meeting tonight to show my support for Pact. I believe that having choice of school is great. And that it provides amazing connections for the community. As a future parent, I want my children to be in a growing school that people are trying to get into. I think this growth is huge and would be great for Ramsey as a community!

Beth Charles  
14400 Quicksilver St. NW  
Ramsey, MN 55303

--

Beth Charles

[REDACTED]

p: [612.625.7007](tel:612.625.7007) | e: [REDACTED]

**From:** [Danielle Holder](#)  
**To:** [Brian McCann](#)  
**Cc:** [Ramsey Planning](#)  
**Subject:** RE-zoning of the property located at Variolite and 161st Avenue please forward to the planning commission  
**Date:** Wednesday, February 23, 2022 4:10:14 PM

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To whom it may concern:

I am writing in opposition to the proposed rezoning at the corner of 161st Avenue and Variolite. There needs to be a significant amount of study into the impact of this rezoning to the community and the safety of that type of use. This request should be denied until this study has been done.

This area is not typical of this type of use. It is non typical for school use because it is not safe for the users. Even though the applicant seems willing to accept the unsafe traffic conditions this presents to the people who need to get to and from the building every day, is the City of Ramsey and its taxpayers willing to accept playing catchup with the safety improvements in this intersection. No improvements suitable for this area are likely to make this area safe. Are we willing to accept a few crashes as the inevitable on this intersection or as the traffic drives though the residential road the parcel is accessed from.

Do we have an idea what the cost is to the taxpayers that would not be needed but for this use? The current improvements planned for 161st avenue and variolite were not designed with this increased traffic in mind. When we are reacting to the safety concerns this traffic brings are we going to be assessing the applicant for those costs or all of the taxpayers of the City of Ramsey.

Typically zoning is intended for reasonable transition from one type of area to another. It is meant to protect areas from non consistent use that disrupts the quiet enjoyment for at least the zoned use of their land. This is a completely different use and no other area rezoned to allow for school has such a striking difference. None of our schools are built in areas where there isn't direct access to a main road and do not exit onto a rural residential street. This is not consistent. Is it right that we should change how we transition zoning because we want this school?

A school may be good for Ramsey but we need to consider is this a safe area for these students, staff and teachers to get in and out of the school. Is it safe for these residents, the adjoining neighborhoods. When considering the rezoning, I would urge you to determine the merits of this location and not the merits of a school in the community. Putting a school in an unsafe location means that we value a school above safety for that school.

I am urging this commission to deny this application pending a full safety study on the effects of this traffic on Variolite and 161st Ave, a residential road and the roads in the adjoining

residential neighborhoods. I would also request that if this is moved forward that the commission look to ways to minimize the impact on the surround neighborhood as far as the size of this school and request to build a full stadium which would not be consistent with surrounding use.

Thank you

Danielle Holder

If needed, please request my additional contact info under separate cover as I do not wish it to be made public.

**From:** [Danielle Miller](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT Charter School Expansion  
**Date:** Thursday, February 24, 2022 3:35:37 PM

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Hello, my name is Danielle Miller and my husband and I just moved to Ramsey this fall and have 2 children at PACT charter school. We specifically moved here because our kids got into PACT and because we heard PACT would be expanding soon, which is a high value for us, as we'd prefer if they attended a slightly larger middle school/high school. We are very excited about the proposed secondary building location as it is close to our home.

We believe PACT is a huge draw for the Ramsey area and will continue to grow interest in the community and area, which is a great thing for anyone who owns property here.

We will be very disappointed if the small amount of opposition ends up preventing PACT from completing its current growth plan. Ramsey needs a full and robust secondary school with decent class offerings, and that can only happen with its current growth plan.

Thank you,  
Danielle Miller  
Ramsey resident

**From:** [Bridget Gessner](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Proposed Pact High School  
**Date:** Wednesday, February 23, 2022 1:52:09 PM

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To Whom it May Concern,

I am writing about the idea of Pact High School being built on the corner of 161st & Variolite.

I have numerous concerns, traffic, roads, noise and taxes.

We live across from Central Park and cannot imagine any more traffic and noise than what already exists along this route. This side of town seems to be what is left of 2 acre lots and the bit of rural area that is left. Is there a better place closer to the COR that would be more suitable?

Thanks

The Gessners

**From:** [Jake9856](#)  
**To:** [Chris Anderson](#)  
**Subject:** School adjacent to Central Park  
**Date:** Tuesday, February 22, 2022 12:29:35 PM

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Chris Anderson  
Senior Planner  
City of Ramsey

I am writing to voice my opposition to approval of a high school adjacent to Central Park. This is a rural area of Ramsey and a high school would have a detrimental effect on the character of the area. A high school would bring activity and traffic to the area during the day and the evening .The activity would be year round and would affect the peace and quiet of this rural area. Please forward my opinion to the planning commission.

Karen Jacob  
8451 166th Circle NW  
Ramsey, MN 55303

**From:** [Jill Kusler](#)  
**To:** [Brian Walker](#); [Brian Hagen](#)  
**Subject:** PACT Charter School expansion  
**Date:** Thursday, February 24, 2022 12:34:18 PM

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Hello,

I am writing to you as I understand there is a meeting regarding the expansion of PACT Charter school coming up.

I grew up in the city of Ramsey and currently reside in Oak Grove with my husband and two daughters. Our daughters both attend PACT Charter school. Our oldest is in 11th grade and youngest is in 8th grade. We would love for the school to be able to expand for multiple reasons. More room for additional classes to expand their curriculum. Also more room to allow other children to attend the school. We were fortunate to get accepted to the school when my oldest was just starting Kindergarten. I know many families on the wait list who would love to get in. I feel the expansion would be beneficial to the city of Ramsey and it's residents.

Sincerely,

Jill Kusler

**From:** [Melissa Livgard](#)  
**To:** [Brian Hagen](#); [Chris Anderson](#); [Brian McCann](#); [Nicole Laubach](#); [Colleen Lasher](#)  
**Subject:** PACT Charter School Concerns  
**Date:** Thursday, February 24, 2022 3:34:45 PM

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I am writing this to express that I do not want PACT charter school to build off 161st. I live on the other side of Armstrong in the neighborhood by the Armstrong Kennels. Living in this area we are already impacted by sports at Central, traffic when people go up north during the summer and for two weekends we are severely impacted by the Game Fair. I feel that an addition of a school would only exacerbate this and for nine months during the year. Some people on the Ramsey Facebook page were saying how much Ramsey needs a high school, this is not a public school and will not impact Anoka High School's enrollment. This is a charter school that students must apply for and be chosen by a lottery system, Ramsey residents do not get preferential enrollment. There was a court case, Look vs. PACT in 2008 where the courts determined that residents do not get preferential enrollment. For all we know none of the student at this proposed school could be from Ramsey.

I ask the planning commission how they are going to address the impact to traffic and safety. I see cars multiple times a week pass me on the shoulder when I am turning west on 161st. I am concerned that the increase in traffic will be a safety concern not only for pedestrians in the area but motorists. I have had close calls crossing Armstrong in the current crosswalk, and if this school is built crossing the street would be like playing chicken with the extra vehicles.

I have lived in Ramsey for many years and I like the rural atmosphere in the area of Central Park. I ask how the neighbors, whose house backs up to Central, feel about their view changing from trees and neighbors to looking at a high school football field and back of a school building. I would guess that they never guessed that that land would be sold and a school and football field would be built. This is a residential area and should stay that way.

I am not against PACT being built in Ramsey, not just next to Central Park.

I would also like to know if the members of the Planning Commission plan to share their affiliation to PACT: do you plan on your kids to attend PACT, do your children go there, are your children alumni, are you alumni? I am also disappointed that I first learned of this on the Ramsey Facebook Community Page, it feels that letter to residents within a mile be sent out prior. Dan Specht stated that the land has a contingent or pending sale, unfortunately this feels like this is a done deal with no opportunity for the residents in the area to have any input.

Thank you from a concerned resident of Ramsey,  
Melissa Livgard

To whom it may concern,

I am writing in opposition to the proposed rezoning of the property located at the intersection of 161<sup>st</sup> Ave and Variolite Street adjacent to Central Park. There are a number of reasons why the rezoning of this parcel should not be allowed. Among them traffic and safety, inconsistency of zoning for this use and environmental concerns. I would like you to also consider disruption of use that will be inflicted upon the adjoining and nearby residents.

I have looked to the 2 other schools in the City of Ramsey to see what similar areas zoned for this use look like. I was unable to get complete statistics on the other schools in short notice. My estimates are closest estimates based on calls to the district, the schools and internet resources. I have attached arial layouts from the 2 already constructed schools and the proposed PACT school.

Both Brookside and Ramsey have access point only along County Highway 5 also known as Nowthen Blvd. Both schools have access which allow safe access in and out for busses. PACT has 2 access point along a residential street. This access is contemplated for busses to enter and exit the parcel within feet of a residential driveway. A potential for a secondary access thru an adjoining parcel is not guaranteed. Even if the access is obtained thru the adjoining parcel to Variolite, that road is also not designed to handle this volume of traffic. In addition, there is nothing to stop any traffic from the school from turning back onto the residential road of 161<sup>st</sup> Ave NW. Both Brookside and Ramsey have access direct to County Highway 5, a County Highway designed for this type of use. PACT currently has residential street and possible a larger street neither designed for or likely to provide reasonable sightlines for the incoming and exiting traffic. PACT will need to have traffic from the school proceed through a number of smaller roads before coming to a collector street.

The residential street of 161<sup>st</sup> Ave NW cannot handle the increased traffic unless it is expanded significantly. A cost that would not be necessary but for the rezoning of this parcel. Currently the roads that may become secondary roads for PACT traffic, Xenolith St and 159<sup>th</sup> Avenue are likely to see increased volume of traffic and safety concerns if this parcel is rezoned. Will the city be adding sidewalks to these roads so that those residents can be safe on their street? Will the cost for this improvement be borne by the taxpayers or the applicant? It is unlikely these roads would need improvement of this type but for increased traffic. The current schools in the city have been located on roads designed for this this type of traffic and the greatest possible safety they still face challenges. This parcel does not have the benefit of direct access to a collector street thereby pushing the burden of the traffic and the lack of safe road conditions onto the local residents and the cost of redesigning these roads to the taxpayers. A traffic study needs to look at this as well.

Another difference that should be pointed out is that since PACT will be a high school there needs to be considerations for students driving to the school. This is an additional traffic source not seen in elementary schools that should be receiving students via bussing and walking. PACT services statewide students not just local students so traffic from parent drop off may be increased based on lack of availability of bussing. This means additional traffic in the form of individual cars. The resulting traffic will come in the form of twice a day traffic at the beginning and end of the day as well as sporadic traffic all day five days a week. It will also include special events and sporting events consisting of spectators and visitors these event tend to be larger more frequent and generate

In addition to the traffic from the proposed school and possible church information from the agenda contemplates expansion of the park use that will also increase traffic. No study has yet looked at the current expanding traffic from Central Park let alone expanding traffic from the park a new school and a church. The proposed church will also have traffic impacts both on Sundays and possible for daily mass as is advertised on their current website. What happens if all of the uses on the residential street of 161<sup>st</sup>

Ave begin having events scheduled at the same time? Once this property is rezoned can the school increase the size or volume of traffic? The current anticipated amount of traffic may increase over time and with evolving use. This traffic impact from all of the proposed uses needs to be studied and the application should be denied until such study can be done, including looking at safe sightlines on Variolite and the capacity of 161<sup>st</sup> Avenue.

Brookside is built on nearly 35 acres and is 135,000 square feet. Ramsey Elementary is built on 52 acres, Ramsey Elementary is similar to Brookside I was unable to get an estimate. PACT Charter school will be built on 18 acres (51% of the size of Brookside's land) 115,000 estimated square feet (85% of the size of Brookside), but they proposed future enlargement. This mean there will be no buffer form the school on the proposed parcel. PACT has residential properties both north and south of the improvements with insufficient buffer. Because there is no buffer within the parcel the adjoining neighborhoods will also be affected. The parcel sketch shows near complete coverage of the parcel with improvements and expansions.

Both Ramsey and Brookside have a playground and possible gym use during the day outside. PACT will have a stadium built up to residential backyards. Since they are not prohibited from using flood lights they are a possibility at some point similar to the ones in central park. Bringing noise and light pollution to both the adjacent backyard and nearby houses in the neighborhood to the North.

A comparison to the safety concerns for the rezoning and building of brookside should be looked at prior to the rezoning of this parcel. This is a similar sized yet not similarly situated school. The commission should be looking into the challenges that these schools face even in their more advantageous locations before concluding that the proposed area can handle this type of rezoning. This zoning is not consistent with the uses currently in Ramsey and not consistent with the development of the surrounding area.

I would also like to address environmental concerns regarding the proposed rezoning. The current sketch plan shows near complete coverage of the 18 acres with improvements. Since this proposed development will remove a significant amount of natural drainage on the parcel where is the accumulated water will have nowhere to go. Brookside has a large drainage pond located by its paved areas. If the school is constructed as proposed there will be nowhere to build a stormwater retention pond. I would talk about where are they going to put the snow from the parking lot but that is a concern, they will face. The melting of that snow however is our problem along with salting of the parking lots. Without natural drainage this would require a large easement on adjoining land to handle the runoff. I have heard that we will have storm sewer coming to the area. However, the taxpayers should not be paying for the storm sewer construction and maintenance for runoff solely caused by rezoning and building of this school on a parcel of land not sufficient to handle this runoff. In addition, if they were to use adjoining public lands for drainage the cost to maintain the drainage and the loss of use to the residents of Ramsey should be compensated. The school is used for education statewide the costs should not be borne exclusively by the taxpayers of this city for the limited number of students that attend from this city.

I am requesting the city consider the effects of the lack of space to create drainage and the contamination cause by the additional salts that will go into the storm sewer instead of some filtering by natural drainage. I don't know if the City of Ramsey has any standards for this but a consultation with the Minnesota Pollution Control Agency would be a good step to see what we should be considering in terms of required drainage. This parcel does not have sufficient space to accommodate large scale natural drainage.

I am urging the committee to recommend that this rezoning application be denied pending study of these issues. If this rezoning is approved, I would request significant limits be placed on the size of the building on this property. It should also be looked at if the traffic for daily use and increased Sunday use

at the church site would create an additional burden to the roads. Some things to consider are add larger buffer area, smaller building, access only through Variolite and safety study as to the traffic effects on Variolite and 161<sup>st</sup> avenue as well as surrounding roads. The stadium in the backyards should not be allowed to have lighting that close to the residential dwelling and have limitation on the hours and number of times per year that they can host large events. Requiring some flagging whenever a large volume of traffic is anticipated such as arrival times and dismissal times for the school and the church with the cost borne by the party that causes it to be necessary. Also, it should be verified that the sound intrusion to the adjoining property owners will have sufficient buffers if a stadium is built so as not to form a nuisance from any PA or crowd or ancillary devices the crowd brings. The residents of this community have a right to enjoy their property free from excessive intrusion into their daily life even if the city rezones. As a resident across from the large events in the park, I can also speak to the disruption this puts on normal use of my property and ability to sleep when the floodlights are on until 10p.m. and throughout the night when they forget to turn them off. Not to mention the shouting air horns and sirens. The traffic also poses a danger entering and exiting my driveway when a large number of vehicles are arriving for an event at Central Park. These events already pose a traffic issue on the road. Even if the road is upgraded it will not change the number of vehicles traveling on the road and therefore will not make it safer. This rezoning will just increase traffic.

