City of Ramsey
Agenda
Regular Planning Commission
Thursday, August 25, 2022
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
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 July Planning Commission Meeting Minutes

6. Public Hearing

1. PUBLIC HEARING: Consider Request for a Conditional Use Permit to Exceed Allowable Square Footage for Detached Accessory Buildings at 15410 Nutria Street (Project No. 22-131); Case of Brady Doble

2. PUBLIC HEARING: Consider a Site Plan and Conditional Use Permit for Lil Explorers at 14725 Ramsey Blvd NW

3. PUBLIC HEARING: Consider an Interim Use Permit (IUP) for 14700 Armstrong Blvd. NW.

4. PUBLIC HEARING: Consider Request for a Site Plan and Conditional Use Permit for Blue Line Collision at 6710 Highway 10 NW

5. PUBLIC HEARING: Conditional use permit for iDigital for a digital billboard at the northwest corner of Riverdale Drive and Traprock St. NW.

7. Commission Business

1. Discuss the relationship between the Comprehensive Plan's Land Use and the Zoning Code's Zoning Districts and provide direction on Zoning Code districts.

2. Discuss Eliminating Zoning Permits

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 08/25/2022

By: Brian McCann, Community Development

Information

Title:

Approve July Planning Commission Meeting Minutes

Purpose/Background:

The purpose of this case is to approve the Planning Commission regular meeting minutes for the July 28, 2022 meeting.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

July Planning Commission Meeting Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/18/2022 02:18 PM
Form Started By: Brian McCann		Started On: 08/11/2022 04:03 PM
Final Approval Date: 08/18/2022		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 28, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Tom Hunt Commissioner Eric Peters Commissioner Brian Walker
Members Absent:	Commissioner Gary VanScoy
Also Present:	City Planner Brian McCann Senior Planner Chris Anderson City Administrator Brian Hagen 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 Anderson, seconded by Commissioner Peters, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the June 23, 2022 Planning Commission Meeting Minutes

Chairperson Bauer noted that on the action item for PACT Charter School is shows that he and Commissioner VanScoy abstained but noted that they had recused themselves from the discussion and vote which is technically not an abstention.

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Home Occupation Permit and Conditional Use Permit for Your Computer Hero at 5435 180th Lane NW (Project 22-127)

Public Hearing

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

Presentation

City Planner McCann presented the staff report stating that staff recommends the Planning Commission recommend that the City Council adopt Resolutions #22-164 and #22-165 approving the Conditional Use Permit and Home Occupation Permit on the subject property. He noted that staff received one phone call from a resident without an opinion and to emails in objection to the request which have been provided to the Commission.

Citizen Input

Jenna MacLennan, the applicant, believed that the presentation was thorough. She noted that typically they do not provide service to residential and mainly focus on commercial users. She noted that this move would allow them to focus more on small and mid-sized commercial businesses rather than residential customers that might walk into the retail location.

Commissioner Walker asked if the business would be keeping the retail space near Coborn's.

Ms. MacLennan replied that they will be closing the retail location.

Commissioner Anderson stated that there was no mention of customers coming to the new home location and asked if customers would come to the home.

Ms. MacLennan replied that customers would not come to the home. She explained that they go to the location of the business clients for any meetings and installation services. She commented that they would not be doing PC repair and their home space would be used to prepare equipment prior to installation at the business location. She stated that much of their business is done virtually.

Commissioner Anderson referenced the proposed building and asked why it would be proposed at two stories.

Ms. MacLennan replied that they would have office space above and the additional space would be used to prepare the equipment they install at the business client's location. She noted that part of the space is also personal as it would be connected to their two-car garage.

Commissioner Anderson asked if there would be kitchen or restroom facilities.

Ms. MacLennan stated that she met with City staff, and they ensured the design would not support someone living in the space. She stated that there would be a small wet bar on the upper level to allow her to wash her hands or have a snack and the main level has a bathroom. She stated that the design would make it inconvenient for living and there is no shower.

Chairperson Bauer stated that Commissioner VanScoy expressed concern that the accessory structure could be easily modified from commercial to residential but noted that the structure would be too large to be considered an ADU. He stated that Commissioner VanScoy stated that he could support the request with the stipulation that the CUP states the structure cannot be used for residential purposes. He stated that the condition would prevent a future property owner from converting the structure into a residential use.

Ms. MacLennan stated that concern was shared with her from City staff.

City Planner McCann noted that condition five of the proposed CUP would prevent habitation.

Commissioner Gengler stated that the term conference room gives her pause when the applicant has stated there will be no customers coming and going and asked for details.

Ms. MacLennan stated that occasionally there would be a staff person or two coming to the site and that conference room could be used for those times. She noted that perhaps they would have a quarterly staff meeting as well.

Commissioner Gengler asked for details on the quarterly staff meeting.

Ms. MacLennan replied that typically those would be held around 10 a.m. on a weekday for about two hours. She estimated four people, two of those being outside staff members.

Commissioner Peters asked the type of vehicles that would be used.

Ms. MacLennan replied that they have personal vehicles that have their business logo that they have used for the past ten years. She stated that they would not be adding additional vehicles. She noted that they have a classic truck and a van her daughter drives that would be parked inside the proposed garage portion of the structure. She stated that if a staff member were to come to the site, they could park inside the garage part of the structure and that vehicle would not be logoed.

Chairperson Bauer referenced an email received that expressed concern with the traffic on the cul-de-sac. He stated that it appears the proposed structure would not have access from the cul-de-sac.

City Planner McCann confirmed that the structure would not access from the cul-de-sac.

Chairperson Bauer noted that the other email speaks of a park and asked where that is located.

City Planner McCann noted that he believed that the park of note is Ford Brook and identified that location.

Chairperson Bauer asked the path that employees would most likely take that may come to the site.

Ms. MacLennan described the path the employees would take. She commented that she will attempt to route delivery trucks into the right space. She noted that if the resident were sensitive to traffic, it would not be from employees but deliveries.

Chairperson Bauer asked if the deliveries would be from UPS/Amazon type trucks.

Ms. MacLennan confirmed they would be getting those types of deliveries about one per day. She noted that her neighbor gets about one similar delivery per day and does not have a home business. She confirmed that there would not be semitrucks making deliveries.

Commissioner Anderson asked if there would be signage.

Ms. MacLennan replied that they would not propose any signage as they would not have a need. She stated that in her discussions with staff it did not seem there was an option to add an additional address or suite for the structure but noted that they can put in the notes for delivery to deliver to the structure access and not the home driveway.

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

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

Chairperson Bauer closed the public hearing closed at 7:20 p.m.

Commission Business

Commissioner Anderson stated that he previously understood that CUPs run with the property but Planning Manager Larson indicated that if these homeowners were to leave the property, the CUP would terminate.

Senior Planner Anderson replied that a CUP does run with the land and is recorded against the property as long as the conditions continue to be met. He stated that if the property were sold and the use were continued, the CUP would continue. He explained that a Home Occupation Permit is tied to the applicant and does not run with the property. He stated that in this case the CUP would remain for the accessory structure to remain, but the Home Occupation Permit would expire.

Chairperson Bauer asked if an additional condition could be added that specifies that the accessory structure cannot be used for residential purposes.

Senior Planner Anderson confirmed that condition five would prevent that activity.

Commissioner Walker commented that there is already something that would allow for a mother in-law suite in a garage. He asked if the property were to change hands, could the new owner apply for an ADU.

City Planner McCann stated that in this case, the structure would be too large based on the size of the property to allow it as an ADU.

Motion by Commissioner Peters, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #22-164 Approving a Conditional Use Permit to Allow a Two-Story Accessory Structure on the Subject Property.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, Hunt, and Gengler. Voting No: Commissioners Anderson and Walker. Absent: Commissioner VanScoy.

Motion by Commissioner Peters, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #22-165 Approving a Home Occupation Permit to Allow a Computer Business on the Subject Property.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, Hunt, and Gengler. Voting No: Commissioners Anderson and Walker. Absent: Commissioner VanScoy.

6.02: Public Hearing: Consider Request for a Sketch Plan, Conditional Use Permit, Zoning Map Amendment, Site Plan, Final Plat, and Comprehensive Plan Amendment Approval for Green Valley Greenhouse to Expand the Commercial Greenhouses on the Properties Generally Located South of Green Valley Road NW and East of Nowthen Boulevard NW

Public Hearing

Chairperson Bauer called the public hearing to order at 7:27 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the four-part application as proposed.

Chairperson Bauer noted the inclusion of a final plat and stated that typically the Commission only acts on preliminary plat.

Senior Planner Anderson confirmed that the City Council takes action on final plat, but it was listed in the action items for transparency and because the actions are being presented together. He noted that the Commission would not technically take action on the sketch plan or final plat items.

Commissioner Anderson stated that he has issue with R-1 in this instance and asked if there is an agricultural zoning district.

Senior Planner Anderson replied that the City does not have an agricultural zoning district and advised that use is allowed within R-1. He noted that if the Commission desired, they could consider creating an agricultural district in the future but advised that this request should be considered as presented.

Councilmember Woestehoff asked if staff would also consider adding greenhouses as a conditional use for R-2. He noted that could solve this problem without having to rezone or amend the Comprehensive Plan.

Senior Planner Anderson replied that Ramsey is already teetering on the density requirements, therefore it would seem appropriate to allow this use in R-1 and not impact the higher density districts.

Councilmember Woestehoff noted that almost all of parcel one could be rezoned as R-2 and some of those lots per acre could be regained.

Senior Planner Anderson commented that could be an option if that route is chosen.

Councilmember Woestehoff stated that he is not essentially suggesting it but noted that would be an option to help Ramsey teeter the other way.

Commissioner Anderson commented that his concern is that there are too many zoning districts and things should be simplified. He recognized that the best fit for this commercial operation would be R-1 but would be interested in other options that could make this work. He noted that there are other businesses within the R-1 district that could be reviewed in the future. He stated that he would be interested in reviewing this topic in the future.

Chairperson Bauer noted that could be included in the upcoming review of the zoning districts.

Commissioner Walker asked if staff has an estimate on how far the notices were sent and how many people were notified.

Senior Planner Anderson replied that the notice distance was from the property boundaries. He confirmed that no written or verbal comments had been received. He noted that about 45 property owners were made aware of the request.

Commissioner Walker commented that personally, this impacts two of the worst intersections in Ramsey. He stated that if the operations are expanded it would logically make traffic worse and he would find it hard to believe that there were no concerns from residents. He wanted to ensure that the people that have to deal with the traffic had the opportunity to voice an opinion.

Senior Planner Anderson commented that unfortunately the applicant's narrative was not included in the case, but their narrative does address traffic.

Citizen Input

Brad Wolf, owner of Green Valley Greenhouse, commented that they value being in Ramsey and would like to keep that relationship going as their business continues to expand. He stated that they currently grow a lot of products offsite which are then shipped to them. He stated that they feel like the amount of traffic will change because they will be able to grow more products onsite and ship more efficiently. He stated that they will not be expanding retail above what already exists. He commented that over the years they have become more efficient and do not plan to add more employees.

Commissioner Anderson asked if the applicant anticipates requesting access from CR 5 in the future.

Mr. Wolf replied that they do not plan to do that as they currently have three accesses off CR 63.

Chairperson Bauer stated that it does not appear there is property immediately on CR 5.

Senior Planner Anderson confirmed that the greenhouse operation would not have frontage on CR 5 as a result of the additional land acquisition. He stated that the Hunt family would be the owners of parcel two, which does have frontage along CR 5.

Commissioner Gengler asked if the applicant has reviewed the recommendations from the EPB related to landscaping and if they feel comfortable with that.

Mr. Wolf commented that he was made aware of that recommendation today and noted that they do have plans to provide landscaping along with the Hunt family and along Green Valley Road.

Commissioner Anderson asked if there has been consideration of buffering the noise from the greenhouse fans.

Mr. Wolf replied that they have now built greenhouses that are naturally ventilated which has eliminated that noise.

Commissioner Anderson referenced the north and west edges, where buffering was discussed, and asked for more details.

Mr. Wolf provided details on the proposed landscaping plan which would include a berm, trees, and plantings.

Anna Schmidt, 6245 172nd Lane NW, stated that her biggest concern was the potential noise level. She noted that most of the time that she has lived on the property she has not been impacted by the greenhouse but was impacted by the fan and machinery noise in the past few years. She stated that concern has been addressed by the applicant. She referenced the park preserve along Trott Brook and asked if this would impact the development of that park area.

Senior Planner Anderson replied that this project will not have merit on that. He noted that the City does have a goal to have a continuous corridor along Trott Brook and has been successful in obtaining fee title and/or trail easements along Trott Brook. He noted that the previous application from Green Valley Greenhouse included that easement. He was unsure of the plans to construct a trail along the corridor but noted that the City continues to review options for public benefit as projects continue to come forward in the corridor.

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

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

Chairperson Bauer closed the public hearing closed at 7:55 p.m.

Commission Business

Chairperson Bauer noted that the first action would be related to sketch plan and final plat, both of which do not require formal action from the Commission and asked for input from the group.

Commissioner Gengler referenced the southernmost lot against Nowthen Boulevard. She stated that it is her understanding that is not part of the expansion plans but is property that is being used in the trade out of properties.

Senior Planner Anderson confirmed that is correct. He noted that parcel would be connected to the Hunt property that currently has a home on it.

Chairperson Bauer stated that the record can reflect that there were no concerns with the sketch plan and final plat. He moved to the action items before the Commission.

Commissioner Anderson recognized the position the City is in with the Metropolitan Council related to density and asked if this would create any additional issues.

Senior Planner Anderson replied that he did speak with a representative from the Metropolitan Council and because acreage is being swapped there would be no issue.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council approve a Comprehensive Plan Amendment Reguiding Lands between Low Density Residential and Medium Density Residential Southeast of Green Valley Road NW and Nowthen Boulevard NW.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Peters, Anderson, and Hunt. Voting No: Commissioner Walker. Absent: Commissioner VanScoy.

Motion by Commissioner Hunt, seconded by Commissioner Gengler, to recommend that City Council approve of a Rezoning Ordinance Rezoning Lands between R-1 MUSA and R-2 Southeast of Green Valley Road NW and Nowthen Boulevard NW.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Hunt, Gengler, Anderson, and Peters. Voting No: Commissioner Walker. Absent: Commissioner VanScoy.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council approve of a Conditional Use Permit Amendment for the Expansion of a Commercial Greenhouse at 6530 Green Valley Road NW.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Peters, Anderson, and Hunt. Voting No: Commissioner Walker. Absent: Commissioner VanScoy.

6.03: Public Hearing: Consider Site Plan for Water Treatment Plant (Project No. 22-104); Case of City of Ramsey

Public Hearing

Chairperson Bauer called the public hearing to order at 8:00 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Site Plan, contingent upon compliance with Staff review comments, which includes the need for a plat.

Chairperson Bauer noted that there was a comment that the needed materials were not ready prior to the meeting and therefore asked if the item should be continued to the August meeting. He stated that sketch plan does not require formal action, final plat is not considered by the Commission and on a minor plat, preliminary plat can be approved by staff. He asked if the continuance would really be necessary.

Senior Planner Anderson stated that when he drafted the case it had not been settled whether the request would be three or four parcels. He noted that four parcels would require a preliminary plat, but it has been settled that it will only be three parcels which does not require a continuance.

Commissioner Anderson stated that he would want to ensure there is a road to the cemetery with space for parking of one or two vehicles.

Senior Planner Anderson commented that nothing proposed would impact the existing conditions for the cemetery. He stated that there are no plans for a paved driveway. He stated that there is a curb cut that would remain and vehicles can be parked.

Commissioner Anderson stated that currently it is basically a cattle trail, and he would want to see gravel access at a minimum to ensure public access.

Chairperson Bauer asked who owns the cemetery.

Senior Planner Anderson replied that the City owns the cemetery. He stated that if grant funds were to become available, the City could perhaps attempt to more formally identify additional gravesites that may exist.

Citizen Input

No comments.

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

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

Chairperson Bauer closed the public hearing closed at 8:12 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend that City Council approve the Site Plan, contingent upon compliance with Staff review comments with an additional condition related to a request for gravel access to the cemetery.

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

6.04: Public Hearing: An Ordinance Amending Section 117-57 (Nonconforming Structures and Land Use) to Establish Legal Nonconformities Resulting from a Public Action

Public Hearing

Chairperson Bauer called the public hearing to order at 8:13 p.m.

Presentation

City Administrator Hagen presented the staff report stating that staff recommends approval of the ordinance as presented.

Chairperson Bauer asked if this would only apply if the City obtained ownership of the property.

City Administrator Hagen replied that in this scenario it would only apply to ownership but would also apply to the County and State ownership of property in addition to the City.

Commissioner Anderson stated that he would like another example. He used the scenario of a business along Highway 10 that will be impacted by the project and asked if this would allow for the highway to be expanded with a partial taking of the property and whether the business would just become nonconforming.

City Administrator Hagen replied that if there were a 30-foot setback that the building currently meets and the City needs a portion of that for public improvement, such as five feet, that would make the property a legal nonconforming use as the reason the property became nonconforming is because of the need for the land for the public improvement.

Commissioner Anderson asked if the business were to change ownership, would the legal nonconforming designation continue.

City Administrator Hagen confirmed that if the business were to change ownership, it could continue to use the existing structures and parking. He stated that there would also be provisions that would allow expansion if it were to make sense as the land that was taken for the public improvement would qualify as the practical difficulty. He stated that Anoka County is reviewing the land necessary in each scenario on a case-by-case basis and whether the business could still operate under those conditions. He stated that if the business could no longer operate in the same manner, the County would do a full taking of the property.

