

Chris Anderson

From: Amanda Patrow <amtrow@icloud.com>
Sent: Friday, May 13, 2022 11:21 AM
To: Chris Anderson
Cc: mattmwoestehoff@cityoframsey.com; Debra Musgrove
Subject: Flood plain
Attachments: Site Aerial Map with Narrative 2.pdf

To whom it may concern, with the EPB meeting coming up on Monday. I wanted to make sure this was posted in public record, just incase if the school goes in and residents in the area end up with flooding issues. We would then have grounds to take legal action if needed. The wetlands on the church property is connected through a culvert under Variolite St to my neighborhood and its concerned a Federal flood plain. It happens to be in my backyard! It seems like the the build of the school is being pushed through without thinking about the residents in the area, who will have the greatest impacts. I realize that the plans show two small retention ponds but is it enough to cover the acres of concrete land they will be adding especially when the church property wetlands area is down hill and houses behind it. The pictures are of my back yard and neighbors, as you can see our yards can't handle any more water and we are worried about runoff into the wetlands expecially in the spring during snow melt.

Thanks,
Amanda Patrow





PACT CHARTER SCHOOL – PROJECT NARRATIVE

PACT Charter Schools proposes to acquire approximately 18 acres located at 7633 161st 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.

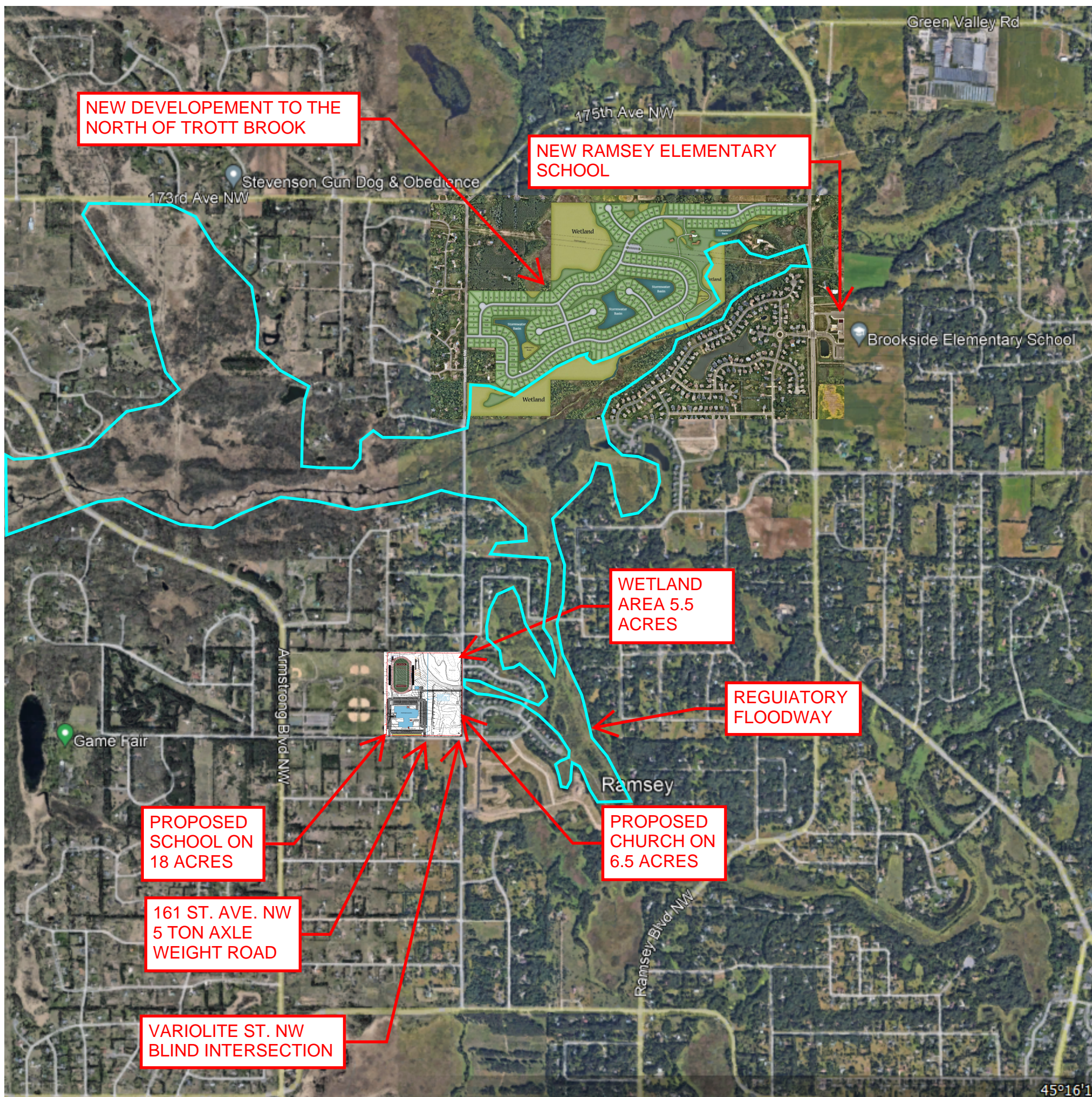
SITE CIRCULATION

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

Buses would utilize the southernmost, proposed surface parking lot via east and west curb cuts along 161st 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 161st Avenue for both ingress and egress



From: [Matt Boe](#)
To: [Brian Hagen](#); [Brian McCann](#); [Chris Anderson](#)
Subject: Pact Plan
Date: Thursday, May 26, 2022 4:37:23 PM

Dear planning commission

My name is Matt Boe I live at 7650 163rd Ln NW, I have deep concerns about storm water flow with the pact project. My property is part of the wetlands and can maintain as of now if we add a school and football stadium to this this will flood me and my neighbors out. Overflow ponds and things proposed do not address the issues. I also have a well and septic allowing this could flood my septic system. I agree with everything that all others opposed to this are saying.