The residents of this neighborhood have to bear the disruption of expansion of central park and its accompanying traffic swarms during events held at the park and noise and light pollution from the park. The city is considering rezoning a parcel that is zoned residential for a school to be built. The residents of this neighborhood will then be subject to additional days per year of traffic swarms on the residential street and additional noise, light and environmental pollution. The school being proposed would be built on a parcel that is too small to provide any buffer to the residential properties and there is no mitigation that would be sufficient to handle the traffic if the school was built at this size when compared to other similar schools in the area while accounting for scale.

The effects of this project and sufficient controls on the scope have not been studied sufficiently to safeguard the rights of the public and adjoining property owners and the safety of the existing residents. The adjoining owners are now going to suffer significantly more negative effects than other similarly situated residents where properties have been rezoned for this purpose.

We as a community may want to have a school built but first we need to know if this location can sustain that development without a significant outlay of public resources to keep up with the safety challenges this location brings. This rezoning is not appropriate until it can be shown that the upgrades can keep up with the proposed use, that the city has funds to keep up with the upgrades. It should also be estimated how much the infrastructure upgrades for this use will cost the taxpayers and whether they can be completed by the time the building is opened. I am urging the Planning Commission to recommend denying this permit pending additional study. I am further urging those of you with a connection to PACT to separate your desire for an expansion to PACT focus on the appropriateness of this rezoning application and remove yourself from voting on this application. This isn't a case about whether a school is a good thing but whether this is the right thing for the City of Ramsey and its residents to rezone this parcel.

Sincerely

Jeffrey Lubarski  
7826 161<sup>st</sup> Avenue NW  
Ramsey MN 55303

# Anoka County Parcel Viewer



**Parcel Information:**    Approx. Acres: 52.94  
23-32-25-43-0003        Commissioner: MATT LOOK  
15000 NOWTHEN BLVD NW  
RAMSEY  
MN 55303  
Plat:

**Owner Information:**



# Anoka County Parcel Viewer

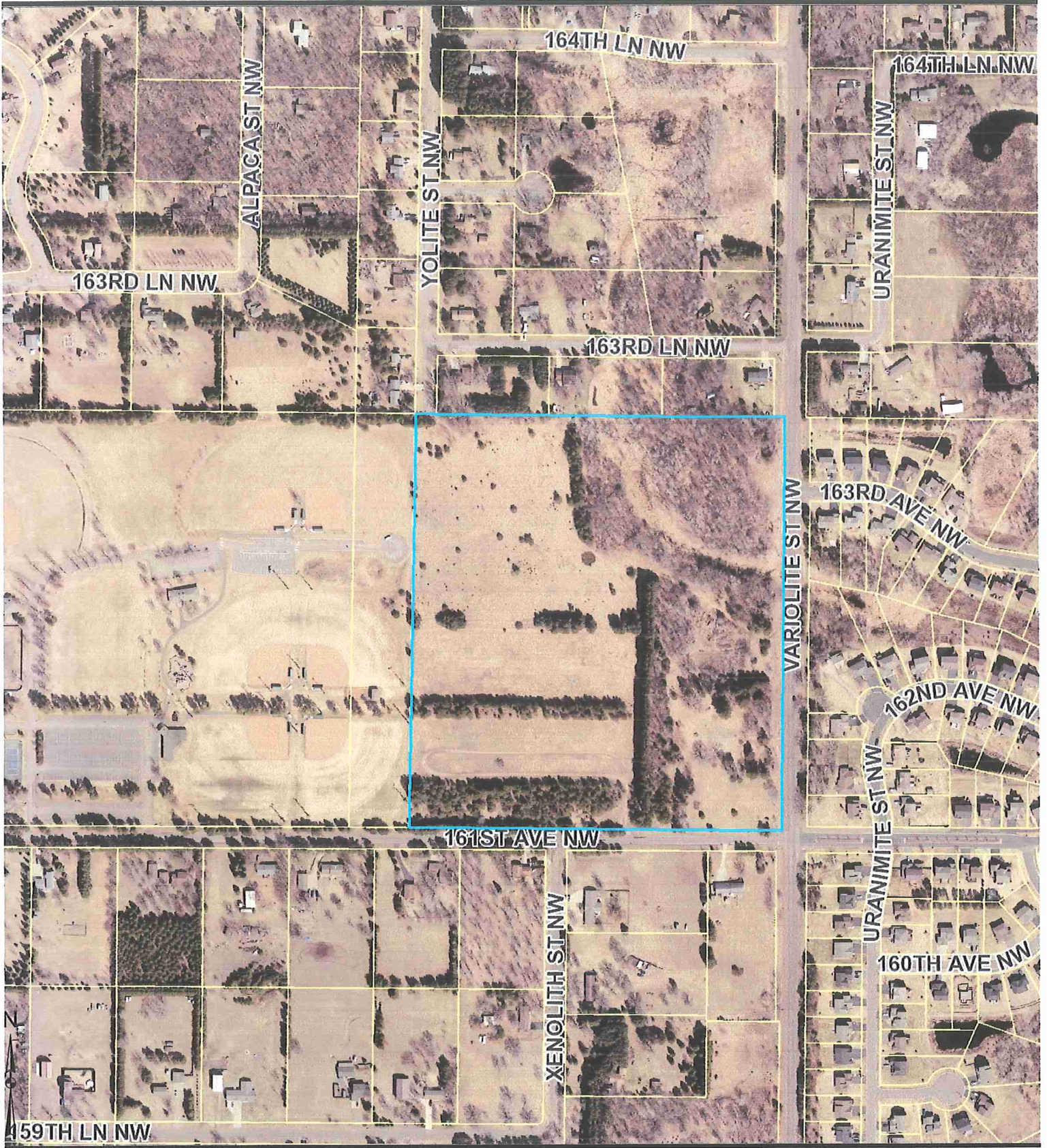


**Parcel Information:**    Approx. Acres: 34.16  
10-32-25-13-0009    Commissioner: MATT LOOK  
17003 NOWTHEN BLVD NW  
RAMSEY  
MN 55303  
Plat: ANOKA HENNEPIN 2ND ADDITION

**Owner Information:**



# Anoka County Parcel Viewer



**Parcel Information:**

16-32-25-24-0002  
7633 161ST AVE NW  
RAMSEY  
MN 55303  
Plat:

Approx. Acres: 33.18  
Commissioner: MATT LOOK

**Owner Information:**

**From:** [Michalena Holder](#)  
**To:** [Ramsey Planning](#)  
**Subject:** Opposition to re zoning at 161stAve and Variolite.  
**Date:** Thursday, February 24, 2022 3:08:02 PM

---

I am writing this email in opposition to the re-zoning of the land located at 161st avenue and Variolite. I believe that this area is an inappropriate location for this school and I would not feel safe for my child to go to or from this building. The traffic conditions in this area are not conducive to school type traffic. I feel that the council should only be considering areas where the infrastructure is already deemed safe for this type of traffic in order to keep our taxes from going up. Please deny this application unless there is sufficient study to determine the safety of the students, staff and public and also the tax impact of the infrastructure needed for this rezoning.

Sincerely  
Michalena Holder

From: Donna Mattson  
To: Ramsey Planning Commission  
Subject: Pact Charter High School  
Date: February 24, 2022

To whom it may concern,

I'm addressing the public notice we received. I have major concerns in regards to the proposed large Charter School being planned to be located across the street from our home.

We are very much opposed to this School Plan being approved for location at 7633 161st Ave NW Ramsey MN 55303.

My family has lived in our home for 40 years on this beautiful tree lined street. With the Park across the street we know the pros of enjoying the park and the cons of the traffic and noise it provides. These cons would only be greatly increased with out any pros for our family and most of the families on our street.

I have gone on the Ramsey City website and read through the attachments on the Planning Commission site. I have grave concerns that the road, water and sewer are not addressed to the extent that it will impact us and our neighborhood financially. How and where would the school connect. I would hope the intent is not to run this down our street. This is a cost that should be openly shown to be incurred by the School and not the tens of thousands of dollars that would be forced on us and our neighbors to bare for water and sewer we are zoned not to have and do not want or need. Also no detailed plan is shown for road improvements to access the school off of 161st Ave. How would that even work without widening the road and impacting our yards and tree lined street.

Again we are very much against this school plan and hope you take serious consideration of the negative impact this will cause to our neighborhood and the people who live here. As a tax payer of 40 years in this city I would expect only your best from you.

Due to personal reasons we will not be able to attend. I ask that this letter be read and my issues be addressed.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Mattson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Donna and Winston Mattson  
7808 161st Ave NW  
Ramsey MN 55303  
612-210-4167

**From:** [Matt Woestehoff](#)  
**To:** [Brian Hagen](#); [Kurt Ulrich](#)  
**Subject:** Fwd: Rezoning Amendment for proposed new school facility  
**Date:** Thursday, February 24, 2022 11:43:01 AM

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FYI, this was received and I did not see you on the email and wanted to get it on record.

Thanks,  
Matt

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
[cityoframsey.com](http://cityoframsey.com)

Begin forwarded message:

**From:** ashley pflager <[ashleypflager@gmail.com](mailto:ashleypflager@gmail.com)>  
**Subject:** Rezoning Amendment for proposed new school facility  
**Date:** February 24, 2022 at 11:30:07 AM CST  
**To:** [chowell@cityoframsey.com](mailto:chowell@cityoframsey.com), [mkuzma@cityoframsey.com](mailto:mkuzma@cityoframsey.com),  
[criley@cityoframsey.com](mailto:criley@cityoframsey.com), [rheineman@cityoframsey.com](mailto:rheineman@cityoframsey.com),  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)

To Whom it may concern,

I am writing to you about the proposal for rezoning the land adjacent to Central Park. It is my understanding that there will be a hearing on Thursday February 24<sup>th</sup> for residents of Ramsey to discuss the rezoning of this land. Unfortunately, I am unable to attend in person or via the virtual meeting, so I am hoping this letter finds itself in the appropriate hands regarding concerns for the development of this land parcel.

As a resident of Ramsey for more than twenty years, I have seen the progress and change of this beautiful city. When my husband and I first moved to Ramsey we were in love with the "country feel." Beautiful parks, majestic forests, and an extensive trail system. Sadly, we have watched the horizon of Ramsey change. Land developers have snatched up the land and built houses on top of one another. I understand with growth there also comes development. I also have noticed that Ramsey seems to have lost focus on what this City used to be known for, large land lots, nature parks and trails, quiet neighborhoods. Rezoning residential land for other purposes is the exact opposite of what Ramsey strives to be. Ramsey needs more homes to increase land value and have the money to improve the whole of our town, a community center, better parks and trails, more public schools. With such a beautiful landscape, Ramsey should be proud of how much natural and untouched earth we have. We are unlike any other suburb of the metro area in that we still have undeveloped land, and many of our residents were drawn to this area because of this.

We live a few houses away from Central Park and in the twenty years we have lived here there has been no upgrade to the playground equipment. Central Park is a major hub for local city sport tournaments in the summer months as well as practice facility for spring and fall sports for the Anoka/Hennepin area sports teams. There are wonderful soccer and football fields, baseball fields with new dugouts, and new tennis courts. Central Park has the potential to bring revenue to the city with a Parks and Recreation program, employment opportunities for our young youth, and summer camp programs for the residents of Ramsey. It would be wonderful as a local resident to see the Park expand with an upgraded playground or splash pad. The nearby Lennar homes neighborhood house hundreds of young families that could utilize this expansion. Unfortunately, these residents will not have equal opportunity to utilize the PACT school seeing as it is a lottery system and proximity does not warrant priority. One single charter school will not improve the class sizes of our local public schools. Once single school will not benefit the whole city of Ramsey.

Regarding the zoning issue of the proposed PACT Charter High School. It is my understanding that the proposed location for the new school is insufficient in many ways. There is not enough current land for future expansion possibilities. There must be contiguous acreage whenever possible and land for expansion of the campus. The land currently proposed for this school is 18 acres and the requirements for a k-12 or small high school would require 30-40 acres. In addition to the under sizing of the land is the issue of traffic. The proposed location for this school is not on an arterial roadway. The land was initially zoned for residential purposes. The adjacent roads are insufficient to handle the increased traffic from not only new developments north on Variolite Street, but also sports such as baseball, soccer, and football, that use Central Park in Spring, Summer, and Fall. Not to mention that the cost to residents for the reconstruction of 161<sup>st</sup> street with sidewalks and city sewer/water doesn't benefit all of Ramsey, just those on that road. Putting money into the Park would benefit the greater good.

We live 5 houses away from the proposed building site, yet we are not in the Anoka/Hennepin school district. PACT schools would provide transportation only within Anoka/Hennepin school district boundaries. Why put a school at the very edge of the district boundaries? We already have bus traffic from Anoka/Hennepin schools as well as Elk River schools. I watch the buses follow one another through the neighborhood. It seems futile to add a third bussing route to these neighborhoods. It would make more sense for PACT to build more centrally located to either their elementary school or more central within the transportation limits.

Has there been a traffic study to account for increase travel from the new construction of the new neighborhood north on Variolite? As well as church traffic, high school traffic, football game traffic, bus routes from three districts, and fall/spring sports utilizing Central Park?

Have there been studies done for drainage?

A PACT Charter expansion is a wonderful idea and would be a fine addition to the City

of Ramsey. The proposed location for the high school is not ideal and it would behoove the City to entertain other areas for a proposed location. There are many areas of Ramsey that can accommodate the expansion for PACT that would not require rezoning land that is already zoned residential. The residents of the surrounding neighborhoods are not in favor of the proposal. We would rather see Ramsey expand the parks system and use that land for bike trails or walking trails. Update the playground. Create a parks and recreation program within the city that can not only create jobs for our youth, but also create revenue for the city. Keep Ramsey pristine in nature. The loyal Ramsey residents don't want to see the landscape of our beautiful town get replaced with buildings and box houses.

Finally, upon doing a bit of research, it appears that several members of the city council have affiliations with PACT. I would hope these members would recuse themselves from voting on this matter as it is a conflict of interest.

Thank you for your time,

Ashley Pflager

Ramsey resident

**From:** [ashley pflager](#)  
**To:** [Chris Anderson](#); [Debra Musgrove](#); [Dan Specht](#); [Nicole Laubach](#); [Brian McCann](#)  
**Subject:** Zoning amendment and proposed new school  
**Date:** Thursday, February 24, 2022 11:41:00 AM

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To Whom it may concern,

I am writing to you about the proposal for rezoning the land adjacent to Central Park. It is my understanding that there will be a hearing on Thursday February 24<sup>th</sup> for residents of Ramsey to discuss the rezoning of this land. Unfortunately, I am unable to attend in person or via the virtual meeting, so I am hoping this letter finds itself in the appropriate hands regarding concerns for the development of this land parcel.

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Have there been studies done for drainage?

A PACT Charter expansion is a wonderful idea and would be a fine addition to the City of Ramsey. The proposed location for the high school is not ideal and it would behoove the City to entertain other areas for a proposed location. There are many areas of Ramsey that can accommodate the expansion for PACT that would not require rezoning land that is already zoned residential. The residents of the surrounding neighborhoods are not in favor of the proposal. We would rather see Ramsey expand the parks system and use that land for bike trails or walking trails. Update the playground. Create a parks and recreation program within the city that can not only create jobs for our youth, but also create revenue for the city. Keep Ramsey pristine in nature. The loyal Ramsey residents don't want to see the landscape of our beautiful town get replaced with buildings and box houses.