Commissioner Walker stated that if a business along Highway 10 were damaged by tornado or fire and needed to be rebuilt, could it rebuild in the same position or if there was sufficient space to meet setbacks would then business then need to meet setbacks.

City Administrator Hagen replied that it would depend on the case. He stated that if there were a natural disaster and a permit were obtained within the allowed time, they could rebuild in that footprint.

Senior Planner Anderson replied that per State Statute, the business would have 180 days to apply for a building permit in order to rebuild in the exact same footprint because of the lawful nonconforming designation. He stated that the business could also expand as long as that expansion were not occurring in the reduced setback area.

Councilmember Woestehoff stated that these are solutions without a variance but noted that the variance option would still remain as well.

Citizen Input

No comments.

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

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

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

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council adopt Ordinance #22-23 Amending Section 117-57 of the City Code Pertaining to Nonconforming Structures and Uses.

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

7. COMMISSION BUSINESS

None.

8. COMMISSION / STAFF INPUT

City Administrator Hagen provided an update on the solicitation for the Community Development Director position noting that the application period has been extended to August 5, 2022 in attempt to obtain additional applicants.

Commissioner Anderson noted that Night to Unite is scheduled for the following week and encouraged residents to participate in their neighborhood events.

Chairperson Bauer noted that he will be unable to attend the August meeting but will participate via Zoom. He recognized that it is difficult to run a meeting when not in attendance and therefore will open the meeting and then turn the Chair position over to the Vice Chair to run the remainder of the meeting.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:29 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Nicole Laubach
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **6. 1.**

Meeting Date: 08/25/2022

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for a Conditional Use Permit to Exceed Allowable Square Footage for Detached Accessory Buildings at 15410 Nutria Street (Project No. 22-131); Case of Brady Doble

Purpose/Background:

The City has received an application from Brady Doble (the "Applicant") for a Conditional Use Permit to exceed allowable square footage for detached accessory buildings on the property located at 15410 Nutria Street NW (the "Subject Property").

Notification:

Staff attempted to notify all property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for a Conditional Use Permit via standard U.S. mail and published the Notice of Public Hearing in the Anoka County UnionHerald.

Observations/Alternatives:

The Applicant is proposing to construct a thirty foot by forty foot (30' x 40') detached accessory building on the Subject Property. The Applicant has stated that the accessory building would be used to store personal equipment, such as a thirty-six foot (36') long camper, a boat, and other recreational vehicles/equipment indoors rather than outside or at a storage facility. The Site Plan indicates that there are two (2) existing detached accessory buildings on the Subject Property, including a detached garage (576 square feet), which serves as the primary garage (there is no attached garage), and a small shed (168 square feet).

There is actually a third detached accessory building (10' x 10' or 100 square feet) south of the detached garage, which was not included on the Site Plan. It has a wooden floor and is 'moveable'. Thus, the Applicant did not think it counted towards the square footage or number of buildings on site. Therefore, there is currently 844 square feet of detached accessory building space and three (3) detached accessory buildings on the Subject Property. It should be noted that the smallest shed appears to be slightly encroaching onto the neighboring property, does not meet the minimum required side yard setback (10 feet), and is partially within a drainage and utility easement.

The Subject Property is approximately 0.93 acres in size, is in the R-1 Residential (Rural Developing) District, and is guided as Rural Developing in the Comprehensive Plan. The surrounding properties range in size from about 0.80 acres to 1.20 acres and are also zoned and guided the same as the Subject Property. City Code Section 117-349 allows up to 1,800 square feet and a maximum of three (3) detached accessory buildings, on properties between 0.50 acres and 1 acre. The proposed detached accessory building would result in a total of four (4) detached accessory buildings on the Subject Property totaling 2,044 square feet.

The proposed detached accessory building would exceed all minimum required setbacks. It would be in the rear yard and access would be from 154th Lane NW (Zoning Permit was issued in 2021 for a driveway; presently, a class V apron exists). The height would not exceed twenty-two feet (22'), which is the maximum allowed per City Code. The Applicant has stated that the exterior finish would consist of metal panelling that is color compatible with the gray finish of the home.

The Applicant has indicated a preference to retain all three (3) existing detached accessory buildings. Presently, the draft Conditional Use Permit would require removal of one of the existing detached accessory buildings

(presumably one of the two smaller sheds) within thirty (30) days of approval of the final building inspection on the proposed building. If the Planning Commission supports allowing four (4) detached accessory buildings on the Subject Property, then Condition #4 should be removed from the draft Resolution.

Alternatives

Alternative 1: Motion to recommend approval of the Conditional Use Permit contingent upon removal of one of the existing detached accessory buildings within thirty (30) days of approval of the final building inspection for the new accessory building. The proposed accessory building is a fairly common size and the additional square footage is pretty minimal, especially considering if the property were 0.07 acres larger, a Conditional Use Permit would not even be needed. Staff supports this alternative.

Alternative 2: Motion to recommend approval of the Conditional Use Permit as requested, allowing four (4) detached accessory buildings on the Subject Property. Again, if the property were 0.07 acres (or 3,050 square feet) larger, the proposed square footage would be compliant (properties between 1 and 1.49 acres are eligible for 2,200 square feet). The additional square footage would allow the Applicant to store personal equipment indoors on the Subject Property rather than outside or at an off-site storage facility. Staff is not opposed to this alternative. However, if the Planning Commission supports Alternative #2, then the motion should include eliminating Condition #4 from the draft Resolution and adding a condition that the smallest shed be relocated to comply with setback requirements.

Alternative 3: Motion to recommend denial of the Conditional Use Permit. The proposed building is a typical size for the Rural Developing district. It would comply with the architectural standards in City Code as well as the required setbacks and would be harmonious with the intended character of the neighborhood. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for costs associated with this request.

Recommendation:

Staff recommends approving the Conditional Use Permit contingent upon removal of one of the existing detached accessory buildings within thirty (30) days of approval of the final building permit inspection for the new accessory building.

Action:

Motion to recommend City Council adopt Resolution #22-189 approving a Conditional Use Permit to exceed the square footage allotment on the Subject Property.

Attachments

Site Location Map
Land Use Application
Applicant Narrative
Site Plan
Photos of Driveway 'Apron' and Home
Aerial with Proposed and Existing Accessory Building Locations
Resolution #22-189: Draft Conditional Use Permit

Form Review

Inbox	Reviewed By	Date

Brian McCann	Brian McCann	08/17/2022 12:18 PM
Brian Hagen	Brian Hagen	08/18/2022 03:33 PM
Form Started By: Chris Anderson		Started On: 08/15/2022 08:51 AM
Final Approval Date: 08/18/2022		

20-32-25-24-0014

Brady Doble

15410 Nutria St NW

Conditional Use Permit



08/02/2022

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mi

Land Use Application

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	☐ Plat – Final Plat
☐ Administrative Plat	☐ Site Plan Review	☐ Easement/ROW Vacation
☒ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☐ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	BRADY DOBLE		
Street Address:	15410 NUTRIA ST NW		
City, State, ZIP:	RAMSEY 55303		
Home Phone:	320-360-4654	Work Phone:	
Email:	doble_3180@MSN.COM	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	15410 NUTRIA ST NW
PIN	
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(If different than Applicant)

Name:	BRADY DOBLE		
Street Address:	15410 NUTRIA ST NW		
City, State, ZIP:	RAMSEY 55303		
Home Phone:	320-360-4654	Work Phone:	
Email:	doble_3186@MSN.COM	Fax Number:	

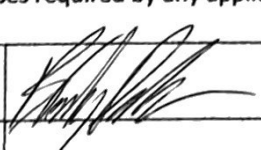
Please provide a detailed description of your request and attached a copy of a scaled site plan

I AM REQUESTING TO BUILD AN ACCESSORY BUILDING THAT IS 30x40 (1200 Sq.ft.) IN THE REAR OF MY PROPERTY AT 15410 NUTRIA ST NW RAMSEY. PLEASE SEE ATTACHED NARRATIVE & SCALED SITE PLAN.

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	BRADY DOBLE	Printed Name	
Title	MR	Title	
Date	07/25/2022	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

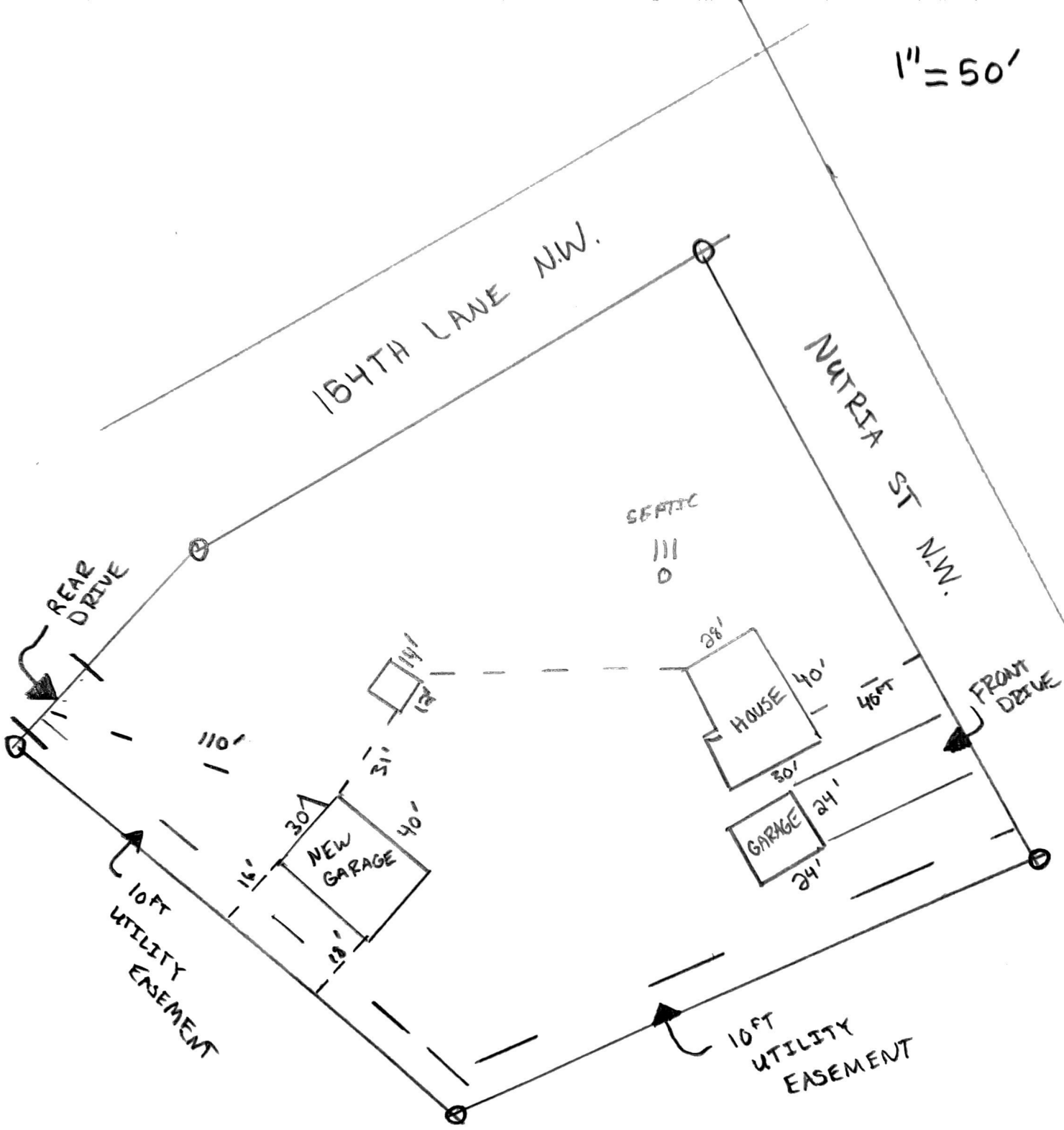
Property Owner Signature		Property Owner Signature	
Printed Name	BRADY DOBLE	Printed Name	
Title	MR	Title	
Date	07/25/2022	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

To whom it may concern,

I am applying for a conditional use permit for my property at 15410 Nutria St NW Ramsey, MN 55303. The permit request is to be able to build a 30x40 (1200sq.ft) accessory building in the rear of my property. The purpose of this building size is so I will be able to store my 36ft camper, boat, and the rest of my recreational vehicles. Being able to store everything inside would also help keep the neighborhood and my yard looking presentable. This building would also save me the cost of the storage facility that I am currently paying to store these items. The reason I'm going the route of the conditional use permit is because my property is .93 acres therefore, I am allowed 1800sq.ft of accessory buildings. My current square footage used is 744sq.ft. The house garage that is 24x24 is where I run into the problem. It is detached and takes away 576 sq ft of my allotted 1800 leaving me with 1056sq.ft of buildable structure. I have contacted the city of Ramsey Building Department and talked with Bill Barber, the building division inspector. The space between the house and the existing garage is about 8ft. We talked about the possible option of building a breezeway or some other alternative to connect the 24x24 detached garage with the house that would give me the square footage I am looking for. Unfortunately due to the state codes the option of connecting the two is not going to be possible because the existing garage does not have the correct footings needed to support a structure of that nature. If the conditional use permit is approved, it would give me the extra 144sq ft of space that I'm looking for to be able to store my items. If you take a drive around the neighborhood, you will see multiple accessory buildings the same size and bigger with around the same size property. So, I hope that my request is not asking too much. Thank you for taking my request into consideration. I hope that I can continue to be a happy Ramsey citizen within the community.

Thank you,
Brady Doble

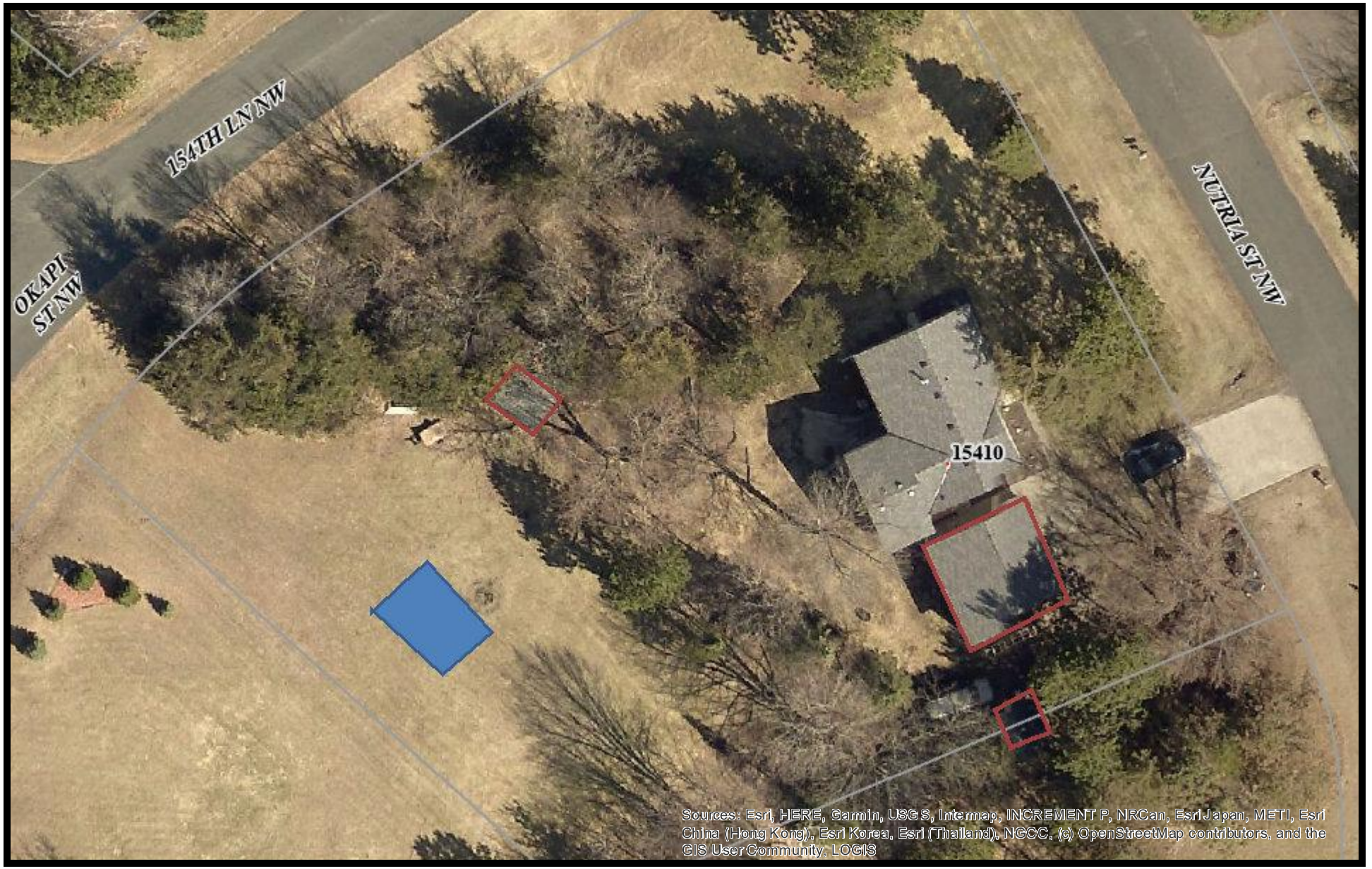

1"=50'
164TH LANE N.W.
NUTRIA ST N.W.
SEPTIC
REAR DRIVE
FRONT DRIVE
HOUSE
40'
46FT
38'
30'
GARAGE
24'
24'
NEW GARAGE
30'
40'
16'
110'
10FT UTILITY EASEMENT
10FT UTILITY EASEMENT





Existing Accessory Buildings

Proposed Accessory Building



Print Date: August 17, 2022

0 0.0022 0.0045 0.009 0.0135 0.018
mi

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

RESOLUTION #22-189

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO EXCEED THE ALLOWABLE SQUARE FOOTAGE FOR DETACHED ACCESSORY BUILDINGS ON THE PROPERTY GENERALLY KNOWN 15410 NUTRIA ST NW

RECITALS

1. Brady Doble, hereinafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to exceed the allowable square for detached accessory buildings on the property generally known as 15410 Nutria Street NW and legally described as follows:

   Lot 4, Block 6 Whispering Pines Estates

   (the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on August 25, 2022, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the Subject Property is approximately 0.93 acres in size,

4. That the surrounding parcels are of similar size, ranging from approximately 0.80 acres to 1.20 acres.

5. That the Subject Property is zoned R-1 Residential (Rural Developing) and is guided as Rural Developing in the Comprehensive Plan.