This school is also not beneficial to most residents of Ramsey. Not everyone can go to this school so I don't see why we would want this in our city it makes no sense.

The football stadium will literally be 40 feet from my backyard this is not ok. With the lights my entire yard will be lit up. There are no lights at the alpine park fields due to houses nearby. Also The PA system. That will be very noisy. They say for 600 fans to attend. Let's be real that might be what it starts at but will be much more than this. That should not be that close to residents houses. This isn't a good idea.

Thank you
Matt Boe

From: [KRISTI HAIGHT](#)
To: [Chris Anderson](#); [Ryan Heineman](#); [Matt Woestehoff](#); [Chelsee Howell](#); [Debra Musgrove](#); [Mark Kuzma](#); [Dan Specht](#); [Chris Riley](#); [Brian Walker](#)
Cc: [Brian Hagen](#)
Subject: Re: Object to the rezoning & the building of PACT Charter School
Date: Thursday, May 26, 2022 5:59:06 PM
Attachments: [image001.png](#)

This is Kristi Haight & Ron Lindenberg. We reside at 7600 - 163rd Lane NW, Ramsey, MN 55303.

Unfortunately we cannot attend tonight's Planning Commission meeting due to Ron's mother being very ill. We planned on attending in person but due to the circumstances, we cannot be there.

We are extremely disappointed in how this entire project has been handled including the traffic study, watershed research, noise and lighting as well as the complete disregard for the surrounding neighborhood.

From our estimations, St. Catherine Drexel Church really only gained 400,000 more by selling the 17 acres to PACT Charter vs. many other options. So the way the community see's it, they will do anything to make this happen and sacrifice our well being at any cost.

Considering Mr. Bauer donated the land for free, you would think they would have more consideration for the adjacent properties.

If our land floods due to your negligence, you will be hearing from our attorney.