Finally, upon doing a bit of research, it appears that several members of the city council have affiliations with PACT. I would hope these members would recuse themselves from voting on this matter as it is a conflict of interest.

Thank you for your time,

Ashley Pflager

Ramsey resident

**From:** [Alison Pust](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT Charter School  
**Date:** Thursday, February 24, 2022 3:17:24 PM

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Hello!

I'm a Ramsey resident (6051 145th LN NW). My husband and I have 4 children. We moved to Ramsey last year specifically because of our desire to send our children to a charter school. As a resident, and mother to school age children, I fully support the new secondary school building. I believe it will add tremendous value to the city of Ramsey and its families.

Alison Pust

**From:** [Matt Woestehoff](#)  
**To:** [Brian Hagen](#); [Kurt Ulrich](#)  
**Subject:** Fwd: New PACT high school project  
**Date:** Thursday, February 24, 2022 11:44:24 AM

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Please see below as well-

Matt

Matt Woestehoff  
Council Member, Ward Two | City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
P: 763-576-4366  
[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)  
cityoframsey.com

Begin forwarded message:

**From:** Rob Miller <[robmillermn@msn.com](mailto:robmillermn@msn.com)>  
**Subject:** New PACT high school project  
**Date:** February 24, 2022 at 11:43:41 AM CST  
**To:** "[mkuzma@cityoframsey.com](mailto:mkuzma@cityoframsey.com)" <[mkuzma@cityoframsey.com](mailto:mkuzma@cityoframsey.com)>, "[criley@cityoframsey.com](mailto:criley@cityoframsey.com)" <[criley@cityoframsey.com](mailto:criley@cityoframsey.com)>, "[chowell@cityoframsey.com](mailto:chowell@cityoframsey.com)" <[chowell@cityoframsey.com](mailto:chowell@cityoframsey.com)>, "[rheineman@cityoframsey.com](mailto:rheineman@cityoframsey.com)" <[rheineman@cityoframsey.com](mailto:rheineman@cityoframsey.com)>, "[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)" <[mwoestehoff@cityoframsey.com](mailto:mwoestehoff@cityoframsey.com)>, "[dspecht@cityoframsey.com](mailto:dspecht@cityoframsey.com)" <[dspecht@cityoframsey.com](mailto:dspecht@cityoframsey.com)>, "[dmusgrove@cityoframsey.com](mailto:dmusgrove@cityoframsey.com)" <[dmusgrove@cityoframsey.com](mailto:dmusgrove@cityoframsey.com)>

Dear City Council,

We are writing to inform you of our support for this project. We live in the Woodlands and we will be impacted by this project.

There has been a lot of social media discussion around the use of the land, the traffic, and the safety of this project if it were to move forward.

The use of the land in question although it does not conform to the current zoning should be amended to allow for it. It is very obvious that the desire of the original owner was to have it as a community asset. A church or school is the same asset in my definition. This use helps both projects. I believe the church needs the funds to move forward and the school can facilitate that. Both are advocates for community use.

Traffic, We drive on Varolite several times a day and never see much traffic nor do we see high speeds. We also walk along this road and 161st in front of the

proposed project area. Again we feel very safe as pedestrians in this area.

Safety, We believe there isn't a project that will take into account safety and security of the area more than a school. Schools are meant to be in neighborhoods surrounded by residents, not industrial parks. We believe that planning and engineering staff will be confident and concise in their planning and recommendations that will allow for all safety concerns to be addressed. We also believe that 161st will have to be improved for this project and is long overdue for this. This is the exactly the kind of project that can spur those improvements.

We do not have children attending this school so we are speaking from a position of support for the greater community as a whole. It is our vision that the council sees this project as being overwhelming beneficial to the community as a whole. It is our hope that the answer to those who say "not in my back yard" will be then where? Where do you put a school that benefits all and abuts a park? Where is a better use than in a neighborhood close to residents who could use it? The answer surely can't be a commercial or industrial area.

Respectfully,

Kim and Rob Miller  
15831 Peridot st NW  
Ramsey, MN 55303

Get [Outlook for iOS](#)

**From:** [Brian Ratajczak](#)  
**To:** [Brian McCann](#)  
**Cc:** [Ramsey Planning](#)  
**Subject:** Pact Charter High School  
**Date:** Thursday, February 17, 2022 5:30:57 PM

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To whom it may concern,

I will not be able to make the public hearing on this topic so I am writing you my concerns.

We received a notice of a rather large high school being planned in our residential neighborhood directly across the street from our house.

This is one of the last things that we would ever want to see across our street.

The main reason we chose to live in the area where we are is because of the larger lots, residential neighborhood and quiet streets.

I have no idea how a large high school would fit into this neighborhood without impacting everything that we appreciate about this area.

There would need to be logistical changes that I am sure we would see in our taxes – all for a school that my kids cannot even go to.

We are very much against such a large school being built in this neighborhood.

We appreciate your consideration

Brian and Karyn Ratajczak

If you like – please feel free to contact me direct – 612-419-9046

Thank you

[REDACTED]

**Brian Ratajczak** [REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Brenda Sorgdrager](#)  
**To:** [Brian Hagen](#); [Brian Walker](#)  
**Subject:** PACT expansion  
**Date:** Thursday, February 24, 2022 1:59:20 PM

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Hello,

I just wanted to reach out as a Ramsey resident to voice my opinion. I believe the expansion of PACT will be a good long-term investment for our community.

Thank you,

Brenda Sorgdrager

[763-221-2387](tel:763-221-2387)

Every action in our lives touches on some chord that will vibrate in eternity.

~Edwin Hubbel Chapin

**From:** [Sarah Sullivan](#)  
**To:** [Brian Walker](#); [Brian Hagen](#)  
**Subject:** PACT Secondary School  
**Date:** Thursday, February 24, 2022 2:43:56 PM

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I am unable to attend a meeting tonight when PACT Secondary school will be brought up.

I am a Ramsey Resident and also a PACT mom with a current K, 2nd grader and future sibling as well. Prior to even attending PACT I had planned on my kids attending Spectrum for secondary due to some reviews from other parents I knew. The word of the street was elementary is amazing but secondary is really lacking and Spectrum would give them more opportunities.

Now fast forward and our family is loving PACT, my kids are thriving and I really don't want to pull them out when they get to secondary. This expansion would give PACT kids more opportunities, expanded curriculum choices, with still keeping their standards of excellence, yet stay close to their current location (convenient when having multiple kids in different grades).

Please consider approving the expansion of PACT secondary. We love the new future location and possibilities.

Sarah Groebner  
9431 176th Ave Ramsey

**From:** [Alyssa Vaughn](#)  
**To:** [Ramsey Planning](#); [Nicole Laubach](#); [Chris Anderson](#); [Brian McCann](#); [Brian Hagen](#)  
**Subject:** PACT Charter School  
**Date:** Monday, February 21, 2022 1:36:59 PM

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Hello,

Forgive me if this email ends up in the wrong spot, I could not find a definitive contact on the city website. I am not able to attend the meeting on Thursday but I still wanted my opinion heard as I have seen many negative comments on the Ramsey community page on Facebook and often times negative comments can outweigh the positive. I was ecstatic when I received an email from PACT charter about their expansion and the opportunity for so many more kids to be able to attend. As I'm sure you are aware they have a long wait list of kids wanting to attend the school but are unable to accept everyone. I know MANY families who have tried for years to get their kids into PACT but have been unsuccessful. This is the perfect opportunity for them to be able to reach more students, improve what they are able to offer students AND for Ramsey to finally have an option for high school. I desperately want to get my kids into PACT and am currently waiting to see if my oldest will be accepted into Kindergarten or if they will run out of space before we get an offer. I have watched Ramsey build an obscene amount of housing in the past 3 years, packing people into the city like sardines but I have not seen anything of value added. I am sympathetic to those who are in opposition to the PACT campus, however I feel that many people in Ramsey are not in favor of change even if it is for the better. Most all of the negative comments are understandably from those who live in the neighborhood. I understand that they are concerned about traffic in their neighborhood, however this is something that can and has happened in many cities. There are many schools that are built in neighborhoods and while I get this is not ideal for those who live there I would like to think that the city will take into consideration their concerns and work with PACT and the neighbors to come up with a solution to the increased traffic that will make this option a safe one to move forward with. I hope PACT will be able to move forward with their new campus so that Ramsey can invest in the future of the children who live here. Thank you for your time.

Sincerely,

*Alyssa Vaughn*



**(651) 287-1100**



**From:** [Scott Wiyninger](#)  
**To:** [Brian Hagen](#)  
**Subject:** PACT School Expansion Plans  
**Date:** Thursday, February 24, 2022 11:49:49 AM

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Hello Brian,

My wife and I (and our four children) moved to Ramsey in October because we wanted to be close to our kid's school, PACT. We understand that there is some resident concern about the location the school is proposing for the new secondary school. While this is understandable, we believe that PACT has demonstrated itself to be a respectful and community-focused school. One of the core values taught throughout the year is the concept of being a good citizen and that continues to be demonstrated by students, teachers, and parents.

We ask that you approve the planning process for PACT to move forward with the location they've chosen and begin to expand the school (and our community) as quickly as possible.

Thank you!

--

Scott Wiyninger  
763.300.1735  
[scott@wiyninger.us](mailto:scott@wiyninger.us)

## Regular Planning Commission

6. 3.

**Meeting Date:** 02/24/2022

**Submitted For:** Brian Hagen, Community Development

**By:** Brian McCann, Community Development

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### Information

**Title:**

PUBLIC HEARING: Consider Request to Amend a Home Occupation Permit for Peace Keepers, Inc. at 6025 177th Ln NW; Case of Derek Trout

**Purpose/Background:**

The City received an application from Derek Trout (the "Applicant") requesting an amendment to his administrative (Level I) Home Occupation Permit due to expansion of his firearm sales business in a detached single family home located on the property generally known as 6025 177th Lane NW (the "Subject Property"). The Home Occupation offerings have expanded beyond the Home Occupation Permit approved administratively by City Staff in 2019.

**Notification:**

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka UnionHerald, the City's Official newspaper for the public hearing.

**Observations/Alternatives:**

**2019 Administrative (Level I) HOP**

The Applicant is proposing to expand their current firearms Home Occupation Permit (HOP) on the Subject Property. The request is a result of the City's code enforcement process after a complaint was received regarding the business expansion. The Applicant has an administratively approved HOP from 2019, which indicates the following aspects of the business:

- Online-only sale of firearms; and
- Business trips may not exceed two (2) round trips per day; and
- Expansion of the Home Occupation will require the Applicant to reapply for the permit; and
- Firearms must be secured or attended to at all times; and
- All firearm testing must be done off-site; and
- Complaints received about the business can be brought to the City Council for possible revocation of the permit; and
- Not meeting any of the conditions can result in immediate permit revocation.

**Current/Proposed Expansion (Level II required)**

The Applicant is currently operating the Home Occupation in this manner, but is now seeking formal approval to amend the HOP to include the actions listed below:

- Expanding from online-only sales to in-person sales; and
- Selling ammunition and accessories; and
- Hosting Permit to Carry classes; and
- Utilizing a single Ramsey-resident employee; and
- Increasing the area of business operations by an additional 200 square feet by moving the business from the dwelling unit to a soon to be completed pole barn.

**Accessory Structure**

The Subject Property currently has a building permit for the accessory structure that has not been finalized. The Applicant is proposing to utilize this structure for their business operations. A final inspection will need to pass

with the City's Building Division before the structure would be approved for operations related to the Home Occupation. City Code Section 117-351 (Home Occupations) states that home occupations are permitted in detached accessory buildings as long as there is at least 400 square feet of accessory building space reserved/maintained for the primary residential garage. There is an attached garage on the Subject Property that satisfies this requirement.

### **Exterior Evidence/Vehicle Trips**

City Code Section 117-351 (Home Occupations) states that there shall not be any exterior evidence of said home occupation such as displays, exterior storage of home occupation equipment and vehicles, materials, supplies, inventory or merchandise, except for one motor vehicle affiliated with the home occupation may be stored or parked outside on the site of the home occupation. Section 117-351 also states that the Home Occupation cannot generate excessive vehicular traffic, which is defined as eight (8) or more round trips in a single day and not more than one (1) customer at a single time. The Applicant has not proposed any exterior evidence for their expansion. Although, the Permit to Carry classes will generate a larger number of vehicle trips in a single day and will include more than one (1) customer at a time.

### **Public Safety**

The City of Ramsey Police Chief has reviewed the proposed business expansion and has no objections. His comments, which are in the form of an email dated February 8, 2022, are attached to this case.

### **Resident Comments**

A public notice was sent to surrounding properties on Wednesday, February 9th - notifying owners up to 350 feet from the Subject Property regarding their request. Since then, the City has received multiple inquiries that were tracked below, each number signifying a different caller:

1. Phone call on Friday, February 11 in support of the request
2. Phone call on Friday, February 11 against the request
3. Phone call on Monday, February 14 against the request
  - An additional call from this same caller on Tuesday, February 15 stating the Applicant continues to operate beyond their allowed 2019 HOP with multiple vehicles entering and leaving the property throughout the day.
4. Voicemail received on Wednesday, February 16 inquiring about the request, Staff returned the call and left a message advising a return call to discuss more.
5. Phone call with a neighboring resident on February 17 stating their opposition of the request and stating they will be attending the meeting.
6. Voicemail received on Thursday, February 17 against the request. Staff returned the call and discussed the request with them.
7. Voicemail received on Thursday, February 24, 2022 against the request. Staff returned the call and left a voicemail.

### **Alternatives**

**Alternative #1:** Recommend the City Council deny the requested Amended Home Occupation Permit. This matter was originally brought to the City's attention through the code enforcement program and concerns have been raised related to the severity of the expansion and public safety aspects. City Staff support this alternative.

**Alternative #2:** Recommend the City Council approve an Amended Home Occupation Permit. This would officially authorize the expanded business operations already occurring on the Subject Property. Furthermore, it would eliminate a code enforcement case and place conditions on the operations of the business when the accessory structure is completed. The Planning Commission may choose to recommend specific conditions as well. Potential conditions are identified under the motion section and may be amended as needed.

### **Funding Source:**

The Applicant is responsible for all costs related to this request.

### **Recommendation:**

City Staff does not have a recommendation based on regulations identified in City Code. Staff continues to obtain additional pieces of information to present a full understanding of the request. Agenda packet may be updated as needed.

**Action:**

Motion to recommend the City Council denying an Amended Home Occupation Permit for a firearms business at 6025 177th Lane NW.

-or-

Motion to recommend the City Council approve an Amended Home Occupation Permit for a firearms business at 6025 177th Lane NW with the following conditions:

- Business trips may not exceed \_\_\_ round trips per day; and
- Permit to Carry classes shall be conducted no more than once per quarter of the calendar year; and
- Parking on site, both for personal and business use, shall conform to City Code; and
- Expansion of the Home Occupation Permit will require the Applicant to reapply for the permit; and
- Firearms must be secured or attended to at all times; and
- All firearm testing must be done off-site; and
- Complaints received about the business can be brought to the City Council for possible revocation of the permit; and
- Not meeting any of the conditions can result in immediate permit revocation.