6. That the surrounding properties are zoned R-1 Residential (Rural Developing) and are also guided Rural Developing in the Comprehensive Plan.

7. That the Permittee currently has three (3) detached accessory buildings on the Subject Property; a detached garage (576 square feet), which serves as the primary garage, and two sheds (168 and 100 square feet).

8. That the smallest shed appears to be partially encroaching onto the adjacent property, within the required side yard setback (10 feet), and within a drainage and utility easement.

9. That the combined square footage of the three (3) existing detached accessory buildings is 844 square feet.

10. That per City Code Section 117-349 (Accessory Uses and Buildings), properties between 0.5 acres and 1 acre are eligible for 1,800 square feet of detached accessory building space and a maximum of three (3) detached accessory buildings.

11. That the Permittee is proposing to construct a fourth detached accessory building that would be 1,200 square feet in size (30' x 40').

12. That the proposed total square footage for the Subject Property is 2,044 square feet, which is 244 square feet more than City Code allows.

13. That the Permittee desires to retain all three (3) of the existing detached accessory buildings in addition to the proposed 1,200 square foot detached accessory building.

14. That the exterior finish of the proposed detached accessory building will consist of metal panels that are color compatible with the home, which is gray, on the Subject Property.

15. That the new detached accessory building would be accessed from 154th Lane NW (a Zoning Permit for a driveway was issued in 2021).

16. That the mean gable height of the proposed building would not exceed twenty-two feet (22').

FINDINGS OF FACT

1. That the overall square footage of detached accessory buildings will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the overall square footage of detached accessory buildings will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the overall square footage of detached accessory buildings will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That the overall square footage of detached accessory buildings will not be hazardous to existing or future neighboring uses.

5. That the overall square footage of detached accessory buildings will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the overall square footage of detached accessory buildings will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the overall square footage of detached accessory buildings will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") to construct a thirty foot by forty foot (30' x 40') detached accessory building (the "**Accessory Building**") on the **Subject Property** that exceeds the cumulative maximum square footage allowed, contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for the construction of a 30' x 40' (1,200 square feet) **Accessory Building** on the **Subject Property**.

2. That there shall be no other accessory buildings constructed on the **Subject Property**, unless in accordance with City Code.

3. That the **Permittee** agrees to maintain all detached accessory buildings on the **Subject Property** in compliance with the International Property Maintenance Code and City Code.

4. That the **Permittee** agrees to remove one (1) of the three existing detached accessory buildings from the **Subject Property** within thirty (30) days of approval of the final inspection for the **Accessory Building**.

5. That the **Accessory Building** shall comply with the height restrictions outlined in City Code Section 117-349 (Accessory Uses and Buildings).

6. That the **Permittee** agrees that no part of the **Accessory Building** shall be used for a home occupation unless in compliance with City Code Section 117-351 (Home Occupations).

7. That the **Permittee** shall comply with all applicable local, state, and federal regulations and shall obtain all applicable licenses and permits prior to construction of any building.

8. That the **Permittee** agrees the exterior finish of the detached accessory building will be the same general design and materials as the home or consist of metal panels that are color compatible with the home (this means, at a minimum, a shade of gray, which is the primary color of the home).

9. That the **Permittee** agrees that no part of the **Accessory Building** shall be used as an accessory dwelling.

10. That the **Permittee** agrees that any future building modifications will be subject to review by the City of Ramsey, either via a Building Permit or Zoning Permit Application.

11. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Accessory Building**, including a building permit and electrical permit.

12. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

13. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

14. 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.

15. That this **Permit** shall automatically expire if the use is not initiated by September 13, 2023, and issuance of the building permit shall constitute initiation.

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 13th day of September, 2022.

CITY OF RAMSEY

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mark E. Kuzma and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Mark E. Kuzma and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Regular Planning Commission **6. 2.**

Meeting Date: 08/25/2022

By: Brian McCann, Community Development

Information

Title:

PUBLIC HEARING: Consider a Site Plan and Conditional Use Permit for Lil Explorers at 14725 Ramsey Blvd NW

Purpose/Background:

The City has received an application for a Site Plan and Conditional Use Permit from Lil Explorers (the "Applicant") to construct a day care facility at 14725 Ramsey Blvd NW (the "Subject Property").

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Site Plan and Conditional Use Permit consideration and the Public Hearing to be held by the Planning Commission on August 25, 2022. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Observations/Alternatives:

Subject Property

The Subject Property is located at the northeast corner of Bunker Lake Boulevard and Ramsey Boulevard and is approximately 1.75 acres in size. It is zoned B-1 General Business District and is guided as commercial. Daycare centers are a Conditional Use in this zoning district. The Subject Property abuts residentially zoned properties to the east, employment zoned property to the north, and is across Bunker Lake Boulevard from employment zoned property, and across Ramsey Boulevard from residentially zoned property.

Site Plan

The project proposes construction of a 16,000 square foot daycare center with portions up to thirty (30) feet in height (the majority of the building is approximately sixteen [16] feet in height). There would be a right-in-right-out access onto Bunker Lake Boulevard and an access to Ramsey Boulevard via a shared access with the adjacent Ramsey Storage Center property (this will require a Cross Access Agreement). Anoka County has reviewed the proposed "right-in, right out" and their comments are attached to the case; they are requesting an extension of the right turn lane going westbound on Bunker Lake Blvd NW.

A Site Plan review is required for all new commercial or industrial developments in the City of Ramsey. Since the Applicants are proposing to construct a new commercial facility on the Subject Property, a Site Plan review is required with a recommendation from the Planning Commission and final approval from the City Council. If approved, the City Council will have to review and approve a Development Agreement at a future meeting.

The plan set and Staff review comments at the time of writing this case, along with Resolution #22-195 (Site Plan) are attached for review.

Conditional Use Permit

The Applicant is requesting a Conditional Use Permit (CUP) for the day care center, in accordance with the B-1 General Business District standards. This would be a new daycare facility, which would require the Site Plan as well as the CUP. Staff are open to additional conditions that the Planning Commission may desire to incorporate. A copy of Resolution #22-194 approving the CUP is attached to this case.

Staff Comments

At the time of the case writing, the first round of review from City Staff has not been fully conducted. Comments include suggested revisions to the lighting plan to incorporate building-mounted systems, and reduce the pole height to limit light distribution to neighboring properties. A few minor details need to be included such as parking stall dimensions to verify compliance with City Code, and details for the trash enclosure. Two comments were added that will require further discussion with the applicants about a potential fence on the east property line, and potential relocation of the playground areas from the east to the west side of the building to limit noise for neighboring parcels.

As mentioned above, Staff review comments are attached to this case.

Public Correspondence

The Applicant met with adjacent neighbors to the east to discuss the proposed day care center. Concerns from the neighbors included past concerns about the project to the north, noise, privacy, lighting, and fencing. A copy of the email from the Applicant summarizing these comments is attached to the case.

City Code Sections

Section 117-51. - Conditional use permits
Section 117-54. - Site Plan review
Section 117-114. - B-1 General Business District

Alternatives

Alternative 1: Recommend the City Council approve the Site Plan and Conditional Use Permit as proposed. Day care centers are a conditional use in the B-1 General Business District and the proposed Site Plan appears to meet the bulk standards of this district. The request is a reasonable commercial use of the Subject Property. Staff supports this alternative.

Alternative 2: Recommend the City Council approve the Site Plan and Conditional Use Permit with additional changes. This action would be based on Planning Commission discussion.

Alternative 3: Recommend the City Council deny the Site Plan and Conditional Use Permit. The request appears to meet City Code standards for the B-1 General Business District and is a reasonable use of the Subject Property based on the zoning and the City's 2040 Comprehensive Plan. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends adopting Resolutions #22-194 and #22-195, approving the Conditional Use Permit and Site Plan on the Subject Property, respectively.

Action:

Motion to recommend the City Council adopt Resolution #22-194 approving the Conditional Use Permit on the Subject Property.

-and-

Motion to recommend the City Council adopt Resolution #22-195 approving the Site Plan on the Subject Property.

Attachments

Site Location Map
Public Hearing Notice

Mailing Map - 350 Feet

Neighbor Concerns

Plan Set

First Round Review - Changemarks

Anoka County - Right-In, Right-Out

Resolution #22-194 Conditional Use Permit

Resolution #22-195 Site Plan

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	08/15/2022 12:52 PM
Brian McCann (Originator)	Brian McCann	08/17/2022 10:27 AM
Chris Anderson	Chris Anderson	08/17/2022 12:23 PM
Brian Hagen	Brian Hagen	08/18/2022 02:22 PM
Form Started By: Brian McCann		Started On: 08/11/2022 04:06 PM
Final Approval Date: 08/18/2022		

Lil Explorers Daycare

PID #: 27-32-25-22-0085

14725 Ramsey Blvd NW



Print Date: July 29, 2022

0 0.0075 0.015 0.03 0.045 0.06 mi

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

NOTICE OF PUBLIC HEARING
PROJECT 22-132: LIL EXPLORERS DAYCARE

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, August 25, 2022 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of the hearing is to consider a request for a Site Plan and Conditional Use Permit for a daycare facility on the property generally known as 14725 Ramsey Blvd NW and legally described as follows:

Lot 2 Block 1 Ramsey Storage Center, Anoka County, Minnesota

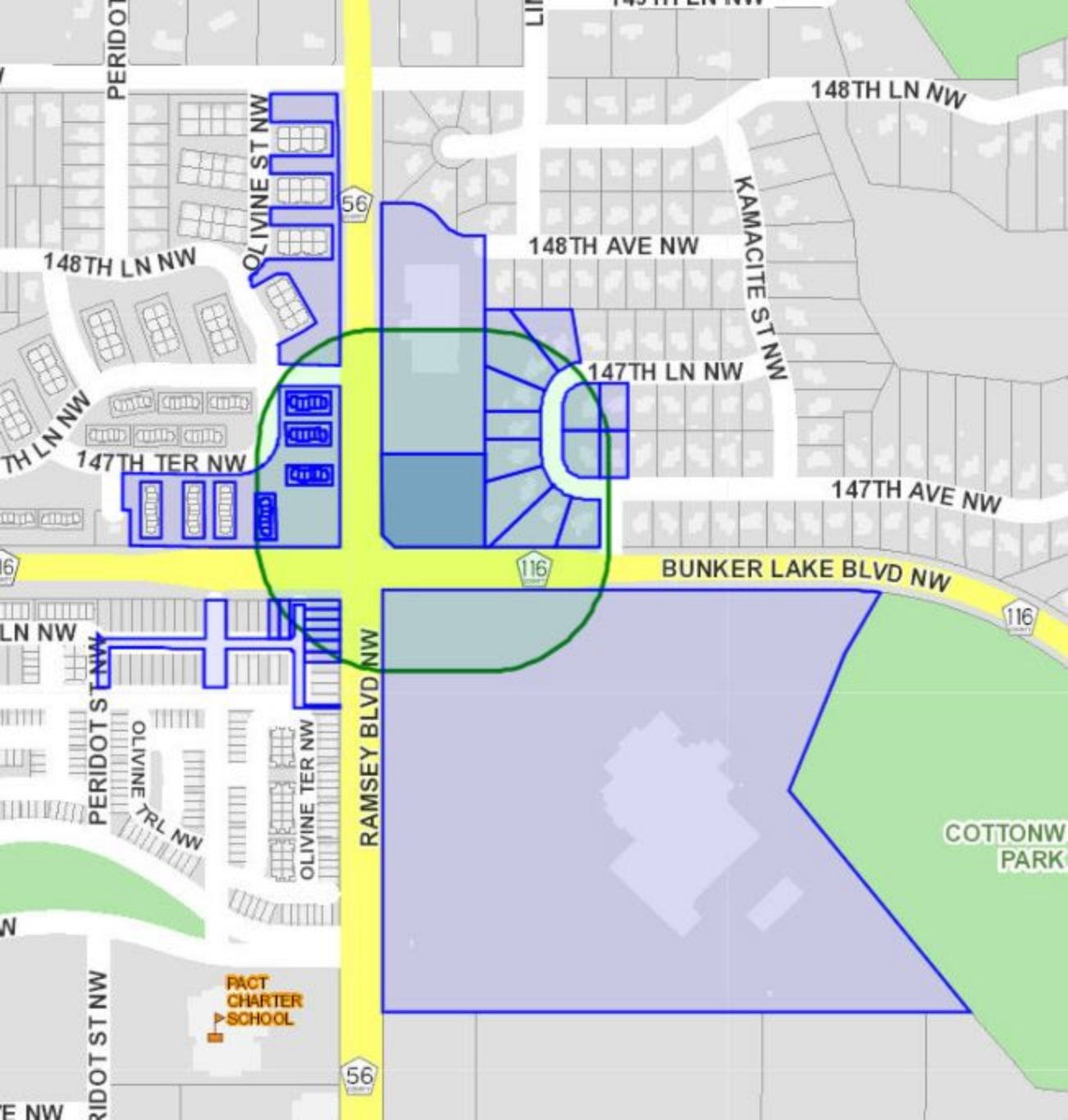
The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Brian McCann at 763-433-9860 by noon on Wednesday, August 17, 2022.

All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Comments are welcome and shall be sent to planning@cityoframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on August 25, 2022. For any other inquiries relating to this project contact Brian McCann at 763-433-9860 or bmccann@cityoframsey.com.

Brian McCann
City Planner

Date: August 10, 2022


148TH LN NW
OLIVINE ST NW
56
148TH AVE NW
KAMACITE ST NW
147TH LN NW
147TH TER NW
147TH AVE NW
116
BUNKER LAKE BLVD NW
RAMSEY BLVD NW
PERIDOT ST NW
OLIVINE TRL NW
OLIVINE TER NW
PACT CHARTER SCHOOL

From: Todd Larson
To: "Jeremy Spaude"
Cc: Brian McCann
Subject: RE: Site Neighbors
Date: Wednesday, July 27, 2022 2:04:54 PM

Thanks to her for meeting with them! In your plan submittal, please include a photometrics plan. You'll want to limit the freestanding pole height to around 15'. City Code says lighting needs to be positioned so that the source isn't seen off-site. With that proximity, it'll likely need to be short.

Going forward, Brian McCann will be the planner assigned to work with you through the process. If there's anything you need, fell free to let me know.

Thanks,
Todd

From: Jeremy Spaude <jeremy_nslc@yahoo.com>
Sent: Wednesday, July 27, 2022 1:48 PM
To: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: Site Neighbors

Todd,

I wanted to give you some info from the meeting with the neighbors. Jen was able to meet with two of them today.

Concerns -

1. There seems to be a lot of concern from when the storage building went in and some perceived promises weren't delivered on which I feel like is a driver in the feeling towards any project going into this site.
2. They were concerned about lighting from our building hitting their house similar to issues with the the storage building. We assured them that we use goose neck lighting on our building that only lights the stoops and won't travel to their houses.
3. Fencing - They asked about fencing and we told them that we use a quality commercial fence that is not chain link and is an aluminum bar and rail set up. They seemed fine with that.
4. Privacy was discussed --- We are working to save as many trees as possible with likely 3-4 on their property line as well as we are trying to transplant trees along that line from the existing pines. We are just having a company go out to look at the trees to see which ones will be best at transplanting. We will also do a row of arborvites under the tree line to further shield us and them. They seemed ok with this direction.
5. The biggest concern they had was kids playing outside and the noise of the kids. Jen discussed with them that our hours of operation are only until 6 and closed on weekends with only specific times during the day when they are outside. For example - Kids aren't outside

until after 9 and in by 1130 and inside from that time until 300. After that kids are typically outside from 3-5/530. We pushed the building over and will have buffer with trees as much as we can but sound is going to travel so we really can't perfectly cure that issue but I do think what we are doing between us and them will help with the sound.

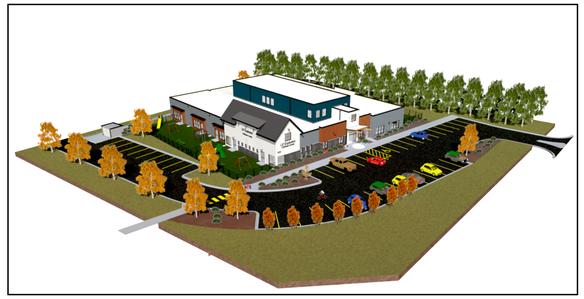
I do see them being very vocal about the project which is definitely ok, but I want to make sure I'm sharing with you what we have discussed. Jen is getting their contact and I will forward specifics to them as well as have more conversations between now and the planning commission meeting.