Kristi Haight
Ron Lindenberg
(612) 715-1755

From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Tuesday, March 8, 2022 5:36 PM
To: 'KRISTI HAIGHT' <kristihaight@msn.com>; Ryan Heineman <RHeineman@ci.ramsey.mn.us>; Matt Woestehoff <MWoestehoff@ci.ramsey.mn.us>; Chelsee Howell <CHowell@ci.ramsey.mn.us>; Debra Musgrove <DMusgrove@ci.ramsey.mn.us>; Mark Kuzma <mkuzma@ci.ramsey.mn.us>; Dan Specht <dspecht@ci.ramsey.mn.us>; Chris Riley <criley@ci.ramsey.mn.us>; Brian Walker <walkerforramsey@gmail.com>
Cc: Brian Hagen <BHagen@ci.ramsey.mn.us>
Subject: RE: Object to the rezoning & the building of PACT Charter School

Kristi and Ron,

Thank you for your comments. I will be printing off hard copies for each of the City Councilmembers and they will be entered into public record.

Sincerely,

Chris Anderson



Chris Anderson
Senior Planner | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9817 (Direct) | 763-433-9848 (Fax)
canderson@cityoframsey.com

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

From: KRISTI HAIGHT <kristihaight@msn.com>

Sent: Tuesday, March 8, 2022 5:25 PM

To: Ryan Heineman <RHeineman@ci.ramsey.mn.us>; Matt Woestehoff <MWoestehoff@ci.ramsey.mn.us>; Chelsee Howell <CHowell@ci.ramsey.mn.us>; Debra Musgrove <DMusgrove@ci.ramsey.mn.us>; Mark Kuzma <mkuzma@ci.ramsey.mn.us>; Dan Specht <dspecht@ci.ramsey.mn.us>; Chris Riley <criley@ci.ramsey.mn.us>; Brian Walker <walkerforramsey@gmail.com>; Chris Anderson <CAnderson@ci.ramsey.mn.us>

Subject: Object to the rezoning & the building of PACT Charter School

To whom it may concern,

We have been residents at 7600 - 163rd Lane NW of Ramsey for over 24 years. We are adjacent to the proposed development of the PACT Charter school and of the rezoning project. We **STRONGLY OBJECT** to allowing the property to be rezoned for commercial/school application. Having lived on this property for more than 24 years, we understand more than anyone how the wetlands react and what a delicate balance it is for the land to maintain the storm runoff. The 33 acres located just south of us up hill works as a great natural drainage for storm runoff. There is NO doubt in my mind that this large proposed project will adversely impact all of the properties located north of the proposed site. Ours being affected the most, because of the natural shape of the land and wetland area's. We can't understand how this project can possibly move forward for even rezoning without having a solid understanding of how the people responsible will control the storm runoff. Our ditches are completely full to the top, unable to accept any more runoff on a normal yearly basis.

We feel that this is a VERY substantial issue, one of many, but we feel this one would affect us as well as our neighbors in a way that could be catastrophic to our homes and properties.

We have spoken out at the meetings, to the city council as well as the EPB. Getting no solid answers from the city council and a unanimous NO moving forward from the EPB, we would like to know how this is possible to create something that may not be able to be fixed in the future.

Needless to say, that the other main concerns are the capacity of the roads directly impacting storm runoff as well as lights and sounds of a large stadium which will be in our back yard are

of great concern. Having raised our kids here along with our neighbors who have been property owners for 30 years, we feel our concerns are being brushed aside no matter the consequences

We have been here since the St. Anthony Gun Club was here. When the Sweet Bay Ridge Development was proposed and completed, we did not complain, we did not oppose the change. We completely understand that change is inevitable, but the amount of change will be much greater in a neighborhood that has been established for over 50 years in a rural setting!

We are zoned rural. It is hard to understand how a property zoned rural, can have a high school and a large athletic stadium within a rock throwing distance of our property..