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**Attachments**

Police Approval

Site Plan

Narrative

Administrative HOP from 2019

Completed Questionnaire

Public Hearing Notice

Public Comments Received Through February 24, 2022 at 4:30 pm

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Chris Anderson	Chris Anderson	02/18/2022 09:35 AM
Brian Hagen	Brian Hagen	02/18/2022 11:39 AM
Form Started By: Brian McCann		Started On: 02/07/2022 04:25 PM
Final Approval Date: 02/18/2022		

**From:** [Jeff Katers](#)  
**To:** [Brian McCann](#)  
**Subject:** RE: Home Occupation - Firearms Business Expansion  
**Date:** Tuesday, February 8, 2022 1:34:44 PM  
**Attachments:** [image003.png](#)  
[image001.png](#)

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I have no concerns with this application.

However, I did have a neighbor call me about 6 mos. Ago wondering who lived there and what business they were conducting. The neighbor reported it as “suspicious” because there appeared to be more vehicle/person traffic than a normal residence. We ask residents to call the police on suspicious behavior, but in this case, I told her I did not believe there was drug activity occurring at the location as she suggested. It might be in the business owner's interest to just let the neighbors know about the business, but I can also see the security concerns of doing so.



**Jeff Katers**

Chief of Police  
Ramsley Police Department

763.427.6812 (Main)  
763.433.9882 (Direct)

*To protect and serve with courage, integrity and honor.*

---

**From:** Brian McCann  
**Sent:** Tuesday, February 8, 2022 9:56 AM  
**To:** Jeff Katers <[JKaters@ci.ramsey.mn.us](mailto:JKaters@ci.ramsey.mn.us)>  
**Cc:** Brian Hagen <[BHagen@ci.ramsey.mn.us](mailto:BHagen@ci.ramsey.mn.us)>  
**Subject:** Home Occupation - Firearms Business Expansion

Good morning Chief Katers,

We’ve received an application for expansion of an existing firearms Home Occupation. Please review his application materials (attached) and let me know if you have any concerns.

Sincerely,



Brian McCann | [BMcCann@ci.ramsey.mn.us](mailto:BMcCann@ci.ramsey.mn.us)  
City Planner | City of Ramsey  
Phone: 763-433-9860 | Cell: 763-334-0062  
7550 Sunwood Drive NW | Ramsey, MN 55303  
[www.cityoframsey.com](http://www.cityoframsey.com)

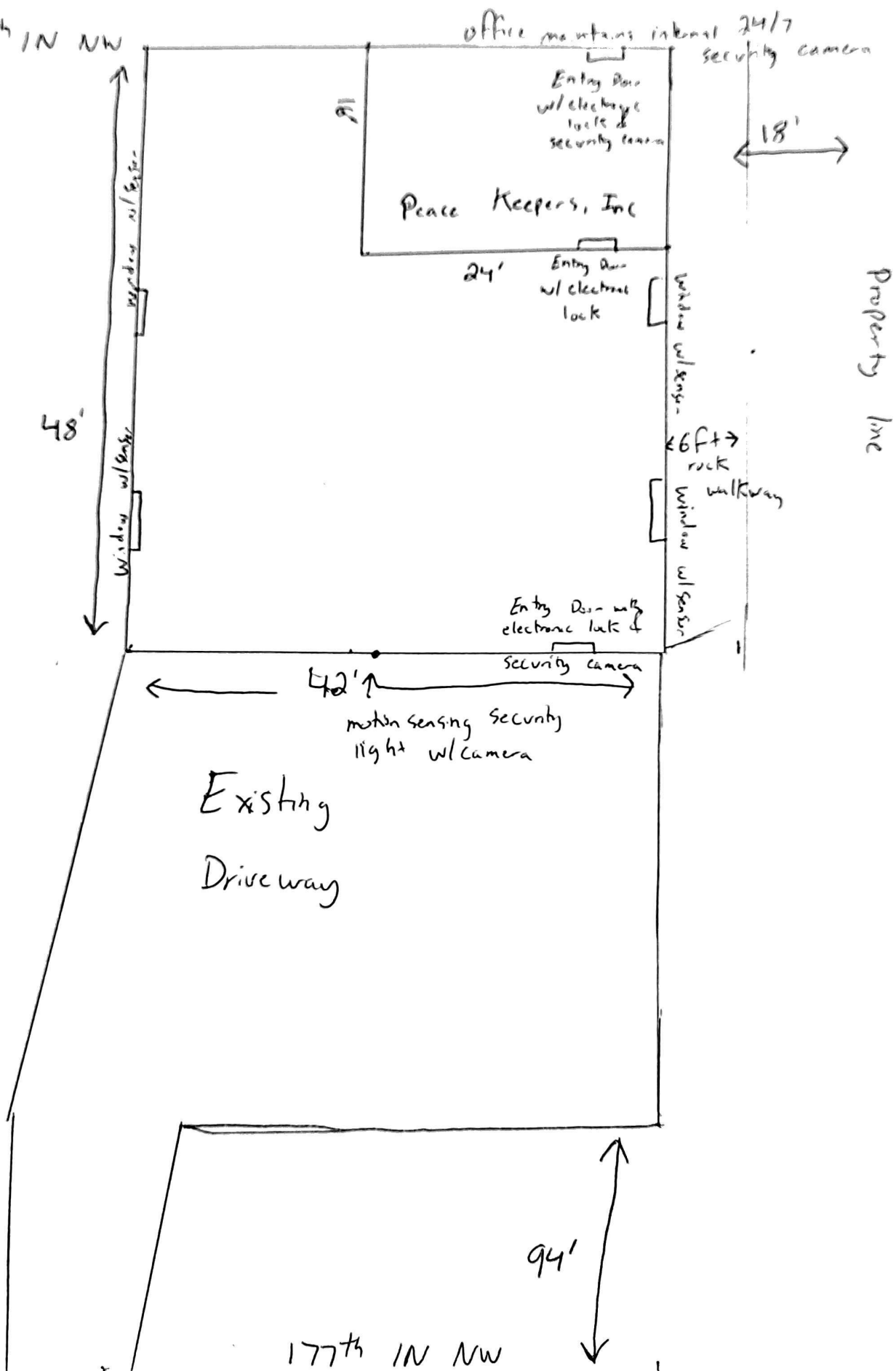
*Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.*

3/32" = 1'

6025 177th IN NW

Ramsey, MN

55303



$$3/32 = 1'$$

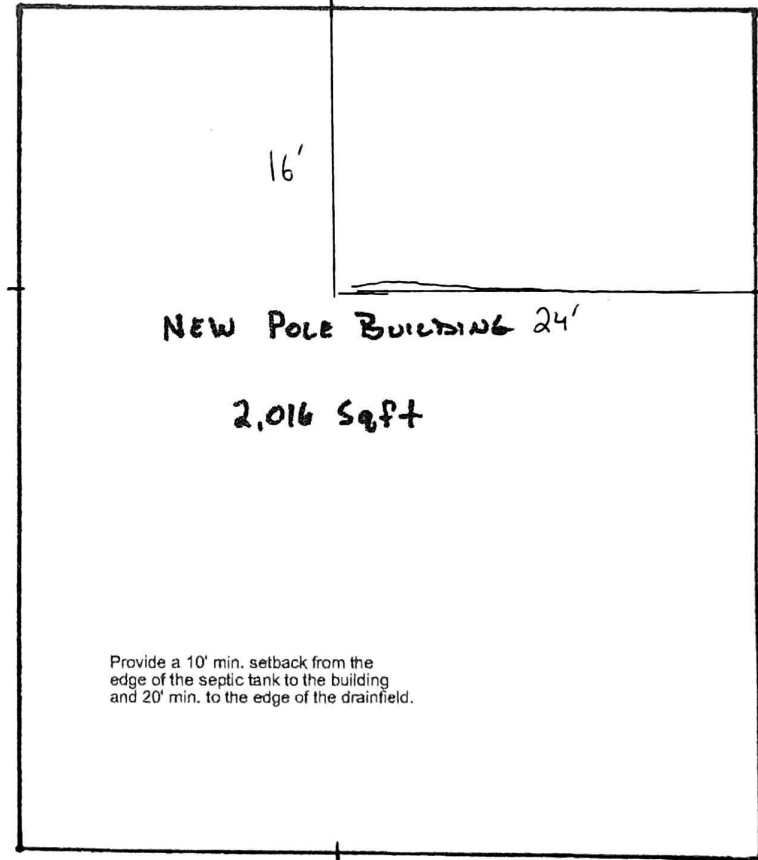


125' ↗  
↖ CORNER OF PROPERTY

6025 177<sup>TH</sup> LN NW  
RAMSEY MN 55303

Install silt fence around perimeter of lot or as directed by the inspector. Maintain until surf is reestablished.

48'



18' →

PROPERTY LINE

WELL  
O

← 23' →

↖ 20' ↙

← 29.5' →

42'

FRONT

SILT FENCE

↕ 25' ↕

↘ 55' ↙

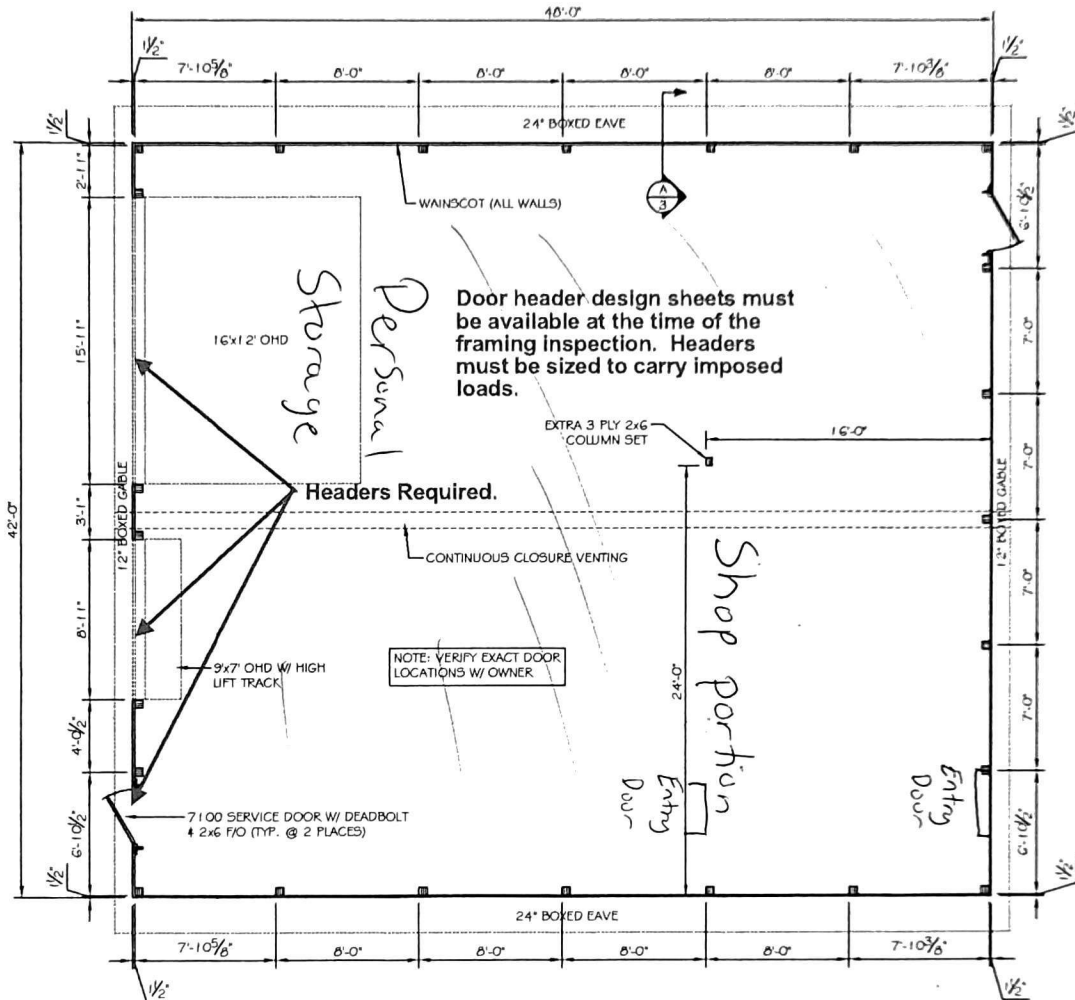
CORNER OF PROPERTY

GARAGE

DRAINAGE FIELD

USE

City of RAMSEY  
 Plans Reviewed for Code Compliance  
 Building Code: 2015 MN State Building Code  
 Date of Approval: 08/10/20  
 Permit Number: \_\_\_\_\_  
 Plan Reviewer: \_\_\_\_\_  
 Signature: *Jesse Sympson*  
 JESSE SYMPSON/06/12/13



**FLOOR PLAN**  
 NOT TO SCALE

**Northland Buildings**  
 ENGINEERING DEPARTMENT  
 2894 58th Street  
 Eau Claire, WI 54703  
 Fax (715) 874-4213  
 Office (715) 874-4211  
 The Leader in Custom Built Buildings

PROJECT TITLE  
**DEREK TROUT**  
 ANOKA, MN  
 42' x 48' x 14'  
 FILE NAME:  
 I:\ACAD\DWGS\PLANREQUEST\20\PLTROUT,DEREK.DWG

REV'S ONLY				SCALE	JOB NO.
NO.	DATE	DESCRIPTION	BY	AS NOTED	4404185
0				DRAWN BY	WLC
1				DATE	4/10/20
2					
3					

1 of 3

**From:** [Derek Trout](#)  
**To:** [Brian McCann](#)  
**Subject:** Re: Home Occupation Permit - Site Plan/Narrative  
**Date:** Friday, February 4, 2022 11:03:00 AM  
**Attachments:** [image001.png](#)

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Hi Brian,

You can feel free to call me any time today to take a credit card number over the phone for the application fee and the escrow.

I will have the site plan coming to you in my next email, as I am still fully designing it.

As for the full business description, I have that listed below:

Peace Keepers, Inc. is a small, home-based firearms, accessories (such as additional magazines, cases, slings etc), ammunition and training company. We hold all federal and state licensing required.

We sell firearms primarily online, with some buyers looking to take transfers on-site and occasionally purchase additional firearms on-site.

Our hours of operation are by-appointment only--we do not hold open hours. Typical hours we will accept appointments are from 8am-6pm Saturday and Sunday, and 5pm-7pm weekdays.

To include all deliveries and customers for the business, we plan to see around 2-3 vehicle trips per day on average. I have one person who helps me with business operations, and he is also a resident of Ramsey. I typically see him 2 days per week for business purposes. Many days we will see 0 vehicle trips, but we do occasionally see around 6 trips per day when we receive deliveries from multiple delivery services (UPS, FedEx, USPS, SpeeDee etc.). We do not use any specialized delivery services, only services which travel through this neighborhood on their normal route.

Our training is for Permit To Carry classes, which we are also licensed through the BCA to conduct. We generally conduct approximately 1 class a month on-site, which ranges from 8-20 students, most of which carpool. There are several months out of the year where we conduct no classes on-site. These classes tend to start between 10am-noon and last approximately 3 hours on-site. We then move to Total Defense or another shooting range to complete the shooting portion of the class. From there, the students return home. On occasion, we will conduct classes off-site. These classes vary in location, but are generally 75+ miles from Ramsey.

All business operations are planned to be completed in the newly built pole barn, which has a 16x24 section which has been built to be an office, inventory room. The pole barn is secured with electronic dead-bolts throughout, automatic-locking garage doors, 24/7 video surveillance at each entry, motion-sensing exterior lights and door/window sensors on every door and window. The office is a steel-constructed room with no windows. All business firearms will be stored in the secured office at all times. We will maintain a fire extinguisher rated for ammunition in the office as an additional measure of security.