4 Northeast Aerial View



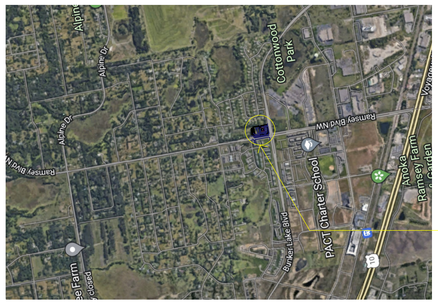
5 Southeast Eye Level View



2 Southwest Aerial View



3 Southeast Aerial View



6 Vacinity Map

NOT TO SCALE

N PLAN NORTH

N TRUE NORTH

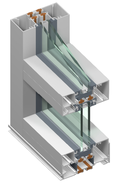


FIBERGLASS SHINGLES
GAF Timberline HD Shingles
Color : "Charcoal"



Matte Black

PREFINISHED METAL
Firestone Metal Products
Kynar finish
"Matt Black"
Roof fascias, soffits, drip caps, and misc. break metal locations.



ALUMINUM ENTRY DOORS
Clear Anodized Finish

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

Painted LP Siding
6" Lap Siding &
Cedarmill Panel with 3 1/2" Battens/ Trim

SW 9142
Moscow Midnight
Interior / Exterior
Location Number: 237-C7

Painted LP Siding
Mezzanine Level Lap Siding
(2) rows of 10" + (1) row 4"

SW 7664
Steely Gray
Interior / Exterior
Location Number: 233-C4

Painted LP Siding
Main Lap Siding
(2) rows of 10" + (1) row 4"

SW 7703
Earthen Jug
Interior / Exterior
Location Number: 132-C7

Painted LP Siding
Cedarmill Panel with Random Vertical 1 1/2" Battens



1 Southwest Eye Level View



Manufactured Stone Veneer
Boulder Creek
Montana "Jasper" S4655-14



Fiberglass Windows
Anderson 100 Series Fibrex
Color: Black

PROJECT TEAM

ARCHITECT
Michael J. Thomas Architect, LLC
4918 S. Tri Oak Circle NE
East Bethel, MN 55092
651-245-2346
mjtallc2520@gmail.com
www.michaeljthomasarchitect.com

OWNER
Lil Explorers Properties Carver
Jeremy Spaude
612-501-1493

PRE-SELECTED GENERAL CONTRACTOR
GDS Design & Build Inc.
Gail Schuette
222 W. Main Street
Waconia, MN 55387
612-616-2616
gail@gdsdesignbuild.com

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

PRELIMINARY DO NOT USE FOR CONSTRUCTION - Preliminary City Submittal

MICHAEL J THOMAS ARCHITECT

4918 S. Tri Oak Circle NE
East Bethel, MN 55092

Phone 651-245-2346
www.michaeljthomasarchitect.com

Project No:
22011

Date Last Revised:
07-08-22, 07-11-22, 07-11-22, 07-14-22, 07-22-22, 07-22-22 v2, 07-28-22

File Name:
22011 Lil X Ramsey 07-28-22 Cty Sub.pln

Drawn By:
MJT

Minnesota License No.:
23592

Date Signed:
00-00-22

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature

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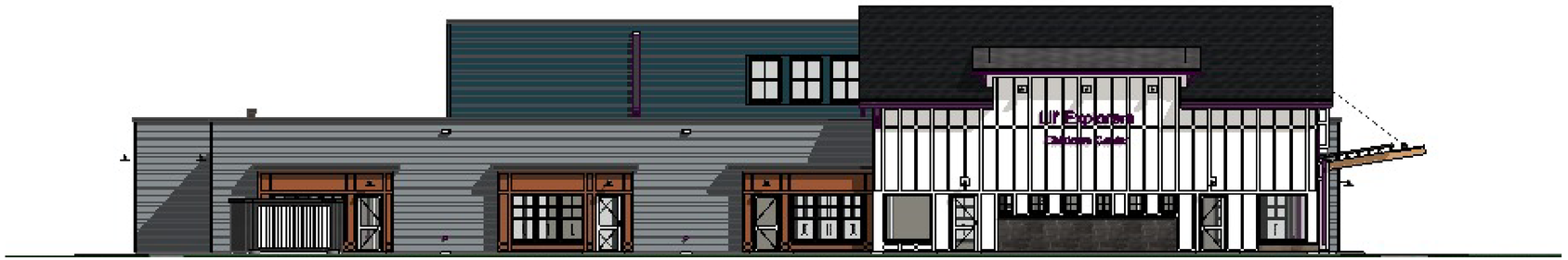
The architectural works depicted herein are the sole property of Michael J. Thomas Architect, LLC and may not be constructed or used without its expressed written permission. No permission to modify or reproduce any of these architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the buildings(s) depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due to Michael J. Thomas Architect, LLC and, in absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

Lil' Explorers Childcare Center
New Building
14725 Ramsey Boulevard NW
Ramsey, MN

A0.0



4 East Exterior Elevation - Colors & Materials



3 West Exterior Elevation - Colors & Materials



2 North Exterior Elevation - Color & Materials



1 South Exterior Elevation - Color Selection

SW 9142
Moscow Midnight
Interior / Exterior
Location Number: 221-C7

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

SW 7664
Steely Gray
Interior / Exterior
Location Number: 233-C4

SW 7703
Earthen Jug
Interior / Exterior
Location Number: 122-C7

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

MICHAEL J THOMAS ARCHITECT

4918 S. Tri Oak Circle NE
East Bethel, MN 55092

Phone 651-245-2346
www.michaeljthomasarchitect.com

Project No:
22011

Date Last Revised:
07-08-22, 07-11-22, 07-11-22,
07-14-22, 07-22-22,
07-22-22 v2, 07-28-22

File Name:
22011 Lil X Ramsey 07-28-22 Cty Sub.pln

Drawn By:
MJT

Minnesota License No.:
23592

Date Signed:
00-00-22

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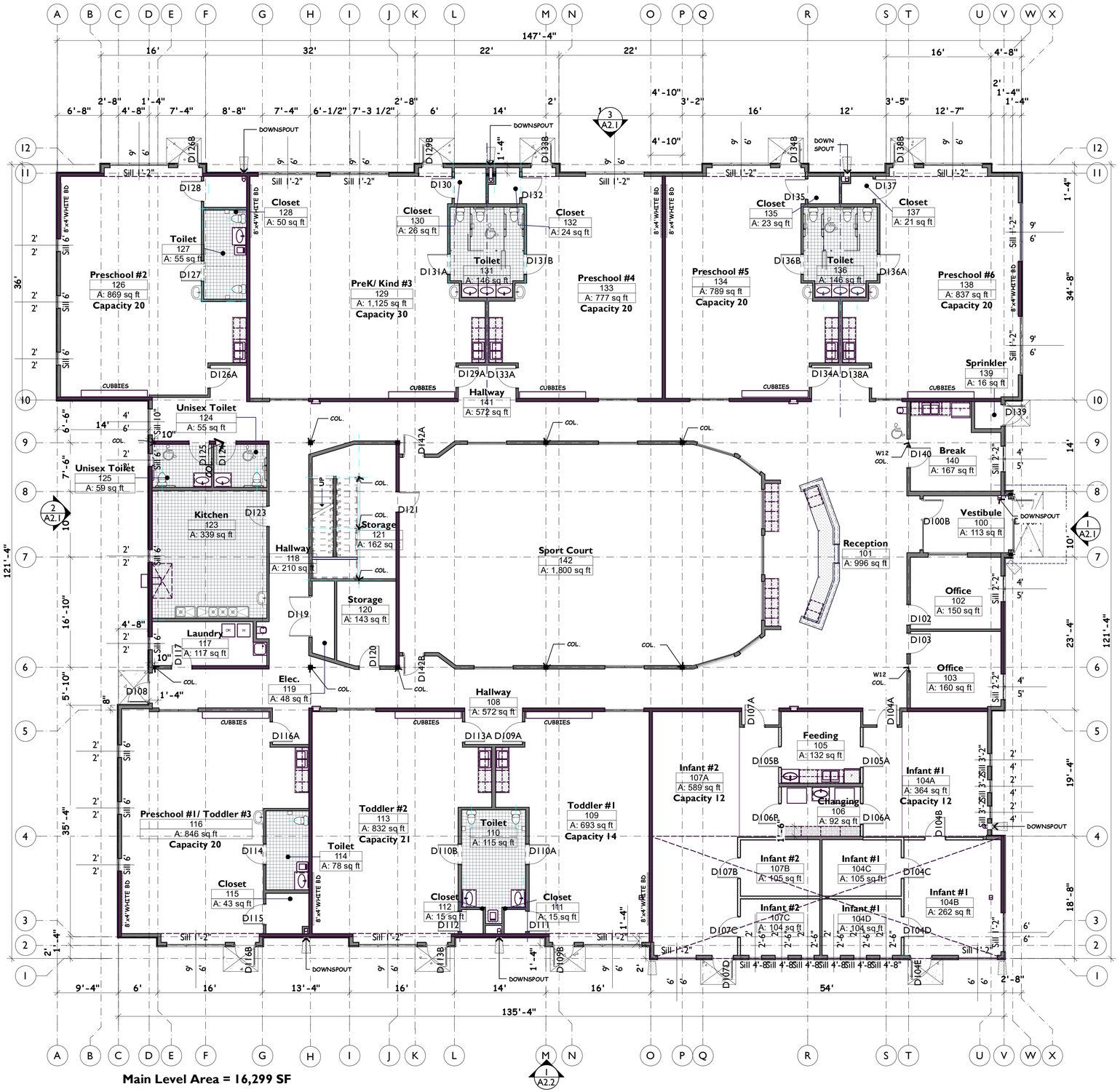
Preliminary City Submittal

PRELIMINARY DO NOT USE FOR CONSTRUCTION -

Lil' Explorers Childcare Center
New Building

14725 Ramsey Boulevard NW
Ramsey, MN

A0.1



1 Main Level Floor Plan

SCALE: 1/8" = 1'-0"

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

PLAN NORTH

TRUE NORTH

MICHAEL J THOMAS ARCHITECT

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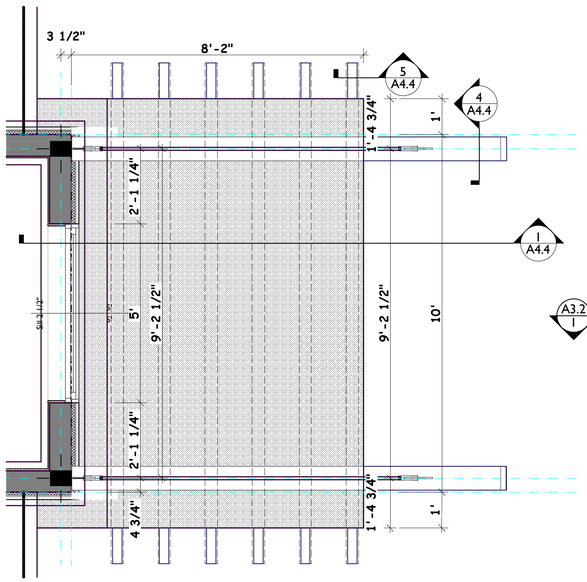
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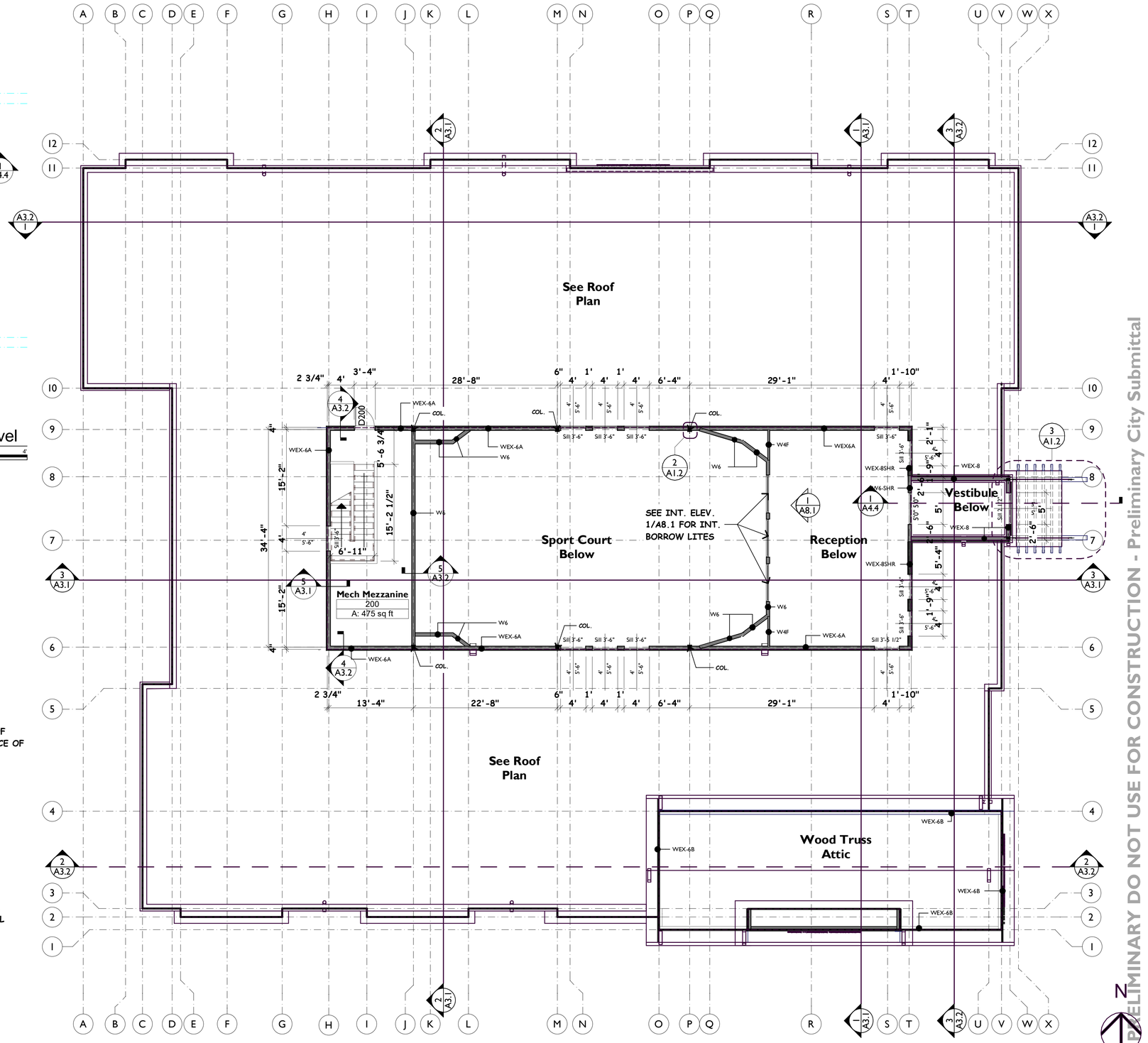
14725 Ramsey Boulevard NW
Ramsey, MN

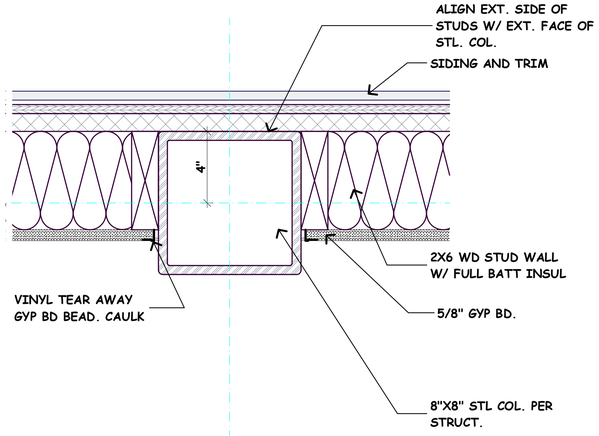
A1.1



3 Enlarged Plan - Main Canopy - Mezzanine Level

SCALE: 1/2" = 1'-0"





2 Typ Col - Plan View @ Mezz

SCALE: 3" = 1'-0"

1 Mezzanine Level Floor Plan

SCALE: 1/8" = 1'-0"

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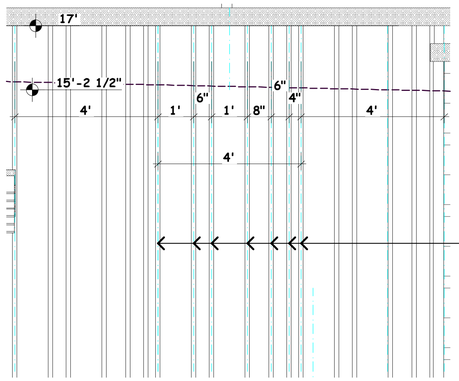
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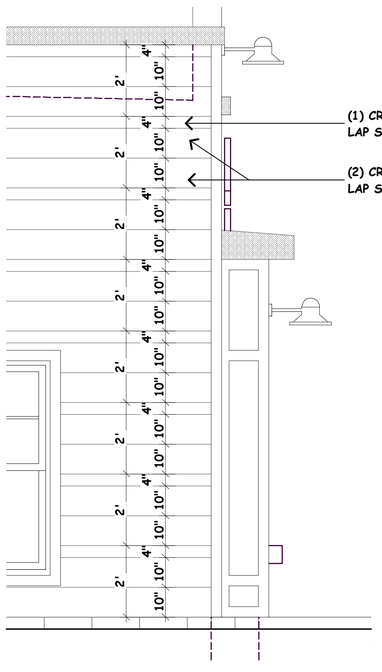
14725 Ramsey Boulevard NW
Ramsey, MN