This project is being allowed to advance without the common understanding that it is easier to sacrifice us, and our properties and neighborhood's than it is to have the proposed builders pay for the right piece of land, not what they feel is the best deal!

We will be speaking up again at the meeting tonight 3/8/2022, hoping to have our voices heard on these extremely first steps of ground water runoff and protecting our woods and wetlands that surround our properties and run throughout the city of Ramsey. EXTREMELY CONCERNED HOMEOWNERS!!!!

This has caused a great deal of stress and undue anxiety that we cannot get past, or get any responsible answers to!

Sincerely,

Kristi Haight and Ron Lindenberg

7600 - 163rd Lane NW.

Ron's cell #612-715-1755

Kristi's cell #612-743-7295

From: [Danielle Holder](#)
To: [Brian Hagen](#); [Chris Anderson](#)
Subject: Planning Commission Meeting May 26th Public Hearing PACT charter school
Date: Thursday, May 26, 2022 3:44:52 PM

To: Whom it may concern:

Please add this to the comments for tonight's meeting;

I am writing this letter as a request for the planning commission to not move forward with the Preliminary Plat or Final Plat for the proposal to build the PACT charter school on the Northeast corner of Variolite Street and 161st Avenue. This plan is not complete and if the City of Ramsey is going to allow this area to be rezoned and an oversized school be built the very least they can do for its residents is to wait to move forward on the preliminary plat until there is no longer any conditions that need to be met and the planning is complete. As you know the neighborhood that will be impacted by this development believes that there has been insufficient study on the detrimental effects on the surrounding houses. The plans need significant revisions to comply with local standards and numerous Minnesota State standards have not even been addressed. In addition to this the potential for the school to create a legal nuisance to the surrounding community.

Although the city staff have determined that the standards comply with the arbitrary decision to use B1 bulk standards on this property as that is what was used for the Elementary school built in the city. The two lots are very different in size and the type of school is very different. First of all the size of the schools are significantly the same but there is a large buffer. Although this has been brought up in prior meetings the size of the Hvac unit on the roof of the school and the accompanying constant noise will be an issue. Similar units require a very large buffer for it to not be considered noise pollution under the MPCA standards. This has not been addressed.

The PA system in the stadium has not been studied to determine if it falls under the city noise ordinance. Even if the City chooses not to enforce its rule it can fall under the State standards for noise pollution. Currently staff has chosen to state that an attempt to mitigate the damage is voluntary. The applicant and the City need to address this.

The light study as well claims there will be no light trespass to adjoining homes however even the light study states that additional strategies should be taken to mitigate the light trespass. The numbers for the lighting are only shown to the border of the applicant's property and those numbers are not zero. A city enforce ban on lighting on work nights and past a certain time frame should be enforced if lighting is allowed at all. Additional research should be made into State standards for light pollution prior to allowing the lighting in the stadium.

The traffic study which was completed on a school holiday is completely inaccurate as there was no regular school traffic on the intersections in the neighborhood to the two local schools. Although the city claims that 161st is a minor arterial road, MnDOT defines an arterial road as one that provides high speed service for high traffic volumes with few access points. Metropolitan council further defines a major or minor arterial road as connecting cities and towns and containing signalized intersections from local roads. Both define a local road as mainly providing access to residential homes. This road provides service to residential homes and a park and does not provide for high speed access nor is it situated to allow for high volume traffic no matter how many improvements are made on the road. The homes are too close to the right of way. The fact that there is a park on 161st does not automatically make it an Arterial road. This will be a local residential road with all traffic from the school using it twice per day. All of that traffic will need to exit the local road through non signalized intersections. Locally we do not want to see this faulty traffic study lead to a situation that requires signals put in on 161st Ave and Variolite and 161st Ave and Armstrong at taxpayer expense. A corrected traffic study during the week should be done. Will the applicant have to contribute to this? Will the city actually assess the school for this instead of the 8 homes on this road?