I am an ammunition handler for the Minnesota National Guard and have been for the past 9

years, where I have received numerous awards for my knowledge of ammunition and weapons systems. I am further a registered HAZMAT certifier and understand the proper ways to store and secure hazardous materials, having certified HAZMAT shipments in multiple countries, ranging from small-arm ammunition to CAT 1 explosives, including C4, thermite grenades and various other ammunition. All ammunition which we plan to carry is HAZ C/D 1.4S, which can be purchased off-the-shelf at Cabelas, Wal-Mart, or any other location which carries ammunition. This ammunition can also be shipped via private carrier such as UPS or FedEx. I am more than willing to keep the Net Explosive Weight (N.E.W.) of all ammunition on-site posted at all times.

Respectfully,  
Derek Trout  
President,  
Peace Keepers, Inc.

On Thu, Feb 3, 2022 at 6:33 PM Brian McCann <[BMcCann@ci.ramsey.mn.us](mailto:BMcCann@ci.ramsey.mn.us)> wrote:

Hi Derek,

Thank you for submitting your application. As I stated on the phone a moment ago, we will need a narrative, the fees, and a site plan from you before we are able to continue. For your narrative, please include all aspects of your business – hours of operation, vehicle trips per day, what do you sell, training class information (number of attendees, duration, occurrence, when and where?), etc. For your site plan, you can use our [Site Plan Guide](#) to craft yours. Please note where on your property the aspects of your business are occurring, how much area, etc.

I will call later today for payment of the \$1,000 (\$200 non-refundable application fee, \$800 escrow). As I'm sure you're aware, if there are any funds left in the \$800 after the process is completed, those funds will be returned to you. If that \$800 balance goes over, it will need to be replenished to bring it back to \$0.

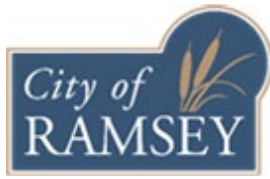
Please let me know if you have any questions.

Thank you,

Brian McCann | [BMcCann@ci.ramsey.mn.us](mailto:BMcCann@ci.ramsey.mn.us)

City Planner | City of Ramsey

Phone: 763-433-9860 | Cell: 763-334-0062



7550 Sunwood Drive NW | Ramsey, MN 55303

[www.cityoframsey.com](http://www.cityoframsey.com)

*Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.*

**A HOME OCCUPATION PERMIT TO ALLOW FIREARM SALES ON THE  
PROPERTY LOCATED AT 6025 177<sup>TH</sup> LANE NW AND DECLARING TERMS OF  
PERMIT**

**WHEREAS**, the City of Ramsey received an application from Derek Trout (the “Permittee”) requesting a Home Occupation Permit (the “Permit”) to operate a firearm sales business (the “Home Occupation”) in a detached single family home located on the property generally known as 6025 177<sup>th</sup> Lane NW and legally described as follows:

LOT 5 BLOCK 2 GREEN VALLEY ESTATES 2<sup>ND</sup> ADDITION; SUBJECT TO  
EASEMENT OF RECORD

(the “Subject Property”); and

**WHEREAS**, Derek Trout owns and occupies the home on the Subject Property; and

**WHEREAS**, the Permittee shall be responsible for ensuring that the Home Occupation meets the requirements of this Permit and operates in a safe and responsible manner; and

**WHEREAS**, the Permittee has stated that he wishes to operate a firearms sales business (the “Home Occupation”) within an office inside the home and that the Permittee is the owner of the Home Occupation and will live in the residential dwelling unit on the Subject Property; and

**WHEREAS**, the Permittee has stated that the Home Occupation will be conducted in one office space in the home totaling 200 square feet; and

**WHEREAS**, the Permittee has stated that the gross living area of the dwelling unit is approximately 2,400 square feet; and

**WHEREAS**, the Permittee has stated that at least 400 square feet of garage space is reserved for indoor residential parking and storage related to the residential use on the Subject Property; and

**WHEREAS**, the Permittee has stated that there will be no structural additions or alteration to the dwelling unit or garage for the Home Occupation use; and

**WHEREAS**, the Permittee has stated that the Home Occupation will not employ anyone that does not live in the dwelling unit on the Subject Property; and

**WHEREAS**, the Permittee has stated that few, if any, customers or clients will come to the Subject Property; and

**WHEREAS**, the Permittee has stated that there will likely be regular mail and package drop-offs; and

**WHEREAS**, the Permittee has stated that no vehicles other than a private vehicle(s) would be used in conjunction with the Home Occupation and that the property will remain in accordance with City Code Section 117-355 entitled Residential Off-Street Parking; and

**WHEREAS**, the Permittee has stated that supplies and materials limited to firearms and a gun safe will be stored on the Subject Property as a result of the Home Occupation; and

**WHEREAS**, the Permittee has applied for and received a permit with the Minnesota ATF; and

**WHEREAS**, the Permittee has stated they have a locked gun safe where all firearms shall be stored; and

**WHEREAS**, the Permittee has stated that the Home Occupation is not subject to review by Anoka County Environmental Services; and

**WHEREAS**, the Ramsey Police Department has reviewed this request.

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

That the City of Ramsey Community Development Department grants approval of a Home Occupation Permit (the '**Permit**') for a firearms sales business on the Subject Property contingent upon the following conditions:

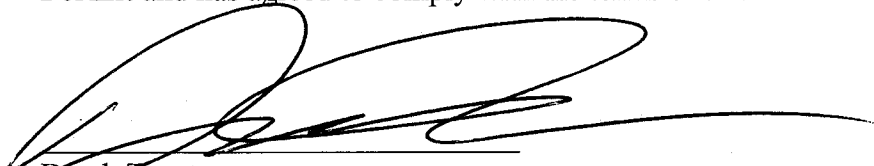
1. That this agreement shall permit the operation of an online-only firearms sales business (the "Home Occupation") in the dwelling unit on the **Subject Property**.
2. That the **Permittee** is allowed one (1) non-resident employee unless otherwise permitted by City Code. Notification must be given to the City if the **Permittee** will utilize non-resident employees and the **Permittee** shall obtain a new Home Occupation Permit if non-resident employees shall be utilized.
3. That the combination of customer/client visits and/or deliveries to the **Subject Property** per standard eight (8) hour business day may not exceed two (2) round trips.
4. The **Permittee** has stated that the majority of sales are done online, if this or any of the recital stated above changes, the **Permittee** shall reapply for a Home Occupation Permit with the City.
5. That the **Permittee** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs." The **Permittee** shall apply for any sign with the City of Ramsey.

6. That the **Permittee** agrees there will be no exterior evidence of the **Home Occupation** permitted on the **Subject Property** unless in compliance with Chapter 117-351 (Home Occupations) of City Code.
7. That the **Permittee** is responsible to verify and ensure that the structure(s) is compliant with all applicable state and local codes.
8. That should the **Permittee** die or should the **Subject Property** be sold, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the **Home Occupation**, written notice to that effect shall be given to the Zoning Administrator and the City Council may authorize continuation of the **Permit** without further hearing.
9. The **Permittee** shall reside on the **Subject Property**; if the **Permittee** does not reside on the **Subject Property**, the **Permit** shall be automatically terminated.
10. That the **Permittee** agrees that if the operation expands, they will notify the City of Ramsey and reapply for a **Permit**.
11. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
12. The **Permittee** shall be responsible for obtaining and having in full force and effect all applicable State, County, and City licenses. The **Permittee** must receive proper permitting through the ATF.
13. The **Permittee** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.
14. That the **Permittee** agrees that all drop-offs shall only be from USPS or other typical express delivery outfits that operate in residential areas.
15. 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 to the **Permittee**.
16. That the **Permittee** agrees to take additional measures to secure the firearms for online sales, which must include a gun safe.
17. That the **Permittee** agrees to secure all firearms and will not leave firearms unattended. The **Permittee** agrees that when the **Permittee** is not in the vicinity of the firearms, they will be secured and stored properly. The **Permittee** agrees to notify the City of Ramsey Police Department and Community Development Department of any thefts or vandalism.
18. That this **Permit** does not give the **Permittee** or anyone onsite the authorization to test or discharge/shoot firearms onsite. All testing must be done off-site in a permitted location.

19. That if the City receives concerns or complaints from neighbors about traffic, noise, disruption to the neighborhood, or public nuisance concerns, the City will bring the permit forward for City Council review and possible revocation.
20. That not meeting any of the conditions listed above is grounds for immediate permit revocation.

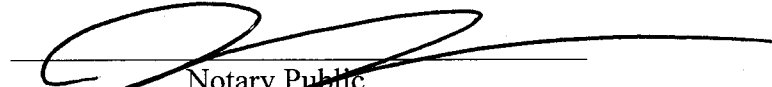
**PERMITTEE:**

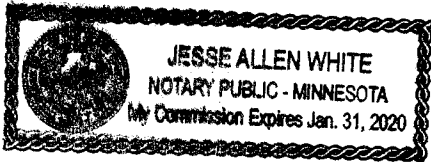
Derek Trout hereby acknowledges receipt of this **Permit** and has reviewed the conditions of this **Permit** and has agreed to comply with the terms of this **Permit**.

  
Derek Trout

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF Anoka    )

On this 9 day of Sept, 2019, before me a Notary Public, personally appeared Derek Trout, to me known to be those described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

  
Notary Public

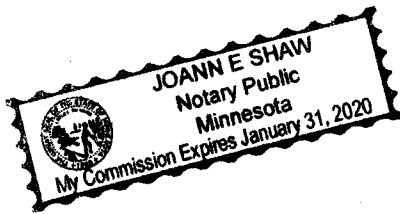


**CITY OF RAMSEY:**

By: CM'Suire  
Zoning Administrator

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ANOKA        )

The foregoing was acknowledged before me this 9<sup>th</sup> day of September 2019, by Chloe McGuire, Zoning Administrator of the City of Ramsey, a Municipal Corporation under the laws of the State of Minnesota, on behalf of the Municipal Corporation.



Joann E Shaw  
Notary Public

The document drafted by:  
The City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, Minnesota 55303

Address: 6025 177th IN NW  
Ramsey, MN 55303  
Home Occupation Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes  -or- No

Does the home occupation owner rent or own the property? Yes  -or- No

Will any part of the occupation be conducted in the home? Yes  -or- No

If so, what activities will be conducted in the home and in which room(s)?

Misc. paperwork and inventory receipts.
Conducted in the main hallway of the basement.

What is the gross living area of the home? 2200 sq. ft.

How much of that area will be used for the occupation? 100 sq. ft.

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes  -or- No

If so, explain:

Permitted pole shed with an attached/indoor
room. Utilizing multiple locks, and multiple
security systems.

Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes  -or- No

Will any structural additions or alterations to home or garages be required for this occupation? Yes  -or- No

If so, explain:


Will you employ persons that do not live in the home on the property? Yes  -or- No

If yes, how many non-resident employees will work on the site? 1

How many non-resident employees will work off-site? 0

Will it be necessary employees working off-site to come to the home? No

If so, explain:


Will customers or clients come to the property? Yes  -or- No

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? (this includes employees, customers, deliveries, etc.)?

<u>2-3</u>
------------

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes ( ) -or- No

If so, provide number, size and type of vehicles:


Do you intend to store supplies and/or materials on the site? Yes  -or- No

Please describe items to be stored and where?

<u>Inventory items, stored in a secured, locked room</u>
<u>inside of the pole shed.</u>

Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes  -or- No

If so, explain and/or provide necessary documents.


Homeowner's Name: Derek Trout Date: 02 Feb 2022

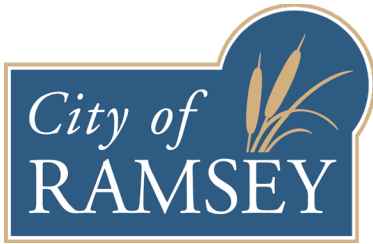
Homeowner's Signature: 

Email: trout@peacekeepers2a@gmail.com Phone: 763 3392679

**Brief Description of Home Occupation:**

Small firearms business. Primarily focusing on online sales via gunbroker and company website. Occasional foot traffic expected for FFL transfers. Small amounts of ammunition will be sold for customers, but will not be loaded into firearms on site. No test firing will be conducted on-site. All firearms will remain secured at all times, using deadbolt locks into storage rooms, safes and multiple security systems. Fire extinguisher with a 10BC rating or higher will be accessible to prevent any ammunition from becoming exposed to fire.

Approximately 400 sq. ft. of total floor space is dedicated and secured for Peace Keepers, Inc.



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

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**NOTICE OF PUBLIC HEARING  
PROJECT NO. 22-108 PEACE KEEPERS, INC.**

**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, February 24, 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 a request for a Home Occupational Permit to allow firearm business sales inside pole barn on the property generally known as 6025 177<sup>th</sup> Ln NW, Ramsey, MN 55303 and legally described as follows:

LOT 5 BLK 2 GREEN VALLEY ESTATES 2ND ADD; SUBJ TO EASE OF REC,  
Anoka County, Minnesota

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 Wednesday February 16, 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](http://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 February 24, 2022.

Brian McCann  
City Planner

Date: February 11, 2022

February, 23<sup>rd</sup>, 2022

To Whom It May Concern,

I am writing this letter regarding the matter of a permit approval for the Peace Keepers, Inc. to sell firearms and ammunition inside their pole barn on residential property. I respectfully am NOT in favor of this permit or any permit getting approved for firearm sales from a residential location. With due respect, a firearms business is an already high-risk business and has no place being in a quiet residential neighborhood.

Our family will be directly impacted by the operating of this business as we have two small children with disabilities living next door to the property. The risks of danger, unfamiliar strangers, higher traffic volumes, unlawful activity, unsecured live ammunition and firearms will be significantly higher with this business operating out of a residential building or home. We have many families and young children in this small neighborhood who enjoy being outdoors, walking around the block, biking, scootering, running, walking their dog. The ability to do this for the younger children and quality of comfort in our small neighborhood would be significantly impeded by the increased volume of unfamiliar strangers coming in and out regularly and increased traffic. Our children unfortunately do not presently and may not long term understand these increased risks and it would affect their quality of life outside the home.

Regarding unlawful or against code activity the residents in question have already been operating their business against code. Myself and many of the neighbors have already seen an increase in traffic and outside visitors coming to the Peace Keepers, Inc. Pole Barn at least 4-5 days a week shortly after moving in and continued up to the week of the public hearing on the 24<sup>th</sup> of February. It is reasonable to assume that the pole barn in question has already been filled and stocked with products against code. This does insight some nervousness and questions concerning willingness to break codes and laws without any regard for the impact or effect it may have on others living in a small residential neighborhood. It is deeply concerning that this unlawful and unsafe behavior will continue if the permit is approved in addition to the current permit is renewed.

Our family also has concerns about the safety measures being taking to secure such high-risk products. We wonder if they get the permit approved or even with the current online sales permit that has been approved if there will be licenses, security measures, on-going safety checks. There was a break in at the Total Defense Firearms and Gun Range business 1.5 miles away within the last 2 years and what if anything is going to be done to prevent this from happening in our neighborhood. We would also like to point out that we do already have 2 firearms and gun ranges (Total Defense and MN Firearms) within a 7 mile radius (one of which is only 1.5 miles away) and feel that it is excessive and completely unnecessary to have a firearms and ammunition business online or on premises in a residential neighborhood.