A1.2



1 1/2" X 1" BATTENS. REPEAT 12", 6", 12", 8, 6", & 4" PATTERN EVERY 4' AS SHOWN. ALIGN W/ VERTICLE 4' WIDE CEDAR MILL PANEL JOINTS

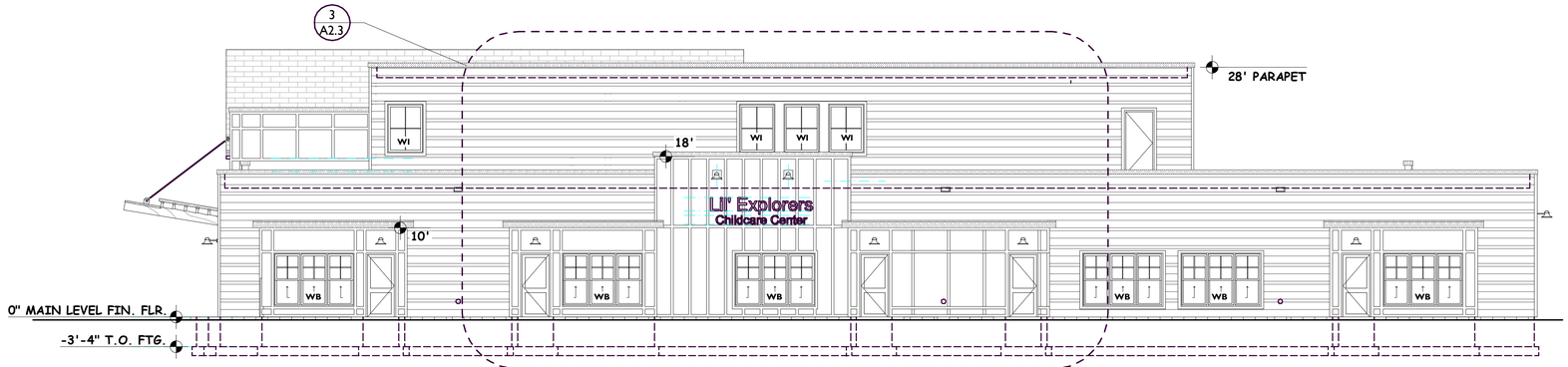
4 Typ Board & Batten Siding
SCALE: 1/2" = 1'-0"



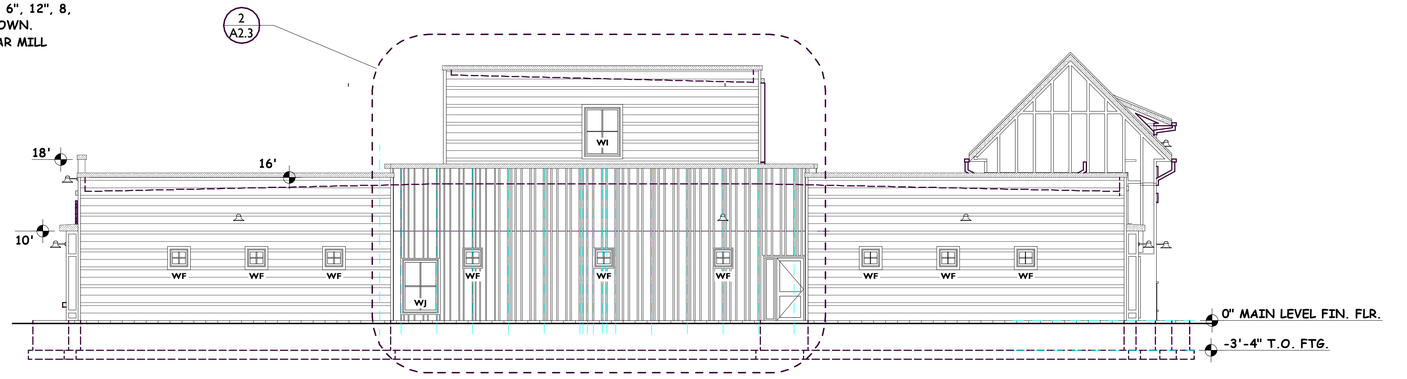
(1) CRS 4" EXPOSURE LAP SIDING

(2) CRS 10" EXPOSURE LAP SIDING

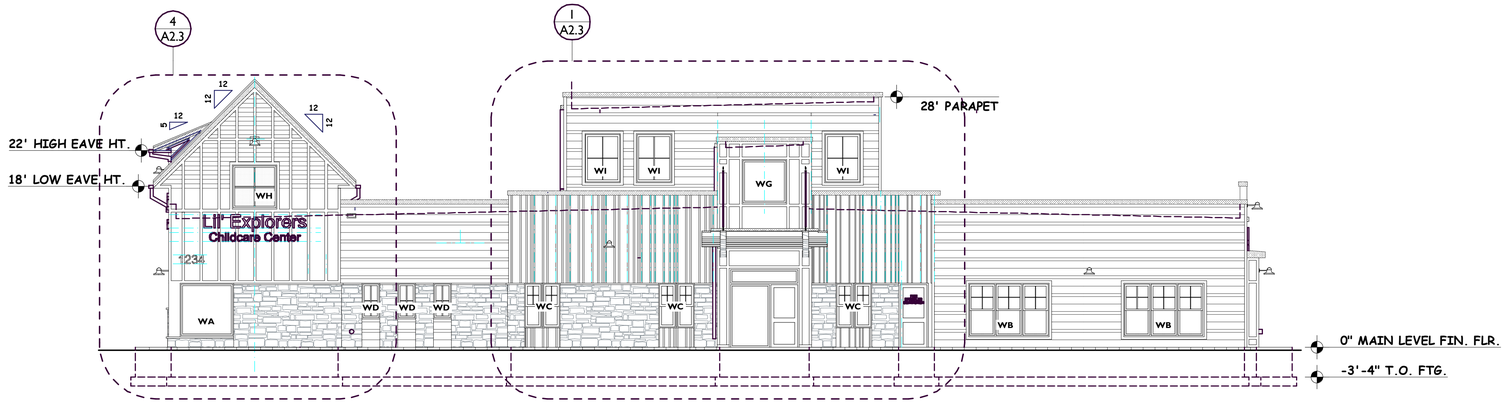
5 Typ Lap Siding
SCALE: 1/2" = 1'-0"



3 East Exterior Elevation
SCALE: 1/8" = 1'-0"



2 North Exterior Elevation
SCALE: 1/8" = 1'-0"



1 South Exterior Elevation
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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Lil' Explorers Childcare Center
New Building

14725 Ramsey Boulevard NW
Ramsey, MN

A2.1

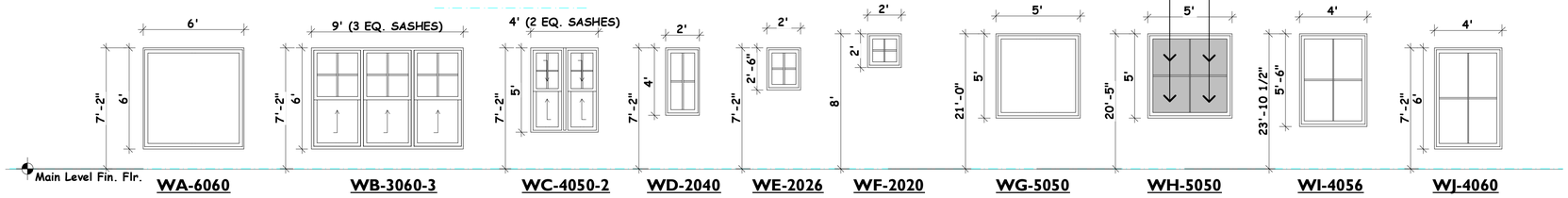
WINDOWS SHOWN ARE BASED ON: ANDERSON 100 SERIES FIBREX, SINGLE HUNG AND STTIONARY WINDOWS

PROVIDE SIMULATED DIVIDED LITES AS SHOWN BETWEEN THE DUAL PANE GLASS. CENTER IN SASH AS SHOWN

SIZES SHOWN ARE ROUGH OPENING DIMENSIONS

PROVIDED TEMPERED GLASS AT ALL EXTERIOR WINDOWS

SINGLE PANE, FROSTED/ ETCHED GLASS @ WH



3 External Window Types

SCALE: 1/4" = 1'-0"

PENDANT MOUNTED LIGHT FIXTURE - PROVIDE 11 1/4" X 11 1/4" X 1" PLYNTH TRIM W/ PREFIN MTL DRIP CAP FLASH- TYP.

PREFIN STNANDING SEAM MTL ROOF, FASCIA, AND SOFFITS AT CLASSROOM BUMP-OUTS

CEDARMILL PANEL W/ 3 1/2" X 1" TRIM AS SHOWN

TOP OF MAIN ROOF PROFILE SHOWN DASHED

DOWNSPOUT FROM HIGER EAVE TO SPILL ON TOP OF LOWER ROOF

22' HIGH WD TRUSS EAVE

SURFACE MOUNTED SIGNAGE BY OWNER/ TENANT

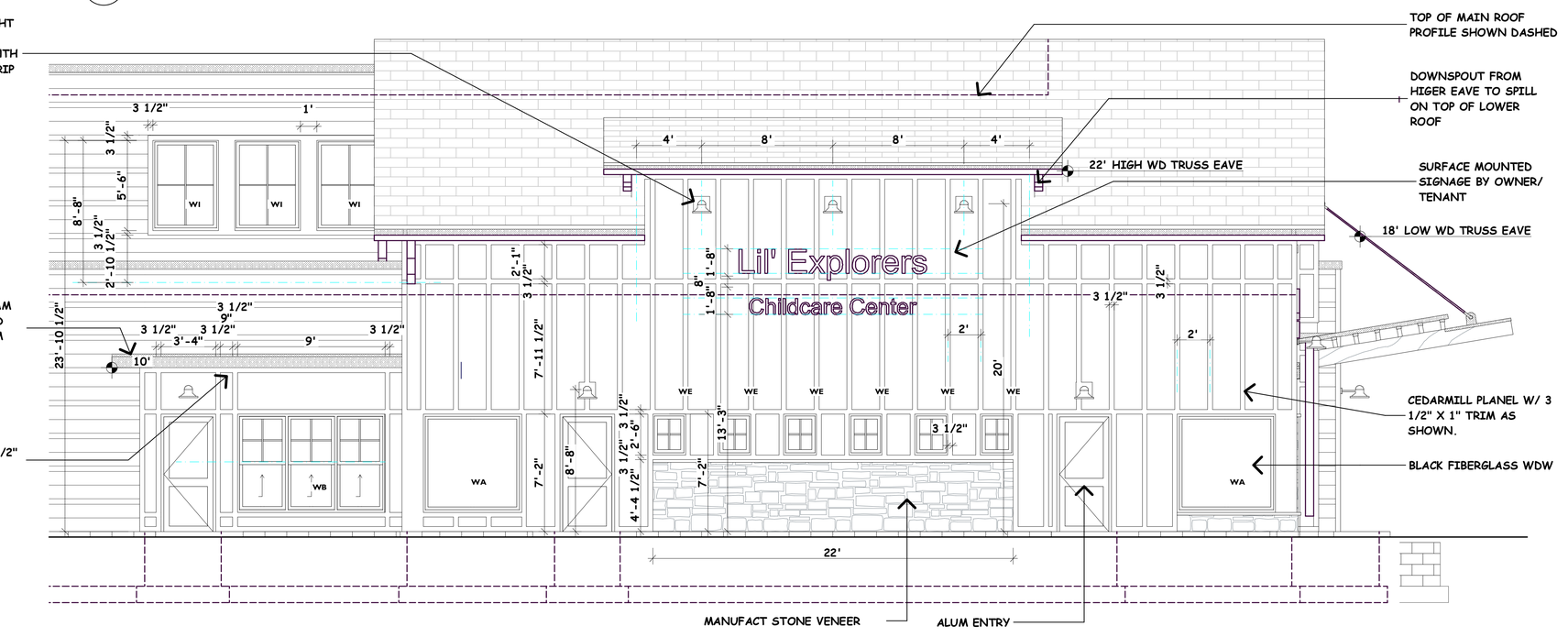
18' LOW WD TRUSS EAVE

CEDARMILL PLANEL W/ 3 1/2" X 1" TRIM AS SHOWN.

BLACK FIBERGLASS WDW

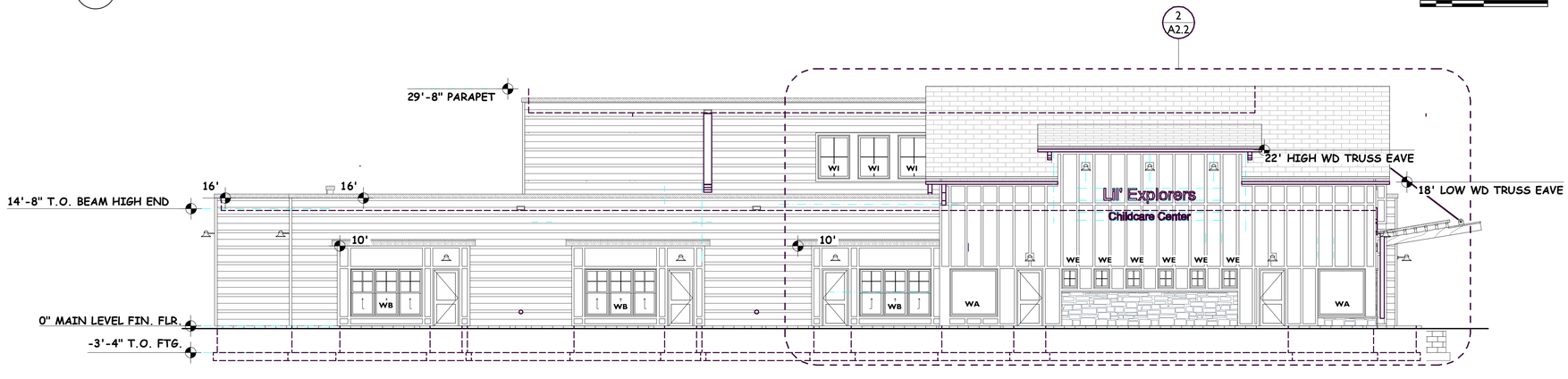
MANUFACT STONE VENEER

ALUM ENTRY



2 Partial Enlarged South Elevation

SCALE: 1/4" = 1'-0"



1 West Exterior Elevation

SCALE: 1/8" = 1'-0"

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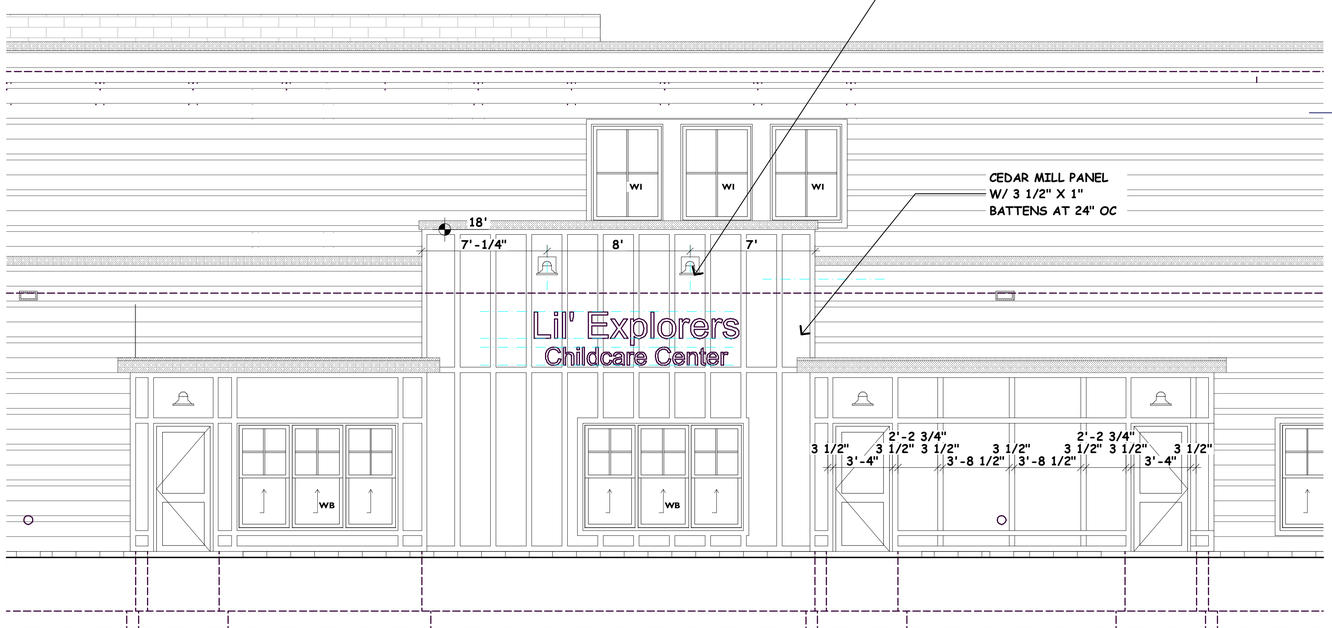
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Ramsey, MN

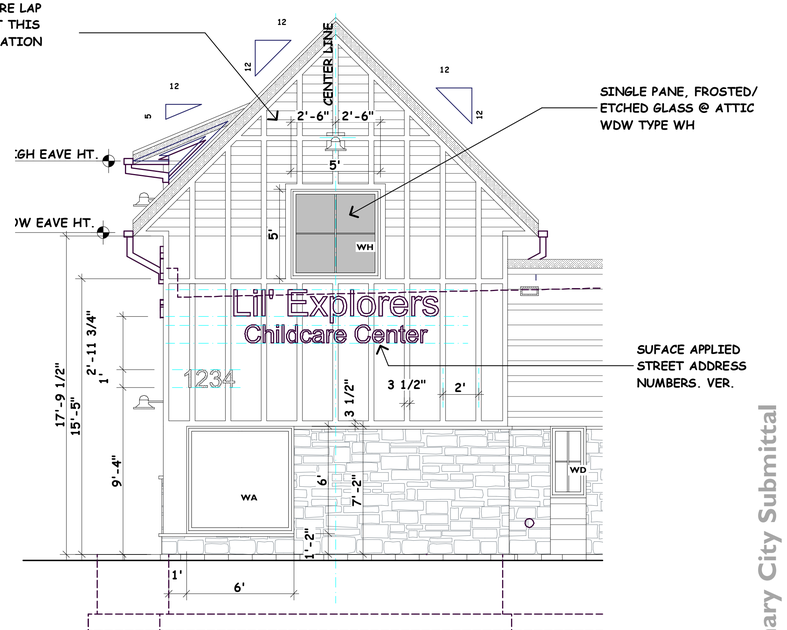
A2.2



PENDANT MOUNTED LIGHT FIXTURES W/ 11 1/4" X 11 1/4" X 1" PLYNTH TRIM W/ PREFIN MTL DRIP - TYP

6" EXPOSURE LAP SIDING AT THIS GABLE LOCATION ONLY.