The parking and dropoff and pickup plan is also lacking. The current plan is short spaces for anticipated needs and relies on sharing parking. That shared parking should also be formalized before moving forward with this plat. There also needs to be study into how many cars can queue in the parking lot for the anticipated pickup. Currently 161st does not allow parking. If parking would be allowed it will be too narrow for emergency vehicles to use the road if needed. An opinion of the fire marshall should be obtained to account for that.

Additionally the stormwater retention pond has several serious faults most of which have been commented on by staff but given the small amount of land left to correct sloping the applicant should show that they are capable of complying prior to having this plat move forward. Notably absent is an access road to clean out the retention pond as needed. Additionally the site still has not addressed snow storage and melting. There does not appear to be a plan in place to make sure that the water runoff does not enter onto 161st Avenue creating a hazardous condition as can be seen from the park runoff that creates numerous potholes and a large puddle or ice hazard. The City should request that the applicant connect to the storm sewer on Variolite at its own cost if significant improvements are not made to the drainage on the site.

Another issue with the stormwater pond is the potential for it to become an attractive nuisance to the neighboring children. It should be required to be enhanced with fencing to sufficiently deter the children of the adjacent residential neighborhoods and visitors to the adjoining park. Privacy fencing would go a long way toward making this safer and non-obtrusive to the neighborhood.

The deforestation of this area also needs to be addressed in a more meaningful way. The count of the trees that will be removed continues to grow with the addition of the anticipated pathway. The pathway will remove the last of the buffer for the neighborhood from the school. There needs to be a more substantial buffer than a 4 foot berm and landscaping. A fence should be proposed behind the berm to protect the aesthetics of the neighborhood. I am writing this letter as a request for the planning commission to not move forward with the Preliminary site plan for the proposal to build the PACT charter school on the Northeast corner of Variolite Street and 161st Avenue. As you know the neighborhood that will be impacted by this development believes that there has been insufficient study on the detrimental effects on the surrounding houses. The plans need significant revisions to comply with local standards and numerous Minnesota State standards have not even been addressed. In addition to this the potential for the school to create a legal nuisance to the surrounding community.

I am writing this letter on behalf of myself and my neighbors who have given up hope to maintain our neighborhood. I am saddened by the fact that several of my long-time neighbors will be leaving because they do not believe that the City has any concern for us or our way of life. The least that can be done is to wait to move the plat forward until all of the issues are fully addressed so that we can have our input on the final product. If this is approved with contingencies we lose that chance and there is too much not yet addressed.

Thank you for your consideration,
Danielle Holder

[7826 161st Avenue NW](#)

From: [Ron Lindenberg](#)
To: [Chris Anderson](#)
Subject: Pact School project.(storm water concern)
Date: Friday, May 13, 2022 12:24:41 PM

Good Afternoon Mr Anderson . I wanted to take a moment to share with you our deep concern regarding the Pact Charter project. I have been present at as many of the Council meetings as possible expressing our concern regarding several issues about this project and it's location. I am contacting you today regarding storm water management. The city of Ramsey had some good size rainfalls over the last few days so I took the opportunity to take some photos to document how much water comes on to my property. As you can see on a normal year we get quite a bit of water . The land is capable of draining this water and has in the past but i am deeply concerned that when the 17 plus acres slated to be used for Pact charter is covered with concrete and asphalt that will not be the case . I know the city is well aware of how the storm water runoff works in my area unfortunately I don't think they are concerned about what is likely to take place on my property as well as neighboring properties. It's going to be to late after by basement is underwater. I know the is Retention ponds in the project but I just don't believe they quite understand what a fine line water management is for the properties located directly North of the build site . Please let me know your thoughts on my concerns and possibly what else I can do to politely voice my extremely serious concern.

Thank you for help on this .

Ron Lindenberg 7600 163rd ln NW .