On a more personal level our family intentionally took time to carefully pick this house to live in because of it small, quiet, spacious, family friendly neighborhood. It does change the dynamic of the neighborhood and the reasons we decided to settle here. We would love to see these residents thrive in their passion and in their small business endeavor in a brick and mortar building away from this neighborhood's residential location. We hope they can understand that this is not in anyway personal but what we believe is what is best for our neighborhood's families. Our hope is that the neighborhood stays residential living only for the safety of our children and the on-going peaceful quality of life for our small neighborhood and the overall Ramsey community. We appreciate your time, support, and understanding in this matter.

Best regards,

  
Laura Renna

2/24/22

Dear City Hall

This is Kaleb a 10 year old boy  
I wanted to express my concerns  
about the firearms business.  
In my opinion I don't want  
the firearms business in  
a private neighborhood. One  
reason is there is a higher chance  
of breaking in and/or shooting there  
is a higher chance. Another reason  
is because parents might not have  
their kids walk because they  
might not feel safe having their  
kid walking because there will  
be strangers. This is why I think  
there should not be a  
firearms business in our  
neighborhood.

From  
Kaleb

2/22/22

**TO: Brian McCann and Planning Commisioners**

**RE: Home Occupation Permit (HOP) Amendment  
6025 177<sup>th</sup> Lane NW Derek M Trout/Peacekeepers**

Upon recent complaints and notification about the proposed listed above Amendment, I wish to request the HOP Level II be denied and the original HOP Level I, dated 9/9/19 be revoked because of ongoing violations (over 365 days) and the City's vague and in adequate requirements: 1) Only Administratively done; 2) Residents were not notified by written notice; 3) No publication in the Anoka Union; 4) No Council review or approval. Basically, if residents hadn't complained to Code Enforcement, Mr. Trout would be continuing to operate a gun shop in a residential zoned area with ongoing violations that are against the original Level I HOP, and the requested Level II HOP.

Mr. Trout only applied for the amended HOP after he received written notification from the City Code Enforcement Department in late January 2022. There has been absolutely no transparency in obtaining the HOP Level I Permit from Mr. Trout nor the City. I understand that Chloe McGuire and Bria Raines, recently resigned from the City, and are unavailable to answer questions regarding administrative approval and code violation citations.

The only minimal requirement of a Low-level Home Occupation Permit is approval administratively by one City staff person (Chloe McGuire), provided there is "no exterior evidence of the business activity" (no business signage). BUT, we, as residents, feel gun sales of AR15's, etc., in our residential neighborhood is a big deal. Total Defense, already exists, just 10 blocks away on 167<sup>th</sup> Avenue, in an actual Commercial zoned district. They acquire, ship, sell, certify, and provide classes and a shooting range, all in one place.

The residents of our RESIDENTIAL zoned development moved here under the understanding that it is zoned residential, not Commercial, a safe place, and not to mention any possible drop in market value.

This is a neighborhood full of young children walking, playing, riding bikes past Mr. Trout's business, in plain sight of guns and merchandise visible throughout the day being transferred into vehicles and the pole barn.

I would also like to note that in 2019 the City Council also approved resolutions for a horse barn, stables, riding arena, and future children residential overnight camp stays within 750 feet of this property (17920 St. Francis Blvd.). Their entrance access will also be thru the 177<sup>th</sup> Lane NW's entrance.

The statements above should be easily proven by his own videos, statements on Facebook, statements in HOP applications, and further validated by residents in the development.

At this time I ask that the requested HOP Amendment, and both Alternatives 1 and 2, be denied and that the original HOP Level I revoked.

Many of these residents have lived in the development over 30 years with no problems, I would hope there would be no retaliation as a result of this HOP process.

Cordially,  
Kelly Schmidt  
6000 177<sup>th</sup> Lane NW  
763-753-2654 (612-840-8512)

References: <https://www.facebook.com/PeaceKeepersMN/>  
Facebook online videos, 3; 14; 20; 24; 26; 29; 31; 35 weeks; and one year  
Ramsey City Codes  
Various photos; Neighbor testimony

**A HOME OCCUPATION PERMIT TO ALLOW FIREARM SALES ON THE  
PROPERTY LOCATED AT 6025 177<sup>TH</sup> LANE NW AND DECLARING TERMS OF  
PERMIT**

**WHEREAS**, the City of Ramsey received an application from Derek Trout (the “Permittee”) requesting a Home Occupation Permit (the “Permit”) to operate a firearm sales business (the “Home Occupation”) in a detached single family home located on the property generally known as 6025 177<sup>th</sup> Lane NW and legally described as follows:

LOT 5 BLOCK 2 GREEN VALLEY ESTATES 2<sup>ND</sup> ADDITION; SUBJECT TO  
EASEMENT OF RECORD

(the “Subject Property”); and

**WHEREAS**, Derek Trout owns and occupies the home on the Subject Property; and

**WHEREAS**, the Permittee shall be responsible for ensuring that the Home Occupation meets the requirements of this Permit and operates in a safe and responsible manner; and

**WHEREAS**, the Permittee has stated that he wishes to operate a firearms sales business (the “Home Occupation”) within an office inside the home and that the Permittee is the owner of the Home Occupation and will live in the residential dwelling unit on the Subject Property; and

**WHEREAS**, the Permittee has stated that the Home Occupation will be conducted in one office space in the home totaling 200 square feet; and

**WHEREAS**, the Permittee has stated that the gross living area of the dwelling unit is approximately 2,400 square feet; and

**WHEREAS**, the Permittee has stated that at least 400 square feet of garage space is reserved for indoor residential parking and storage related to the residential use on the Subject Property; and

**WHEREAS**, the Permittee has stated that there will be no structural additions or alteration to the dwelling unit or garage for the Home Occupation use; and

**WHEREAS**, the Permittee has stated that the Home Occupation will not employ anyone that does not live in the dwelling unit on the Subject Property; and

**WHEREAS**, the Permittee has stated that few, if any, customers or clients will come to the Subject Property; and

**WHEREAS**, the Permittee has stated that there will likely be regular mail and package drop-offs; and

**WHEREAS**, the Permittee has stated that no vehicles other than a private vehicle(s) would be used in conjunction with the Home Occupation and that the property will remain in accordance with City Code Section 117-355 entitled Residential Off-Street Parking; and

**WHEREAS**, the Permittee has stated that supplies and materials limited to firearms and a gun safe will be stored on the Subject Property as a result of the Home Occupation; and

**WHEREAS**, the Permittee has applied for and received a permit with the Minnesota ATF; and

**WHEREAS**, the Permittee has stated they have a locked gun safe where all firearms shall be stored; and

**WHEREAS**, the Permittee has stated that the Home Occupation is not subject to review by Anoka County Environmental Services; and

**WHEREAS**, the Ramsey Police Department has reviewed this request.

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

That the City of Ramsey Community Development Department grants approval of a Home Occupation Permit (the '**Permit**') for a firearms sales business on the Subject Property contingent upon the following conditions:

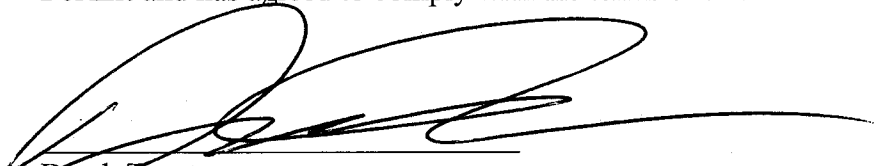
1. That this agreement shall permit the operation of an online-only firearms sales business (the "Home Occupation") in the dwelling unit on the **Subject Property**.
2. That the **Permittee** is allowed one (1) non-resident employee unless otherwise permitted by City Code. Notification must be given to the City if the **Permittee** will utilize non-resident employees and the **Permittee** shall obtain a new Home Occupation Permit if non-resident employees shall be utilized.
3. That the combination of customer/client visits and/or deliveries to the **Subject Property** per standard eight (8) hour business day may not exceed two (2) round trips.
4. The **Permittee** has stated that the majority of sales are done online, if this or any of the recital stated above changes, the **Permittee** shall reapply for a Home Occupation Permit with the City.
5. That the **Permittee** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs." The **Permittee** shall apply for any sign with the City of Ramsey.

6. That the **Permittee** agrees there will be no exterior evidence of the **Home Occupation** permitted on the **Subject Property** unless in compliance with Chapter 117-351 (Home Occupations) of City Code.
7. That the **Permittee** is responsible to verify and ensure that the structure(s) is compliant with all applicable state and local codes.
8. That should the **Permittee** die or should the **Subject Property** be sold, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the **Home Occupation**, written notice to that effect shall be given to the Zoning Administrator and the City Council may authorize continuation of the **Permit** without further hearing.
9. The **Permittee** shall reside on the **Subject Property**; if the **Permittee** does not reside on the **Subject Property**, the **Permit** shall be automatically terminated.
10. That the **Permittee** agrees that if the operation expands, they will notify the City of Ramsey and reapply for a **Permit**.
11. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
12. The **Permittee** shall be responsible for obtaining and having in full force and effect all applicable State, County, and City licenses. The **Permittee** must receive proper permitting through the ATF.
13. The **Permittee** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.
14. That the **Permittee** agrees that all drop-offs shall only be from USPS or other typical express delivery outfits that operate in residential areas.
15. 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 to the **Permittee**.
16. That the **Permittee** agrees to take additional measures to secure the firearms for online sales, which must include a gun safe.
17. That the **Permittee** agrees to secure all firearms and will not leave firearms unattended. The **Permittee** agrees that when the **Permittee** is not in the vicinity of the firearms, they will be secured and stored properly. The **Permittee** agrees to notify the City of Ramsey Police Department and Community Development Department of any thefts or vandalism.
18. That this **Permit** does not give the **Permittee** or anyone onsite the authorization to test or discharge/shoot firearms onsite. All testing must be done off-site in a permitted location.

19. That if the City receives concerns or complaints from neighbors about traffic, noise, disruption to the neighborhood, or public nuisance concerns, the City will bring the permit forward for City Council review and possible revocation.
20. That not meeting any of the conditions listed above is grounds for immediate permit revocation.

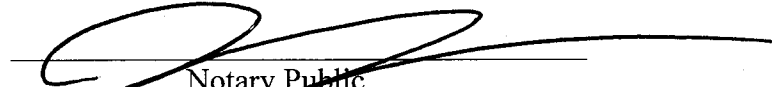
**PERMITTEE:**

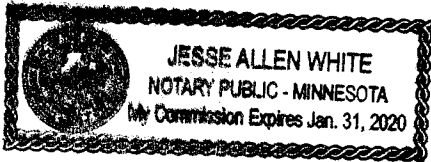
Derek Trout hereby acknowledges receipt of this **Permit** and has reviewed the conditions of this **Permit** and has agreed to comply with the terms of this **Permit**.

  
Derek Trout

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF Anoka    )

On this 9 day of Sept, 2019, before me a Notary Public, personally appeared Derek Trout, to me known to be those described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

  
Notary Public





Permit #	Permit Type	Sub Type	Work Type	Description	Address	Contractor	Issued Date	Applied Date	F I
<a href="#">RA045960</a>	<a href="#">Inspections</a>	Electrical	New	ePermit - Accessory Structure	6025 177th La NW	Mettler Electric, Inc.	10/19/2020	10/19/2020	
<a href="#">RA045333</a>	<a href="#">Inspections</a>	Building	New	Zoning	6025 177th La NW		9/24/2020	8/25/2020	
<a href="#">RA043920</a>	<a href="#">Inspections</a>	Building	New	ePermit - Accessory Structure Over 200 sq. ft.	6025 177th La NW		6/10/2020		



# City of Ramsey

(763) 433-9850

[permits@cityoframsey.com](mailto:permits@cityoframsey.com)

## Permit RA045960 Inspections & Scheduling

You must login to schedule an inspection.

Permit Information	
Permit #:	RA045960
Permit Type:	Electrical
Sub Type:	ePermit - Accessory Structure
Work Type:	New
Description:	

Property Information	
PID:	023225240019
Address:	6025 177th La NW

### Completed Inspections

Inspection Type	Date	Result	Inspector	Comments
Final	10/1/2021	Pass	Andrew Sloth	
Rough In	10/23/2020	Pass	Andrew Sloth	Service

### Scheduled Inspections

Inspection Type	Date	Time	Inspector
No records to display.			



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[permits@cityoframsey.com](mailto:permits@cityoframsey.com)

## Permit RA045333 Inspections & Scheduling

You must [login](#) to schedule an inspection.

Permit Information	
Permit #:	RA045333
Permit Type:	Building
Sub Type:	Zoning
Work Type:	New
Description:	Driveway

Property Information	
PID:	023225240019
Address:	6025 177th La NW

### Completed Inspections



Inspection Type

Date

Result

Inspector

Comments

No records to display.

### Scheduled Inspections

Inspection Type

Date

Time

Inspector

No records to display.



# City of Ramsey

(763) 433-9850

[permits@cityoframsey.com](mailto:permits@cityoframsey.com)

## Permit RA043920 Inspections & Scheduling

You must [login](#) to schedule an inspection.

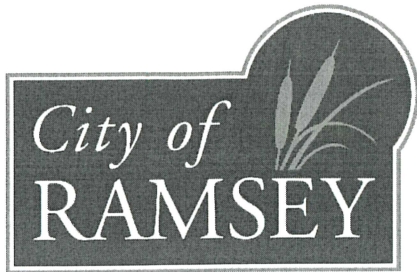
<b>Permit Information</b>	
Permit #:	RA043920
Permit Type:	Building
Sub Type:	ePermit - Accessory Structure Over 200 sq. ft.
Work Type:	New
Description:	

<b>Property Information</b>	
PID:	023225240019
Address:	6025 177th La NW

### Completed Inspections

Inspection Type	Date	Result	Inspector	Comments
Final	9/24/2021	Not Ready	Dave Rankin	
Framing/Sheathing /Rim Joist	9/24/2021	Orders Issued	Dave Rankin	Structure is completely finished inside and outside. No framing inspection scheduled previously.
Footing	6/26/2020	Pass	Jesse Szykulski	All footings are 22" min. diameter at base.

### Scheduled Inspections



# Home Occupation Permit Guide

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*A guide for land use applications in the City of Ramsey*

*Created January, 2012*

*Revised March, 2016*

## Home Occupation Permit Basics

A Home Occupation Permit is required in order to operate a business within a principal dwelling or an accessory structure in the residential area.

There are two (2) types of Home Occupation Permit. Level I Home Occupation Permits are approved administratively by City Staff if meeting the minimum thresholds as identified in City Code. **Level I Home Occupation Permits are low-level with no exterior evidence of the business activity.** Level II Home Occupation Permits require approval by the City Council after recommendation by the City Council.

## Application Fee and Escrow

Application Fee (non-refundable):	\$200
Minimum Escrow (Level II Only):	\$800*

\*Required escrows are minimum escrows. Remaining surplus shall be refunded to the Applicant after all remaining obligations are completed and accepted by the City. The Applicant shall be responsible for all costs incurred by the City above the minimum escrow. More information is included in Section 2: General Land Use Information portion of this document.

## Home Occupation Procedures

1. Fill out the enclosed applicable application, supplemental questionnaire and pay the applicable application and escrow fee. Applications **cannot** be processed until the application and escrow fees have been paid.
2. Provide a detailed description of your request (attach a separate request if necessary).
3. Provide a site plan identifying the providing detailed information regarding the request. Such information may include building and structure locations (existing and proposed) with dimensions, parking areas, screening (existing and required), additional information as required by the City.
4. If the request is related to a commercial or industrial site, a detailed site plan must be attached.