CEDAR MILL PANEL W/ 3 1/2" X 1" BATTENS AT 24" OC

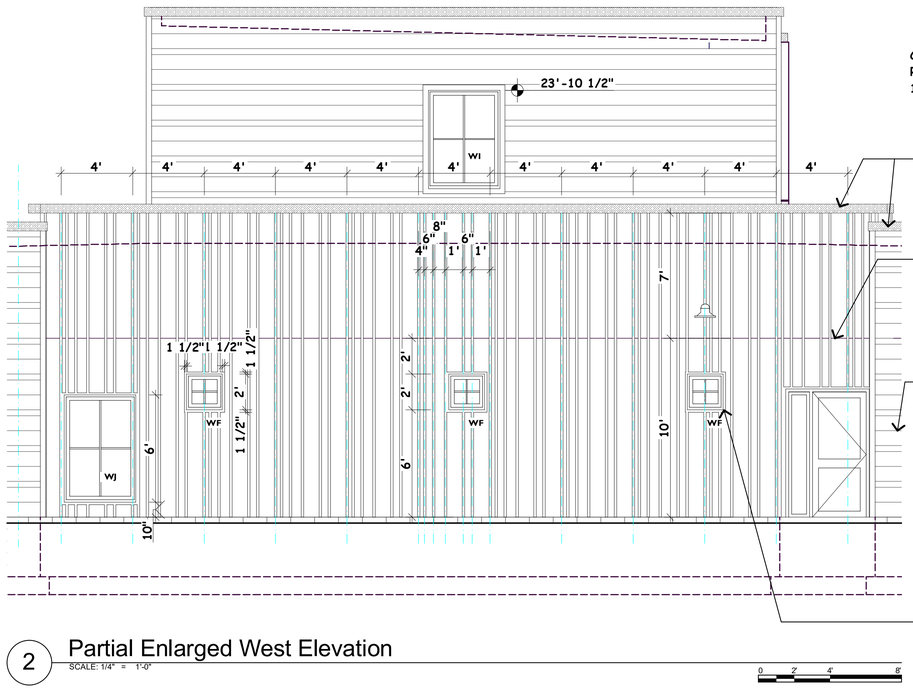


SINGLE PANE, FROSTED/ ETCHED GLASS @ ATTIC WDW TYPE WH

SUFACE APPLIED STREET ADDRESS NUMBERS. VER.

3 Partial Enlarged North Elevation
SCALE: 1/4" = 1'-0"

4 Partial Enlarlged East Elevation
SCALE: 1/4" = 1'-0"



CANOPY STRUCTURE STL ROD SUPPORTS

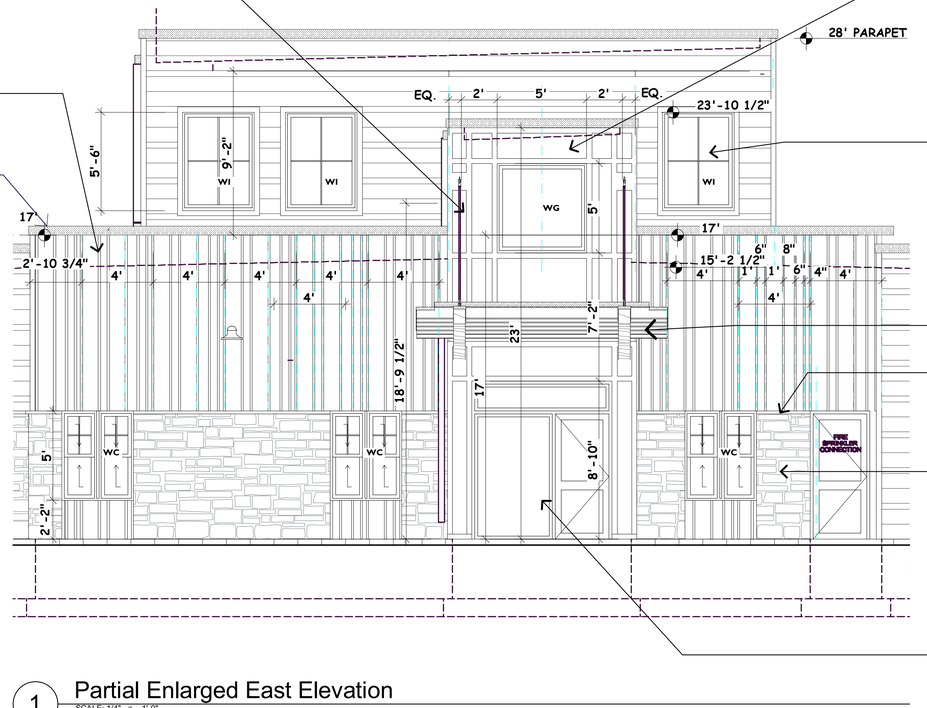
CEDARMILL PANEL W/ RANDOM SPACED 1 1/2" X 1" BATTENS AS SHOWN.

PREFIN MTL PARAPET COPING FLASH - TYP

HORIZ PANEL SPLICE @ 10' PANEL HT.

TYP HORZ SIDING - (2) ROWS OF 10" EXPOSURE LAP SIDING + (1) ROW OF 4" EXPOSURE LAP SIDING.

WDW & DR TRIM AT BATTEN LOCATIONS TO BE 1 1/2" X 1" ALL AROUND - TYP.



CEDARMILL PANEL W/ 3 1/2" X 1" TRIM AS SHOWN.

TYP BLACK FIBERGLASS WINDOWS. 3 1/2" X 1" TRIM AT HD, JAMB, & SILL - TYP.

ROUGH-SAWN CEDAR CANOPY ASSEMBLY.

2" MANUFACT STONE CAP - TYP

MANUFACT STONE

ALUM ENTRY

2 Partial Enlarged West Elevation
SCALE: 1/4" = 1'-0"

1 Partial Enlarged East Elevation
SCALE: 1/4" = 1'-0"

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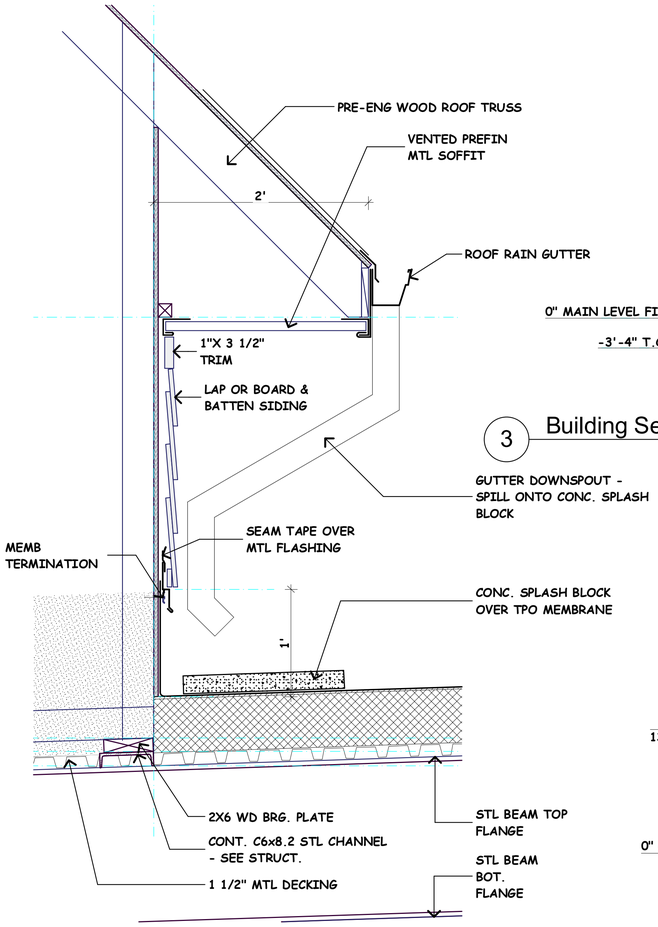
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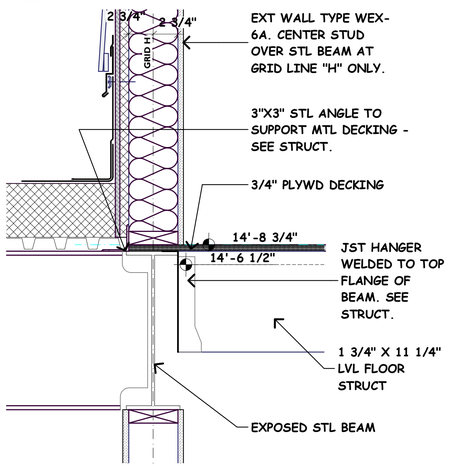
14725 Ramsey Boulevard NW
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A2.3



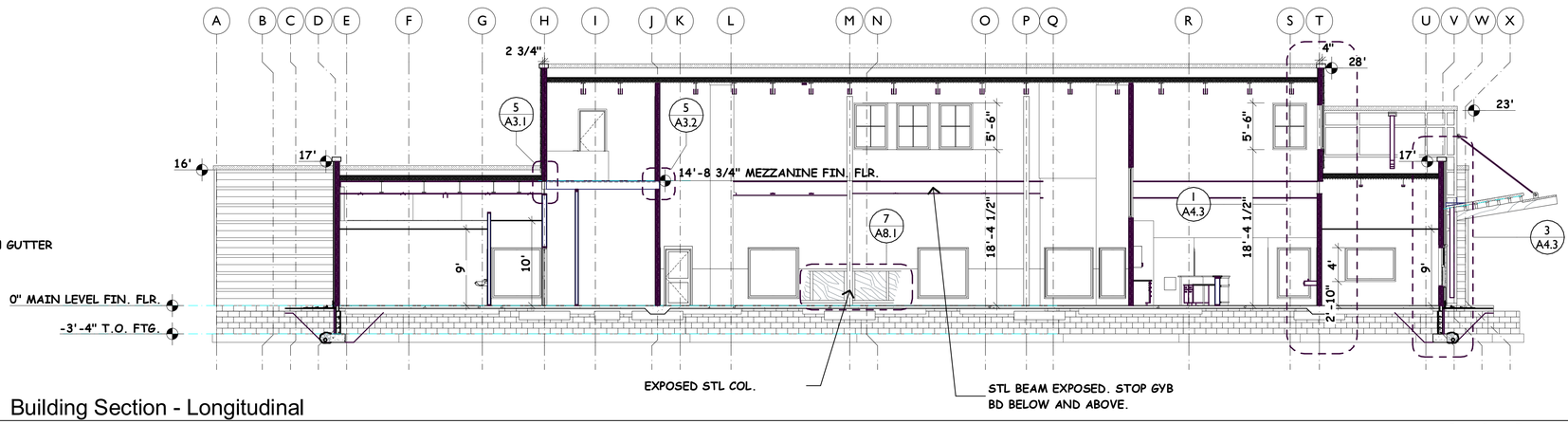
4 Wd Truss Brg Detail

SCALE: 1 1/2"= 1'-0"



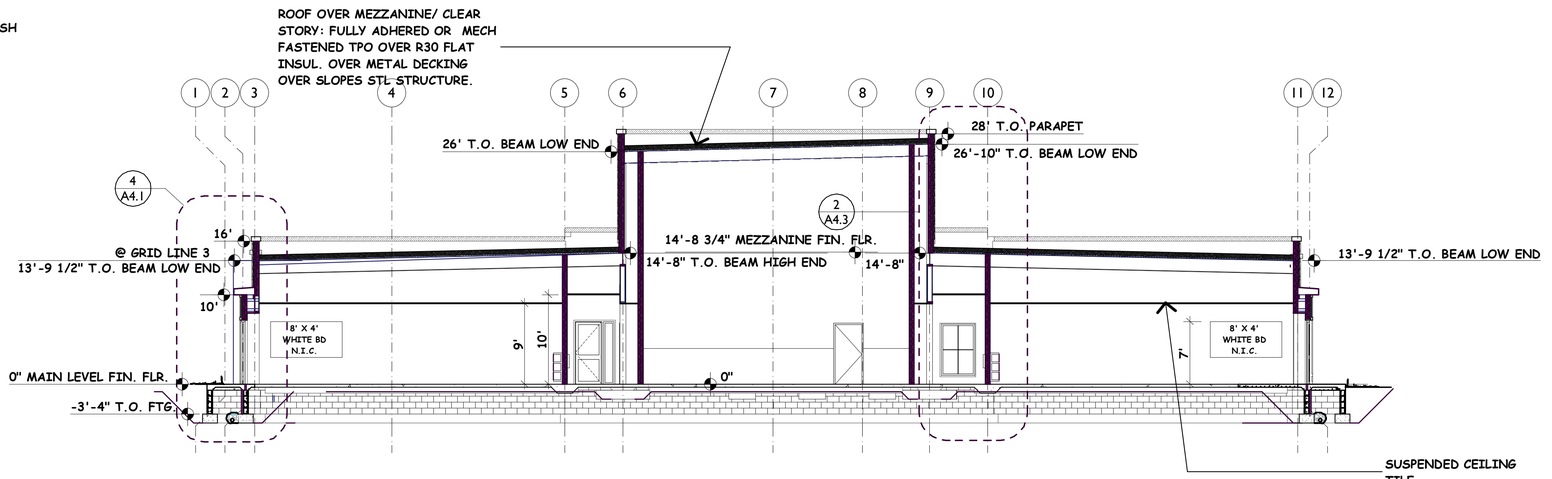
5 Detail Roof/ Wall @ Mezz.

SCALE: 1 1/2"= 1'-0"



3 Building Section - Longitudinal

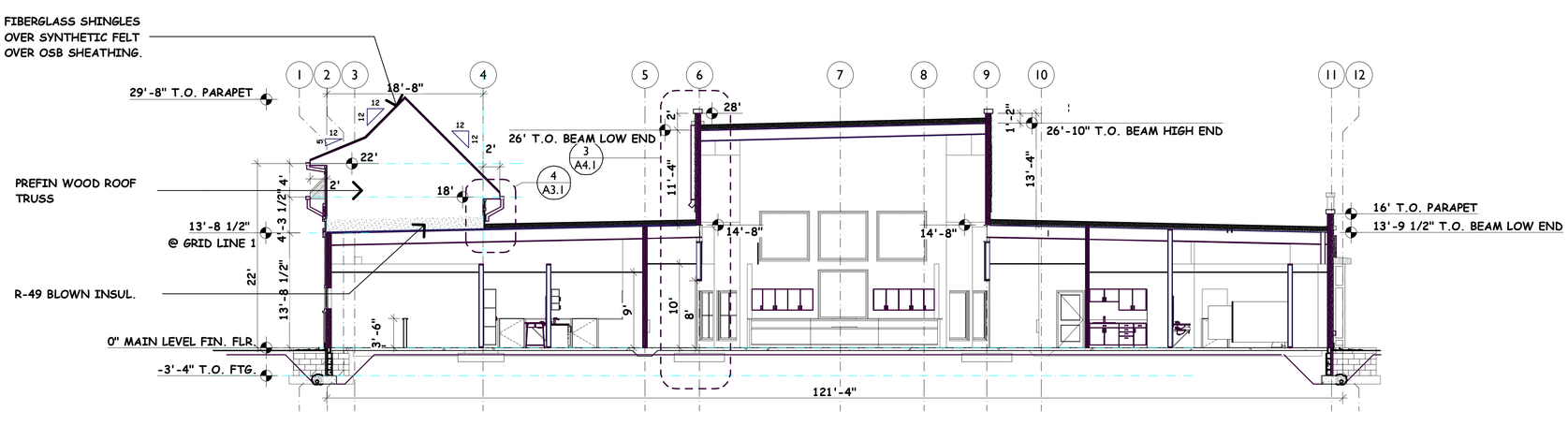
0 4' 8' 16'



2 Building Section - Sport Court

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 Building Section - Lobby

0 4' 8' 16'

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Lil' Explorers Childcare Center
New Building

14725 Ramsey Boulevard NW
Ramsey, MN

A3.1

PROPOSED PROPERTY DESCRIPTION

Lot 2, Block 1, RAMSEY STORAGE CENTER, Anoka County, Minnesota.

PROPERTY OWNER

Ramsey Storage Center LLC
86 Diamond Dr.
Henniker, NH 03242

LIL X DEVELOPER

Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

ENGINEER/SURVEYOR

Sisu Land Surveying LLC
2580 Christian Dr.
Chaska, MN 55318
Contact: Curt Kallio, PE, LS
612-418-6828

LOT INFORMATION

PID 27-32-25-22-0085
Existing Zoning: B2 - Business District
Address: 14725 Ramsey Blvd. NW
Area = 1.74 acres
Watershed District = Lower Rum River WMO
School District 11

STORMWATER

All stormwater runoff will drain to the existing stormwater pond north of the site. No additional treatment is proposed. The total proposed new impervious surface is 0.85 acres.

TREE PRESERVATION

Existing tree survey, inventory, preservation, and mitigation is shown on Sheets C3 to C5.

LIGHTING PLAN

Potential parking lot lights are shown. A lighting plan will be designed by others and may vary from what is shown.

LANDSCAPING PLAN

A landscaping plan will be prepared by others.

UTILITIES

Water and sewer services will be provided from existing stubs at the NW corner of the site. Connections are shown on Sheet C7.

WETLANDS

No wetland delineation has been performed. There are no anticipated wetlands on site.

FLOODPLAIN

This property is not located in a floodplain

SOILS

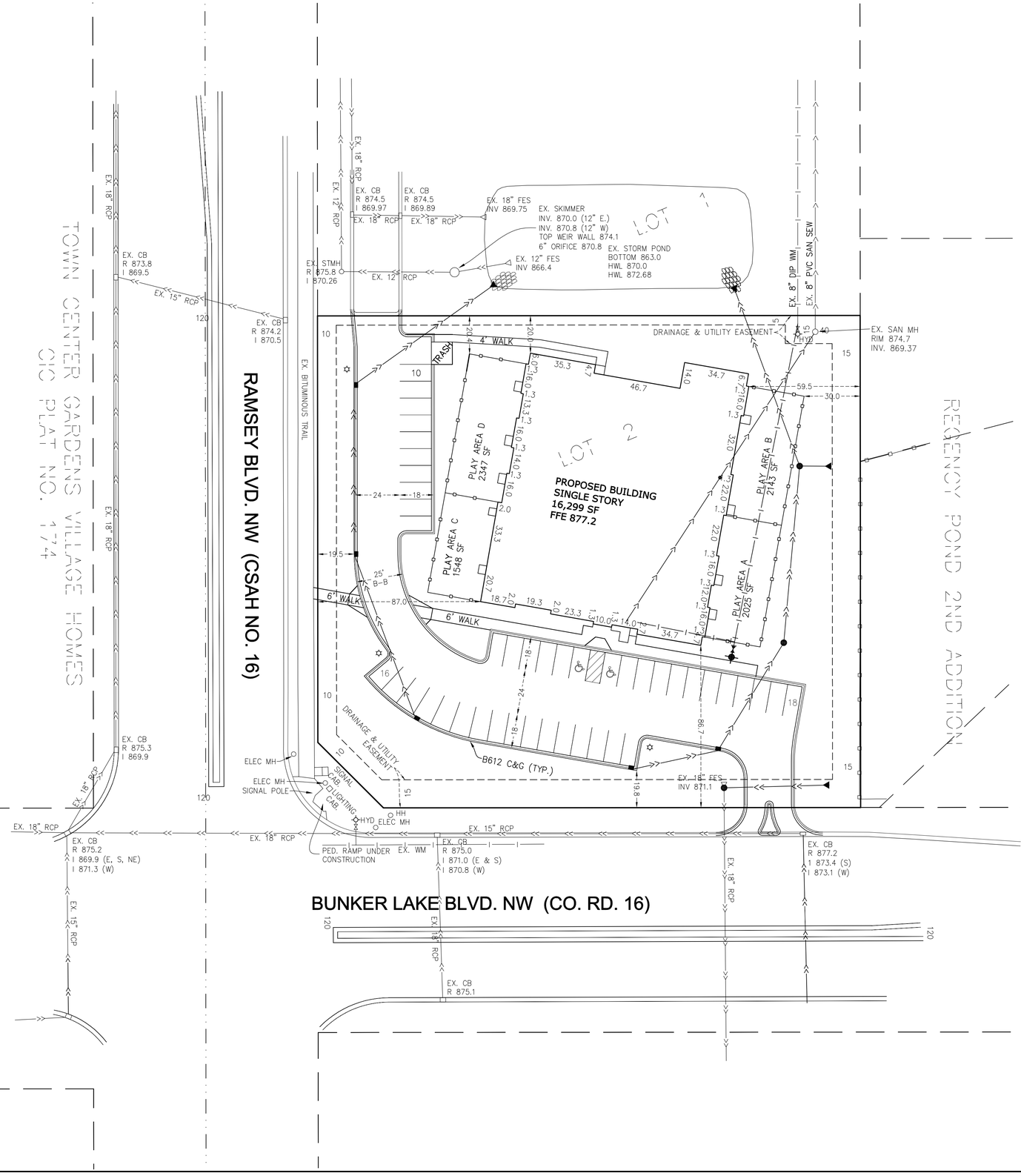
Existing soils are mapped as Hubbard loamy sands. No soil boring data is available.

SHEET INDEX

C1	SITE PLAN
C2	CERTIFICATE OF SURVEY/EXISTING CONDITIONS
C3	TREE SURVEY
C4	TREE INVENTORY
C5	TREE PRESERVATION
C6	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C7	UTILITY AND STORM SEWER PLANS
C8	TURF ESTABLISHMENT PLAN

LEGEND

PROPERTY LINE
PARCEL LINES
EASEMENT
EX. CONTOUR
PROP. CONTOUR
DRAINAGE ARROW
PROPOSED LIGHTING
EX. CATCH BASIN
EX. STORM SEWER
EX. EX. STORM MH
EX. FES
EX. SAN. SEWER
EX. SAN. SEWER MH
EX. WATERMAIN
EX. HYDRANT



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LAND SURVEYING & ENGINEERING
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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NOT FOR CONSTRUCTION 7/28/2022
Curtiss J. Kallio, Lic. No. 26909 Date

DATE	REVISION	BY

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Site Plan
Lil Explorers Childcare Center
Ramsey, MN

PROJECT NO:
202253

SHEET
C1

PROPOSED PROPERTY DESCRIPTION

Lot 2, Block 1, RAMSEY STORAGE CENTER, Anoka County, Minnesota.

LOT INFORMATION

PID 27-32-25-22-0085
Existing Zoning: B2 – Business District
Address: 14725 Ramsey Blvd. NW
Area = 1.74 acres
Watershed District = Lower Rum River WMO
School District 11

PROPERTY OWNER

Ramsey Storage Center LLC
86 Diamond Dr.
Henniker, NH 03242

LIL X DEVELOPER

Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

ENGINEER

Sisu Land Surveying LLC
2580 Christian Dr.
Chaska, MN 55318
Contact: Curt Kallio, PE, LS
612-418-6828

TREE SURVEY

Existing tree inventory is shown on Sheet C3 and C4.

WETLANDS

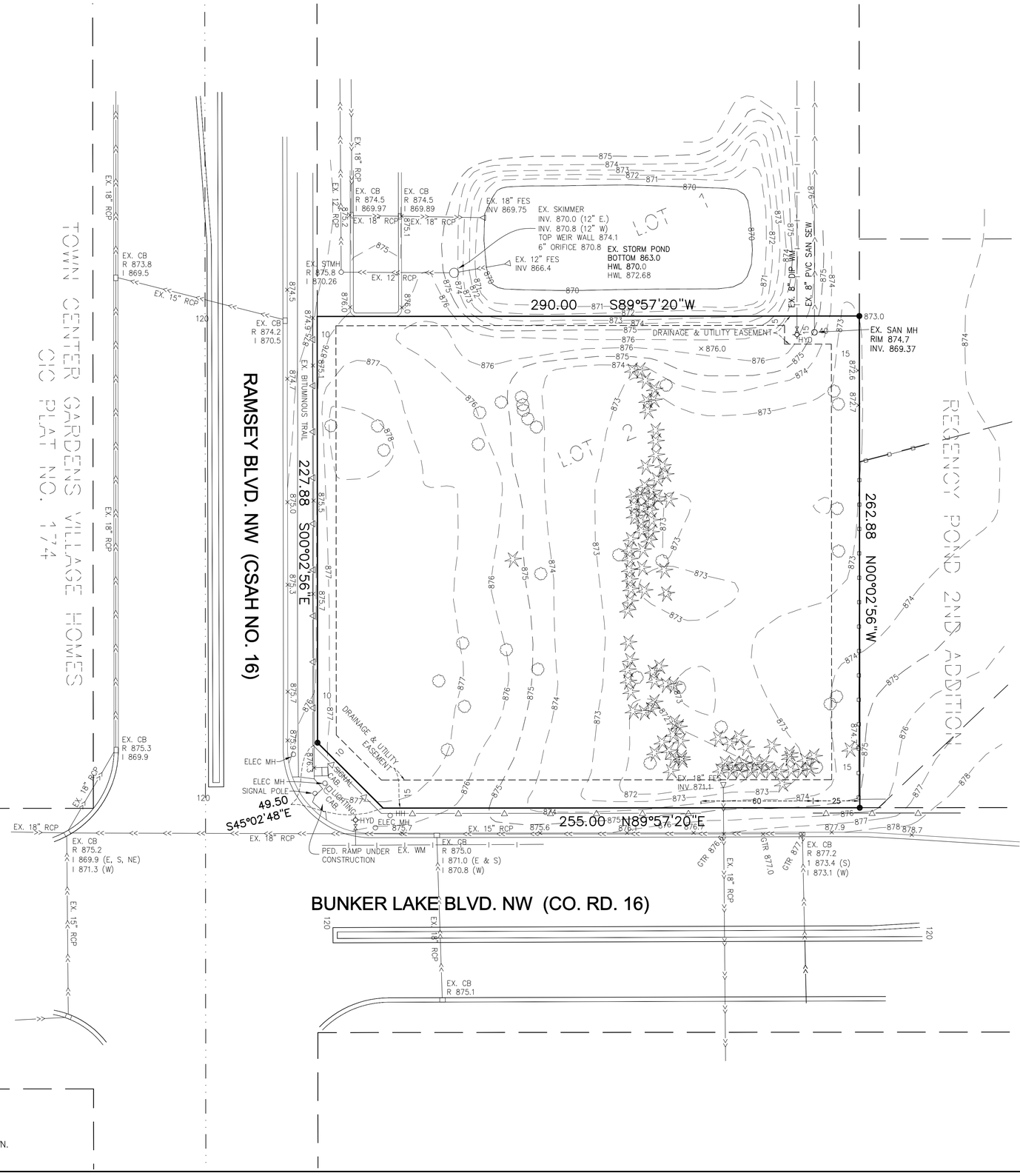
No wetland delineation has been performed. There are no anticipated wetlands on site.

FLOODPLAIN

This property is not located in a floodplain

SOILS

Existing soils are mapped as Hubbard loamy sands. No soil boring data is available.



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK
- EASEMENT
- EX. CONTOUR — 900 —
- PROP. CONTOUR — 900 —
- DRAINAGE ARROW
- EX. CATCH BASIN
- EX. STORM SEWER
- EX. EX. STORM MH
- EX. FES
- EX. SAN. SEWER
- EX. SAN. SEWER MH
- EX. WATERMAIN
- EX. HYDRANT
- EX. GATE VALVE
- POWER POLE
- LIGHT POLE
- ACCESS CONTROL

0 30 60
SCALE IN FEET

● DENOTES IRON MONUMENT FOUND

○ DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.

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612-418-6828

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Curtiss J. Kallio, Lic. No. 26909 — 7/28/2022 Date

DATE	REVISION	BY

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Certificate of Survey and Existing Conditions
Lil Explorers Childcare Center
Ramsey, MN

PROJECT NO:
202253

SHEET
C2

LEGEND

- TF — TREE FENCE, ORANGE SNOW FENCE OR SILT FENCE
- 329 — EXISTING DECIDUOUS TREE & TAG NUMBER
- 329 — EXISTING CONIFEROUS TREE & TAG NUMBER
- X — TREE REMOVAL INDIVIDUAL
- TREE RELOCATE/REMOVAL GROUP
- CONSTRUCTION LIMITS

RAMSEY BLVD. NW (CSAH NO. 16)

EX. BITUMINOUS TRAIL

RELOCATE SELECT TREES
REMOVE ALL OTHER TREES

RELOCATE SELECT TREES
REMOVE ALL OTHER TREES

ELEC MH
ELEC MH
SIGNAL POLE
SIGNAL CAB.
LIGHTING CAB.
HYD
ELEC MH
HH
PED. RAMP UNDER CONSTRUCTION

GTR 876
GTR 877.0
GTR 877

BUNKER LAKE BLVD. NW (CO. RD. 16)

0 20 40
SCALE IN FEET

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NOT FOR CONSTRUCTION
Curtiss J. Kallio, Lic. No. 26909
7/28/2022
Date

DATE	REVISION	BY

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Tree Survey
Lil Explorers Childcare Center
Ramsey, MN

PROJECT NO:
202253

SHEET
C3

TAG	IDENTIFICATION	DBH	CONDITION	STATUS	TAG	IDENTIFICATION	DBH	CONDITION	STATUS	TAG	IDENTIFICATION	DBH	CONDITION	STATUS
160	5 red pine	5	good	Remove	363	4 red pine	4	good	Remove	416	7 red pine	7	good	Remove
312	7 red pine	7	good	Remove	364	8 9 14 16 box elder	37	good	Remove	417	5 red pine	5	good	Remove
313	6 red pine	6	good	Remove	365	6 red pine	6	good	Remove	418	5 red pine	5	good	Remove
314	6 red pine	6	good	Remove	366	9 red pine	9	good	Remove	419	4 red pine	4	good	Remove
316	7 red pine	7	good	Remove	367	9 red pine	9	good	Remove	420	6 red pine	6	good	Remove
317	8 red pine	8	good	Remove	368	8 red pine	8	good	Remove	421	6 red pine	6	good	Remove
318	8 red pine	8	good	Remove	369	9 red pine	9	good	Remove	422	6 red pine	6	good	Remove
319	9 red pine	9	good	Remove	371	19 siberian elm	19	good	Remove	423	7 red pine	7	good	Remove
320	8 red pine	8	good	Remove	372	9 red pine	9	good	Remove	424	6 red pine	6	good	Remove
321	9 red pine	9	good	Remove	373	10 red pine	10	good	Remove	425	6 red pine	6	good	Remove
322	8 red pine	8	good	Remove	377	3 10 16 siberian eln	34	good	Remove	426	7 red pine	7	good	Remove
323	7 red pine	7	good	Remove	379	8 siberian elm	8	good	Remove	427	7 red pine	7	good	Remove
324	4 red pine	4	good	Remove	380	9 14 siberian elm	23	good	Remove	428	7 red pine	7	good	Remove
325	9 red pine	9	good	Remove	381	10 red pine	10	good	Remove	429	7 red pine	7	good	Remove
326	10 aspen dying	0	dying	Remove	382	10 red pine	10	good	Remove	430	7 red pine	7	good	Remove
327	9 aspen	9	good	Remove	383	7 red pine	7	good	Remove	431	5 red pine	5	good	Remove
328	9 aspen	9	good	Remove	384	7 red pine	7	good	Remove	432	6 red pine	6	good	Remove
329	12 16 ash	28	good	Remove	385	8 11 elm	19	good	Remove	433	6 red pine	6	good	Remove
331	10 aspen	10	good	Remove	386	7 red pine	7	good	Remove	434	7 red pine	7	good	Remove
332	14 cottonwood	14	good	Remove	387	4 red pine	4	good	Remove	435	6 red pine	6	good	Remove
333	8 8 ash	16	good	Remove	388	7 red pine	7	good	Remove	436	16 cottonwood	16	good	Remove
334	8 red pine	8	good	Remove	389	7 red pine	7	good	Remove	437	6 red pine	6	good	Remove
338	10 aspen	10	good	Remove	390	15 ash dead	0	dead	Remove	439	7 red pine	7	good	Save
339	6 red pine	6	good	Remove	392	5 red pine	5	good	Remove	440	7 8 siberian elm	15	good	Save
340	8 red pine	8	good	Remove	393	5 red pine	5	good	Remove	450	7 elm	7	good	Save
341	5 red pine	5	good	Remove	394	9 red pine	9	good	Remove	451	11 elm	11	good	Save
343	5 red pine	5	good	Remove	395	8 red pine	8	good	Remove	1078	7 red pine	7	good	Remove
344	6 red pine	6	good	Remove	396	5 red pine	5	good	Remove	1091	12 red pine	12	good	Remove
345	7 red pine	7	good	Remove	399	8 elm	8	good	Remove	NT1	9 siberian elm	9	good	Remove
346	7 red pine	7	good	Remove	400	7 red pine	7	good	Remove	NT10	9 siberian elm	9	good	Save
348	7 red pine	7	good	Remove	401	10 red pine	10	good	Remove	NT11	8 box elder	8	good	Save
349	4 red pine	4	good	Remove	403	6 red pine	6	good	Remove	NT12	8 elm	8	good	Save
350	8 red pine	8	good	Remove	404	6 red pine	6	good	Remove	NT2	22 elm	22	good	Remove
351	8 red pine	8	good	Remove	405	5 red pine	5	good	Remove	NT3	8 aspen	8	good	Remove
352	7 red pine	7	good	Remove	406	6 red pine	6	good	Remove	NT4	8 aspen	8	good	Remove
354	6 red pine	6	good	Remove	407	7 red pine	7	good	Remove	NT5	12 cedar	12	good	Remove
355	7 red pine	7	good	Remove	408	6 red pine	6	good	Remove	NT6	4 red pine	4	good	Remove
356	5 red pine	5	good	Remove	409	7 red pine	7	good	Remove	NT7	12 ash dead	0	dead	Remove
357	8 red pine	8	good	Remove	410	5 red pine	5	good	Remove	NT8	7 8 siberian elm	15	good	Remove
358	6 red pine	6	good	Remove	411	6 red pine	6	good	Remove	NT9	8 siberian elm	8	good	Remove
359	6 red pine	6	good	Remove	412	8 8 10 box elder	26	good	Remove					
360	10 box elder	10	good	Remove	413	5 red pine	5	good	Remove					
361	8 red pine	8	good	Remove	414	10 red pine	10	good	Remove					
362	9 red pine	9	good	Remove	415	5 red pine	5	good	Remove					