## Home Occupation Process

1. Applications must be submitted to Staff thirty (30) days prior to the Planning Commission meeting (see attached meeting date schedule).
2. The City has 15 days to determine if the application is complete. In the event that the application is incomplete, Staff will notify the Applicant within the 15 days and provide direction on what information is still required.
3. **Properties located within at least 350 feet of the subject property will be notified of the request and the public hearing date.**
4. City Staff will prepare a report detailing the information related to the request, findings of fact and proposed ordinance.
5. The City Council meets on the second and fourth Tuesday of every month.

Address:

### Home Occupation Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes  -or- No

Does the home occupation owner rent or own the property? Yes  -or- No

Will any part of the occupation be conducted in the home? Yes  -or- No

If so, what activities will be conducted in the home and in which room(s)?


What is the gross living area of the home? \_\_\_\_\_

How much of that area will be used for the occupation? \_\_\_\_\_

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes ( ) -or- No ( )

If so, explain:


Will there be at least 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes  -or- No

Will any structural additions or alterations to home or garages be required for this occupation?  
Yes  -or- No

If so, explain:


Will you employ persons that do not live in the home on the property? Yes  -or- No

If yes, how many non-resident employees will work on the site? \_\_\_\_\_

How many non-resident employees will work off-site? \_\_\_\_\_

Will it be necessary employees working off-site to come to the home? \_\_\_\_\_

If so, explain:


Will customers or clients come to the property? Yes  -or- No

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? (this includes employees, customers, deliveries, etc.)?

--

Will any vehicles, other than your private car(s), be used in connection with the home occupation? Yes ( ) -or- No ( )

If so, provide number, size and type of vehicles:


Do you intend to store supplies and/or materials on the site? Yes  -or- No

Please describe items to be stored and where?


Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes  -or- No

If so, explain and/or provide necessary documents.


Homeowner's Name: \_\_\_\_\_

Date: \_\_\_\_\_

Homeowner's Signature: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Brief Description of Home Occupation:

## Home Occupation Permit Basics

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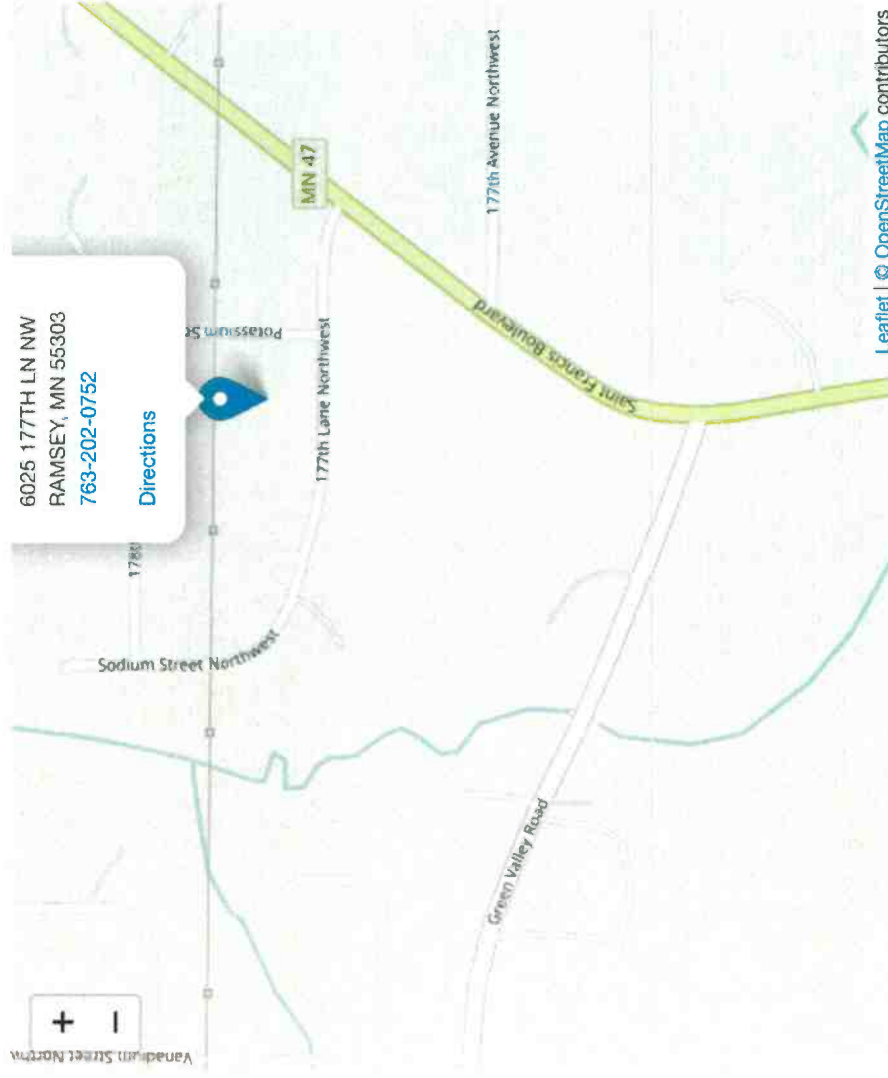
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Note: FFL Scope has provided you the following links to identify Federal Firearms License numbers both expired and current. This does not relieve you of the requirement to obtain a copy of the FFL from the licensee you are shipping a firearm to before you transfer the firearm. 27 CFR 478.94 Please be aware that you should retain the FFL copies provided and that these can be retained electronically.



### FFL Information

3-41-003-01-2A-05650

Type 01

Expires 1/1/2022

Phone 763-202-0752

LOA Issued 12/29/2021

LOA Expiration 6/28/2022

[eZ Check](#)



Peace Keepers, Inc.

(763) 339-2679

Typically replies within a day

Send message

peacekeepers2a@gmail.com

Closed now

10:00 AM - 8:00 PM

Monday:	CLOSED
Tuesday:	CLOSED
Wednesday:	5:00 PM - 8:00 PM
Thursday:	CLOSED
Friday:	5:00 PM - 8:00 PM
Saturday:	10:00 AM - 8:00 PM
Sunday:	10:00 AM - 8:00 PM

See all

Book now

Like

Message

...



11

2 Comments

Like

Comment

Share

Most relevant



Lucas Aho

If I have Derek's last name on my pistol, is it really my pistol? Haha.

Like Reply 28w



Author

Peace Keepers, Inc.

You can order one through here as well... but it would be awkward to have a deployment gun lol

Like Reply 28w

Other posts



Peace Keepers, Inc.

February 3 at 11:39 AM

Operation Spartan Shield M&Ps are in for engraving now! We'll text you





# 30 ROUND MAGAZINE

5.56/.223

FOR USE WITH AR15 & SIMILAR PLATFORMS



50% STRONGER



3X MORE IMPACT RESISTANT

MADE IN  
USA

LIFETIME  
WARRANTY



EXD70054BL





EXPANDED



3X MORE IMPACT RESISTANT

LIFETIME WARRANTY



5.56 MM NATO

30 ROUNDS PER MAGAZINE

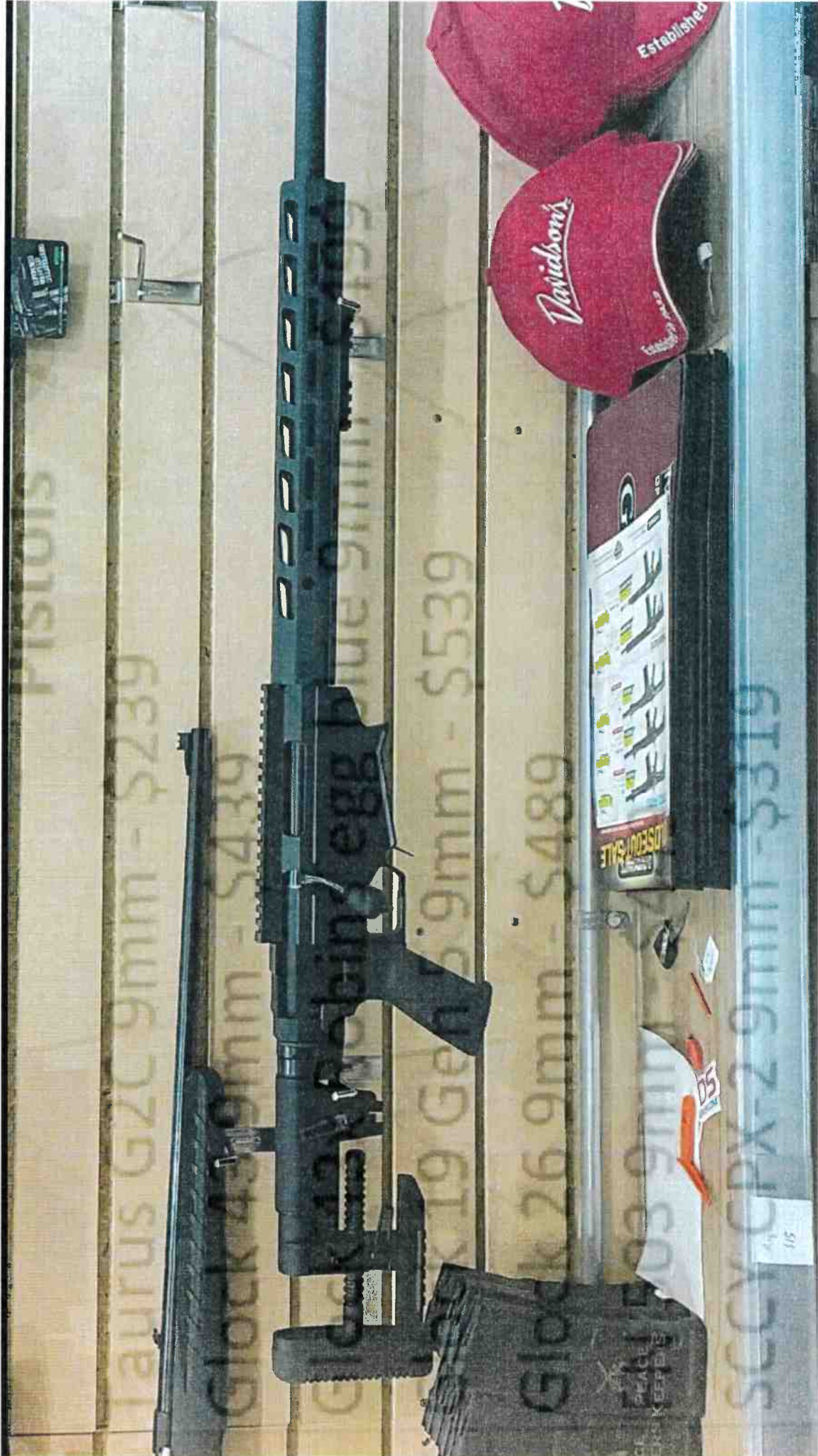












PISTOLS

Laurus G2C 9mm - \$239

Glock 43 9mm - \$439

Glock 19 Gen 5 9mm - \$539

Glock 26 9mm - \$489

Glock 03 9mm - \$319

LOSS LEADER

SECYCPX-2 9mm - \$319

105

Glock 43 9mm - \$439

Glock 43x Robins egg blue 9mm - \$499

Glock 19 Gen 5 9mm - \$539

Glock 26 9mm - \$489

FN 503 9mm - \$449

SCCY CPX-2 9mm - \$319

Smith Wesson MP Shield Plus 9mm - \$489

Mossberg MC2C 9mm - \$389

Glock 26 9mm - \$489

FN 503 9mm - \$449

SCCY CPX-2 9mm - \$319

Smith Wesson MP Shield Plus 9mm - \$489

Mossberg MC2C 9mm - \$389

Ruger GP100 357mag - \$659

Ruger SP101 357mag - \$619

Glock 26 9mm - \$489

FN 503 9mm - \$449

SCCY CPX-2 9mm - \$319

Smith Wesson MP Shield Plus 9mm - \$489

Mossberg MC2C 9mm - \$389

Ruger GP100 357mag - \$659

Ruger SP101 357mag - \$619

Springfield Armory XDM Elite 9mm - \$609

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Black Rain Ordnance Spec-15 300blackout - \$1199

Black Rain Ordnance Spec-15 5.56 - \$1199

Smith Wesson MP15-22 22lr - \$469

Smith Wesson MP15 Sport II 5.56 - \$749

Ruger American 22LR - \$309

Ruger Precision Rifle 6.5 PRC - \$1299

Rossi Lever 22LR - \$269

Gforce Arms tac shotgun 12ga - \$259

Gforce Arms shotgun 12ga - \$269

Rossi Lever 22LR - \$269

Gforce Arms tac shotgun 12ga - \$259

Gforce Arms shotgun 12ga - \$269

Stevens 320 20ga - \$239

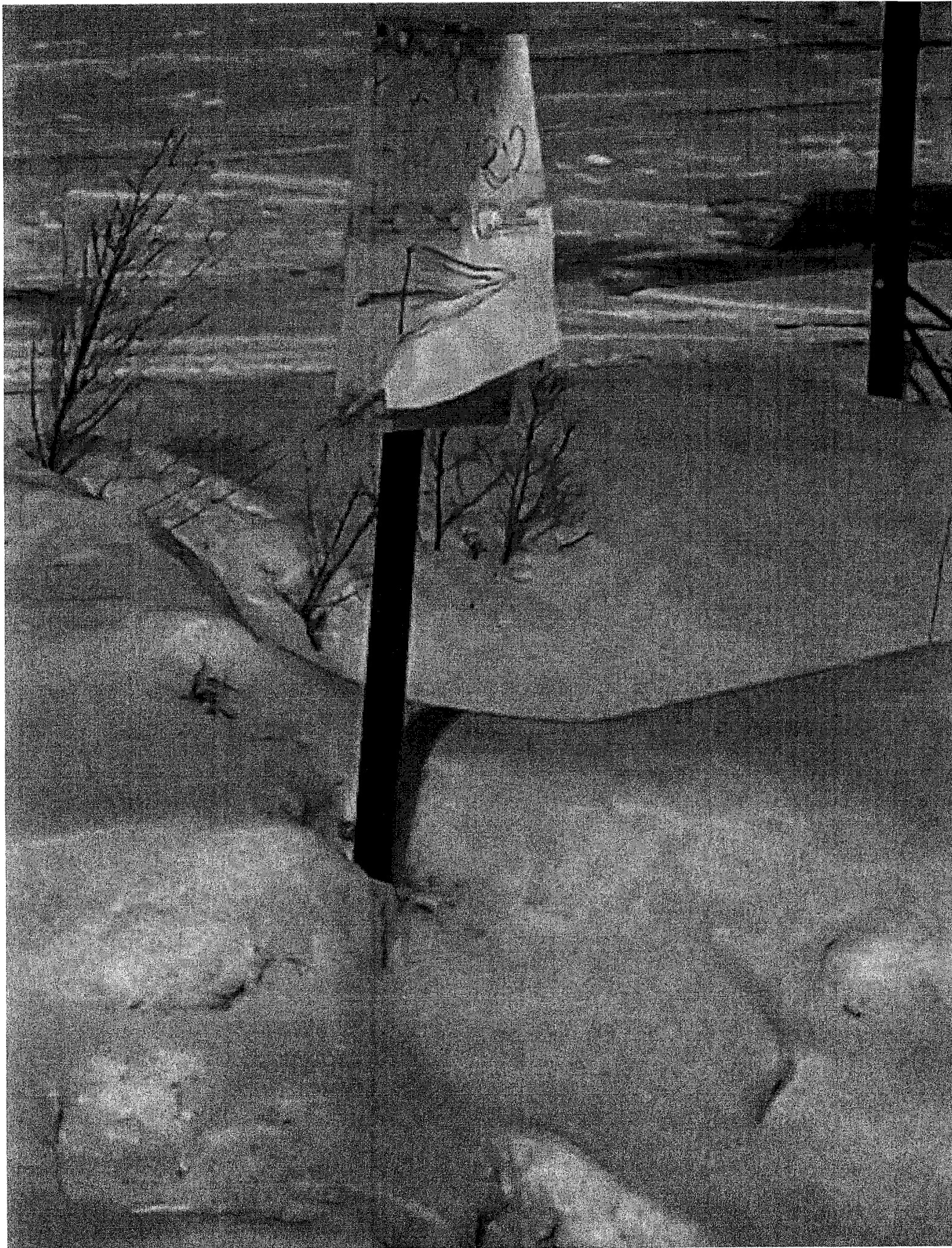
Armsco tac shotgun 12ga - \$319

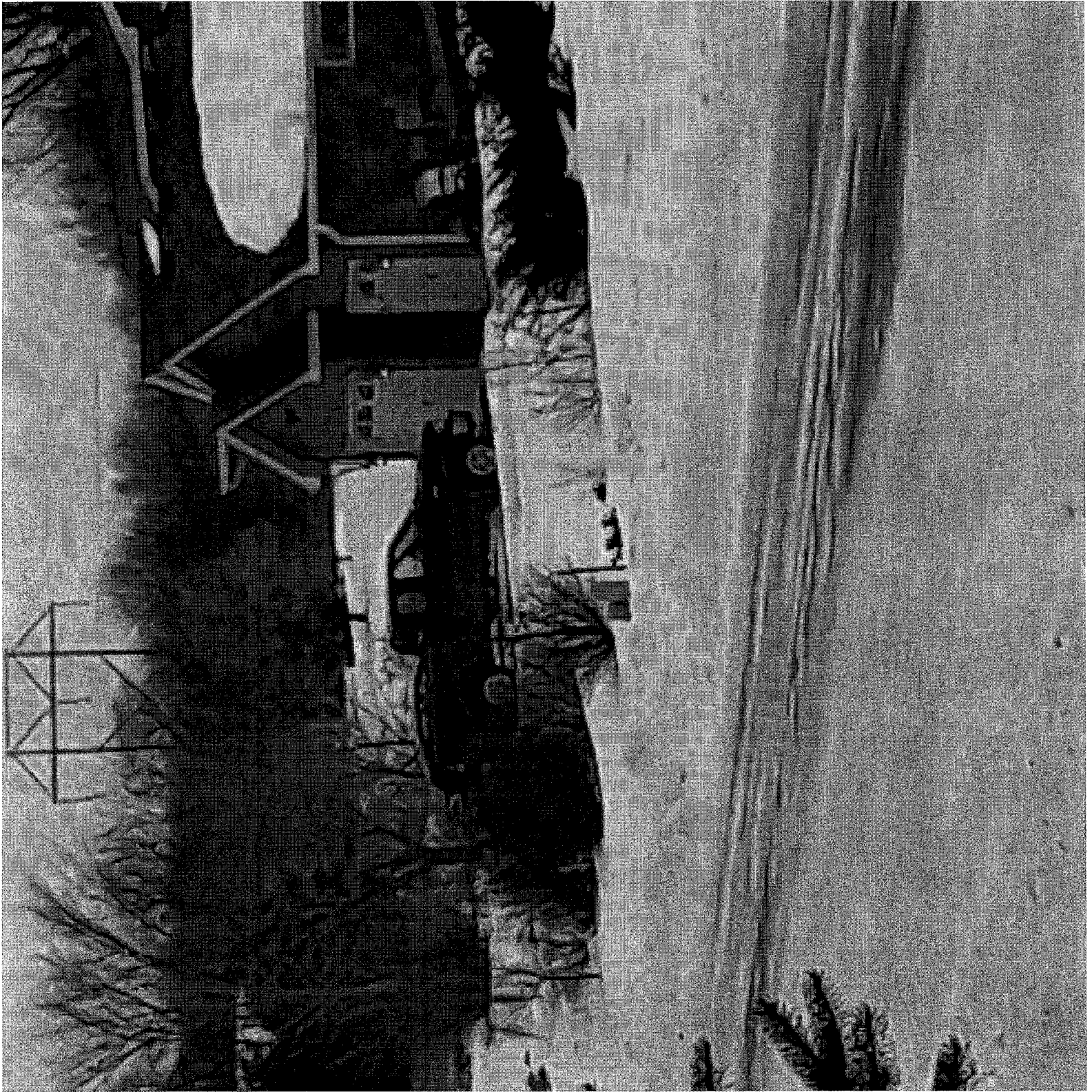
Atheris A-15 7.62x39 - \$729

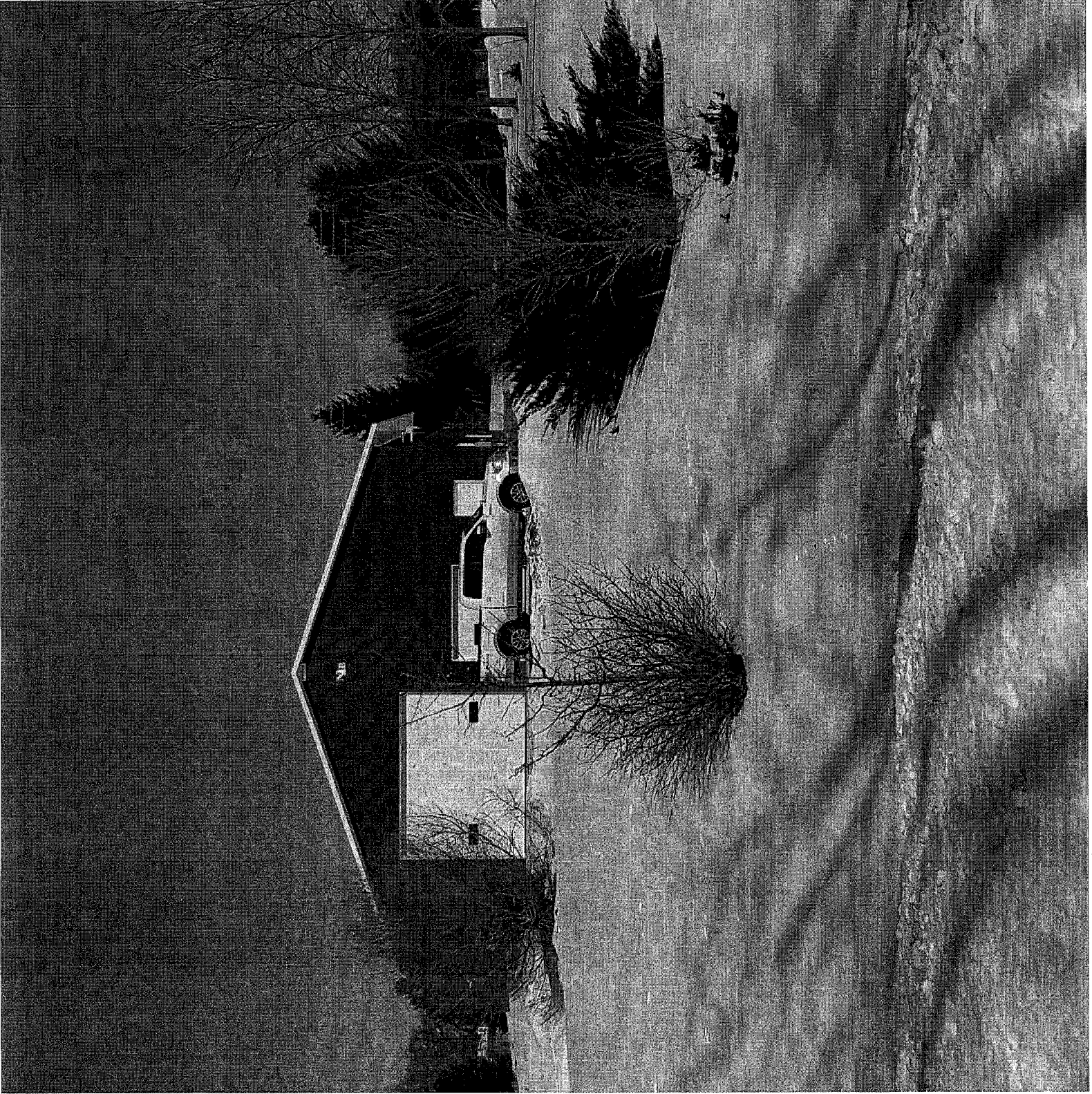
Atheris A-15 223 wylde - \$889

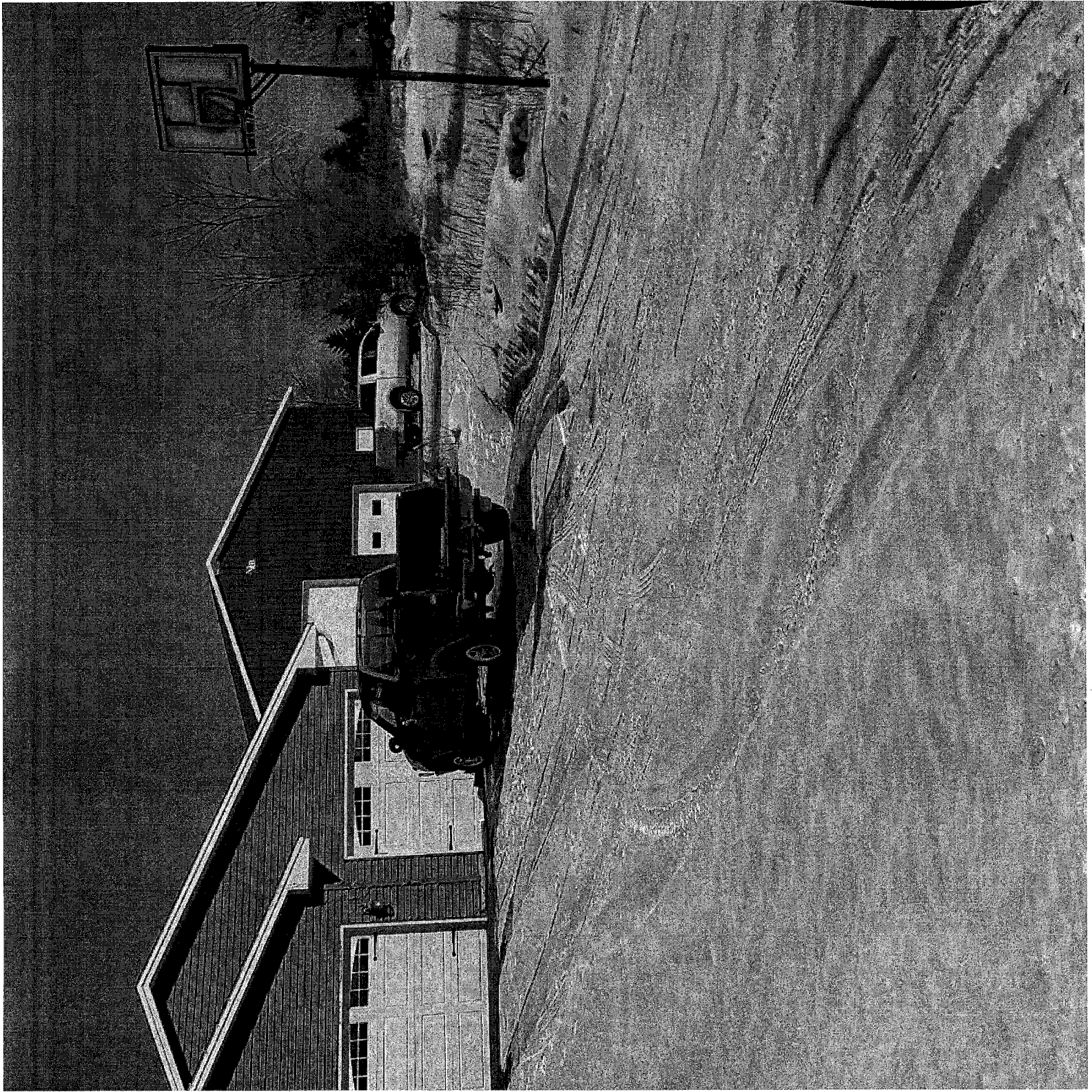
Atheris A-15 223 wylde 20" barrel - \$889

Smith Wesson MP12 12ga - \$1059











## HOP Level I Permit declarations from 9/09/19 states:

### Whereas Item # Believed Original HOP Level I Violations

- 1 Required to reside at property  
Mr. Trout drives a white pickup and a white car ARRIVES Through day at Pole Barn ONLY, never to occupancy  
Leaves end of day and doesn't return  
NOTE: A young woman with red car resides; I didn't see a rental license on file  
A black truck in residence driveway has been positioned and not moved in recent 3 weeks only  
A Driver's License and Vehicle Registration would verify the (4) vehicles in question
- 2, 3 Requirements not ensured. Appears to be a continued failure of ensuring City requirements  
Business has continually been conducted out of pole barn NOT the home since 9/9/19 as required  
Guns in store are not trigger or safe locked on wall
- 7 Mr. Trout added structural alterations
- 8 Friend, not residing also helps out, as per his submitted HOP Level II application and his videos online
- 9 Has an open retail store, as shown in videos and statements on website  
Vehicles have been coming to the business, with guns being transferred in/out of vehicles and/or pole barn  
plain sight visibility, while children are playing and walking around the neighborhood to see
- 14 Videos show lot of long guns, pistols, and ammo NOT in locked gun safes or trigger locked  
Photos illustrate no gun lock, plain sight, easily accessible to grab  
<https://www.facebook.com/PeaceKeepersMN/>

## The City's approved HOP Level I Permit from 9/09/19 states:

### Condition #

- 1 Online ONLY in RESIDENCE ONLY  
Doesn't online sales mean, he is the shipper and items need to be picked up at registered dealer location
- 3 Required to eight hour business day, and two round trips. Hours on website list 5-8pm and both weekend day hours
- 4 Any changes to original HOP, states to REAPPLY
- 5, 6 Has NOT requested a Sign  
Upon City posting sign in yard, Mr. Trout covered his business sign with a Bridal Shower paper taped to sign  
Actual sign shows Peacekeeper guns with logo stating visitors here at end of pole barn driveway  
On 2/18/22 the actual sign was removed from ground post
- 8, 9 Mr. Trout does NOT reside; wouldn't this also apply with any Military leave/deployment?
- 10 Requested expansion permit ONLY AFTER notification by City Code Officer (Bria Raines) of Resident Complaints via Feb 2022
- 11 Water supply/on-site sewage are not in building/No Permit
- 12 FFL Dealer License shows EXPIRED: 1/1/2022
- 15 Final Inspection still not done – original building permit was for 6 mos, over 1 ½ yr of no final interior inspection
- 16 Videos show large assortment of long guns, pistols, and ammo NOT in locked gun safe and/or trigger locked  
AR15's and ammunition easily accessible in unsecured bin to grab
- 18 Gun discharge has been heard by residents on several occasions
- 20 Not meeting conditions states immediate HOP revocation