TREE REMOVAL/PRESERVATION SUMMARY

TOTAL DBH	1083
30% OF TOTAL DBH	325
DBH SAVED	65
ANTICIPATED DBH RELOCATED	200
ANTICIPATED DBH PLANTED	60
ANTICIPATED REMAINING RESTITUTION	0

NOTE: FINAL TOTALS FOR RELOCATION AND PLANTINGS
PER LANDSCAPING PLANS PREPARED BY OTHERS

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Chaska, MN 55318
612-418-6828

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NOT FOR CONSTRUCTION 7/28/2022
Curtiss J. Kallio, Lic. No. 26909 Date

DATE	REVISION	BY

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Tree Inventory
Lil Explorers Childcare Center
Ramsey, MN

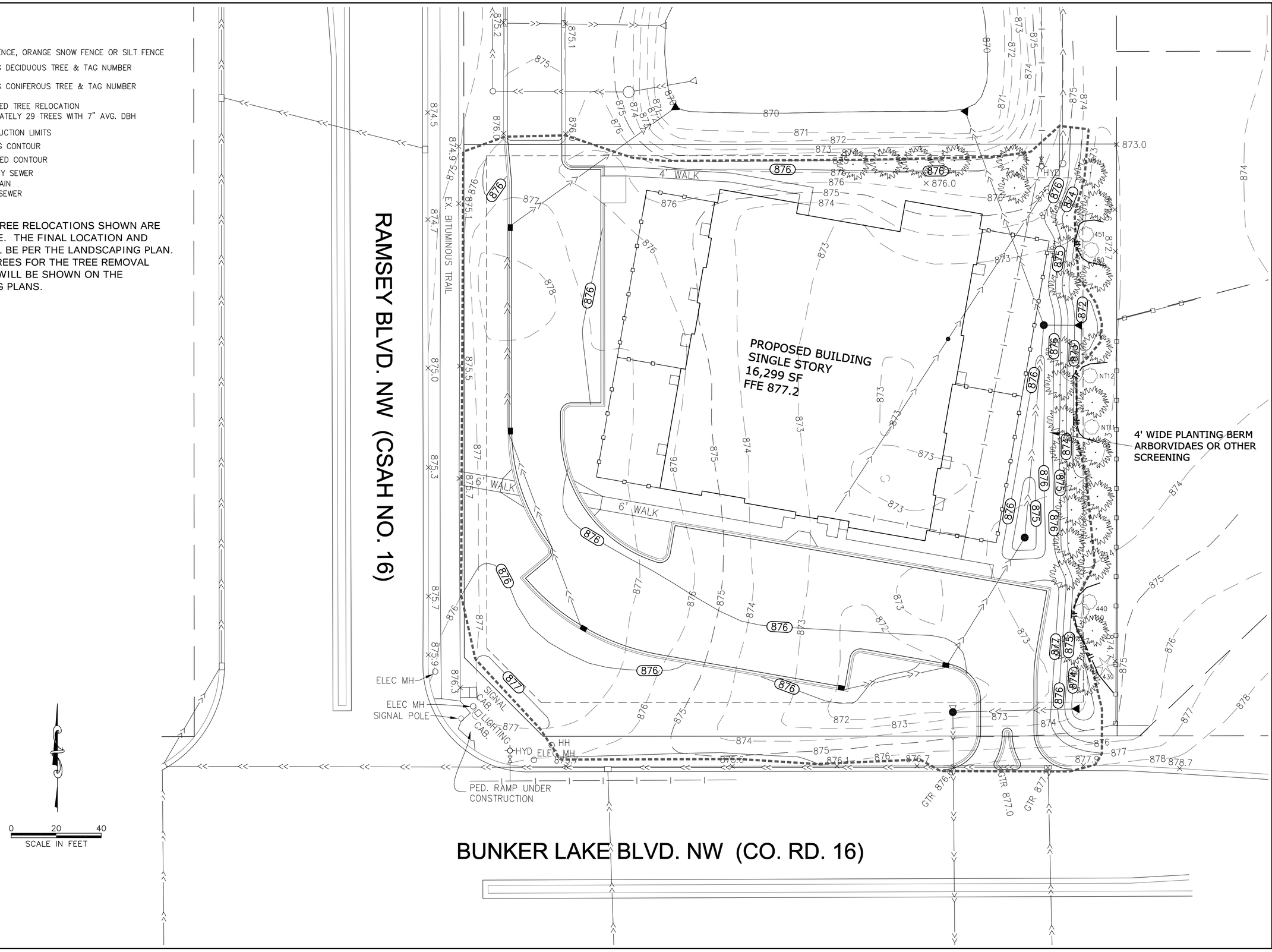
PROJECT NO:
202253

SHEET
C4

LEGEND

- TF — TREE FENCE, ORANGE SNOW FENCE OR SILT FENCE
- 329 — EXISTING DECIDUOUS TREE & TAG NUMBER
- 329 — EXISTING CONIFEROUS TREE & TAG NUMBER
- PROPOSED TREE RELOCATION APPROXATELY 29 TREES WITH 7" AVG. DBH
- CONSTRUCTION LIMITS
- 900 — EXISTING CONTOUR
- 864 — PROPOSED CONTOUR
- SANITARY SEWER
- WATERMAIN
- STORM SEWER

NOTE: THE TREE RELOCATIONS SHOWN ARE APPROXIMATE. THE FINAL LOCATION AND NUMBER WILL BE PER THE LANDSCAPING PLAN. PROPOSED TREES FOR THE TREE REMOVAL MITIGATION WILL BE SHOWN ON THE LANDSCAPING PLANS.



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NOT FOR CONSTRUCTION 7/28/2022

Curtiss J. Kallio, Lic. No. 26909 Date

DATE	REVISION	BY

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

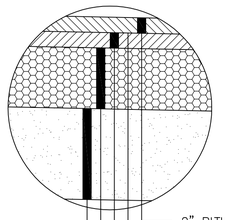
SHEET TITLE & PROJECT:
Tree Preservation and Mitigation
Lil Explorers Childcare Center
Ramsey, MN

PROJECT NO:
202253

SHEET
C5

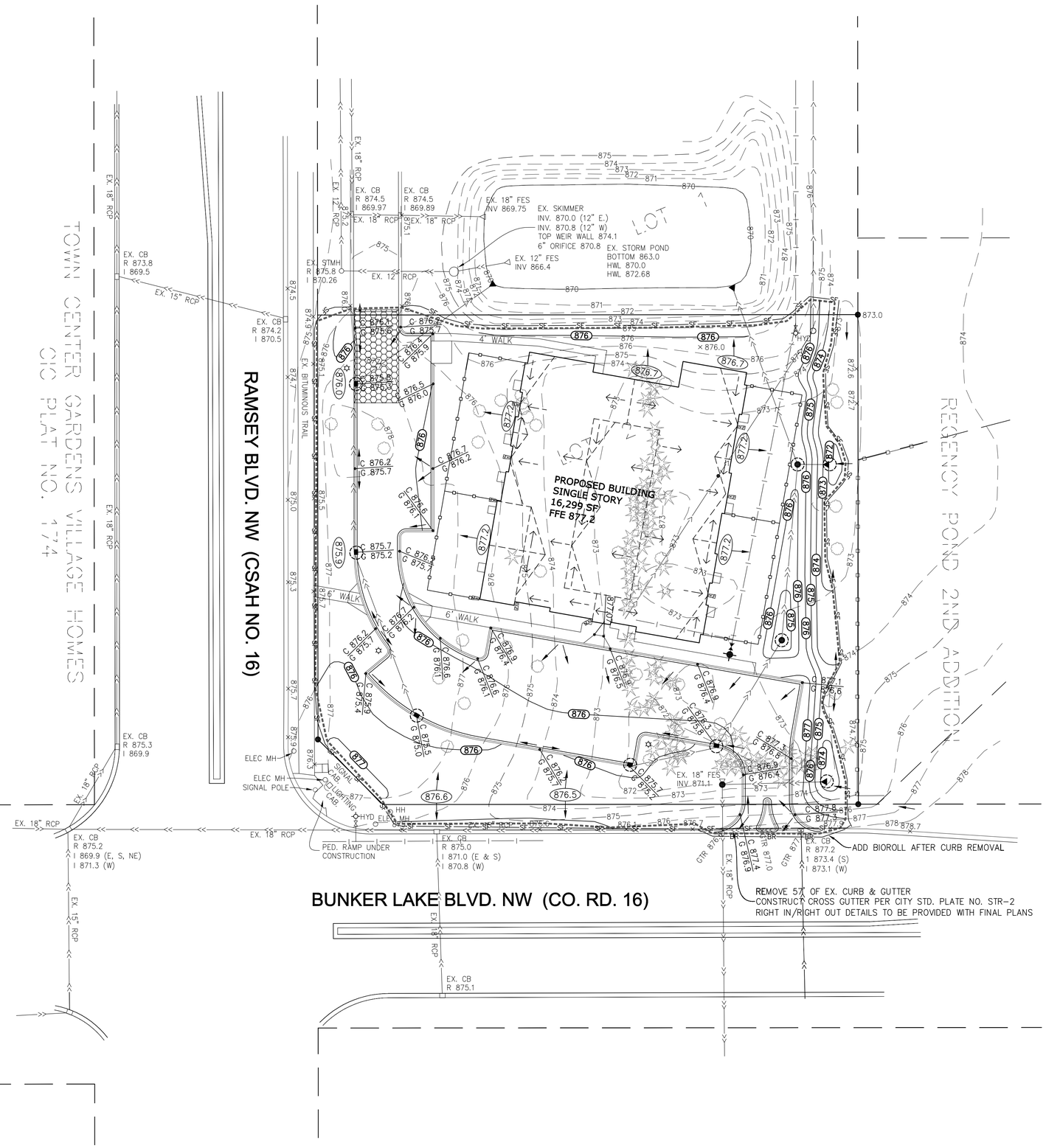
GRADING NOTES

1. The grading contractor shall verify locations and elevations of all underground utilities with the respective utility companies prior to construction.
2. 6" minimum topsoil to placed on all areas to have turf established.
3. The estimated disturbed area is 1.8 acres. An NPDES Permit is required. The SWPPP will be prepared as a separate document with the final construction plans.
4. The new impervious area is 0.85 acres.
5. The estimated excavation is 6,000 CY.
6. A rock construction exit or other approved method is required at all access points to and from the site.



PRELIMINARY PAVEMENT SECTION

FINAL PAVEMENT DESIGN BY OTHERS.



LEGEND

900	EXISTING CONTOUR
864	PROPOSED CONTOUR
	CONSTRUCTION LIMITS
SF	SILT FENCE, MACHINE SLICED
BR	BIOROLL, TYPE COMPOST LOG
	INLET PROTECTION
952.0	PROPOSED FINISHED GRADE ELEVATION
C 927.7 / G 927.2	PROPOSED CURB ELEV. / PROPOSED GUTTER ELEV.
	ROOF DRAINAGE DIRECTION
	DRAINAGE ARROW
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
X 976.5	EXISTING SPOT ELEVATION
	CONSTRUCTION EXIT

0 30 60
SCALE IN FEET

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2580 Christian Dr.
Chaska, MN 55318
612-418-6828

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NOT FOR CONSTRUCTION 7/28/2022
Curtiss J. Kallio, Lic. No. 26909 Date

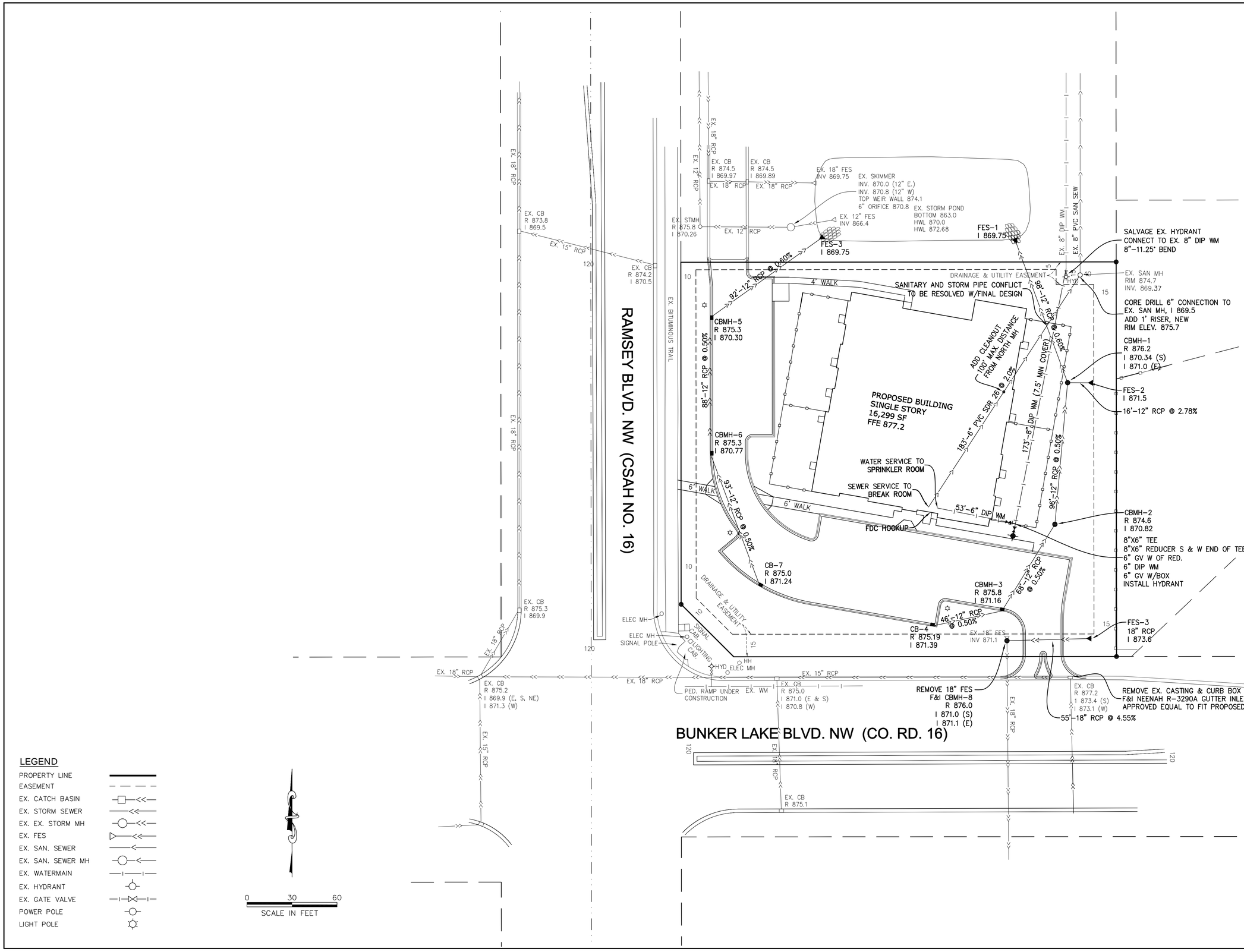
DATE	REVISION	BY

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Grading, Drainage, and Erosion Control Plan
Lil Explorers Childcare Center
Ramsey, MN

PROJECT NO:
202253

SHEET
C6



LEGEND

- PROPERTY LINE
- EASEMENT
- EX. CATCH BASIN
- EX. STORM SEWER
- EX. EX. STORM MH
- EX. FES
- EX. SAN. SEWER
- EX. SAN. SEWER MH
- EX. WATERMAIN
- EX. HYDRANT
- EX. GATE VALVE
- POWER POLE
- LIGHT POLE

0 30 60
SCALE IN FEET

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612-418-6828

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NOT FOR CONSTRUCTION 7/28/2022
Curtiss J. Kallio, Lic. No. 26909 Date

BY	REVISION	DATE

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Utility and Storm Sewer Plan
Lil Explorers Childcare Center
Ramsey, MN

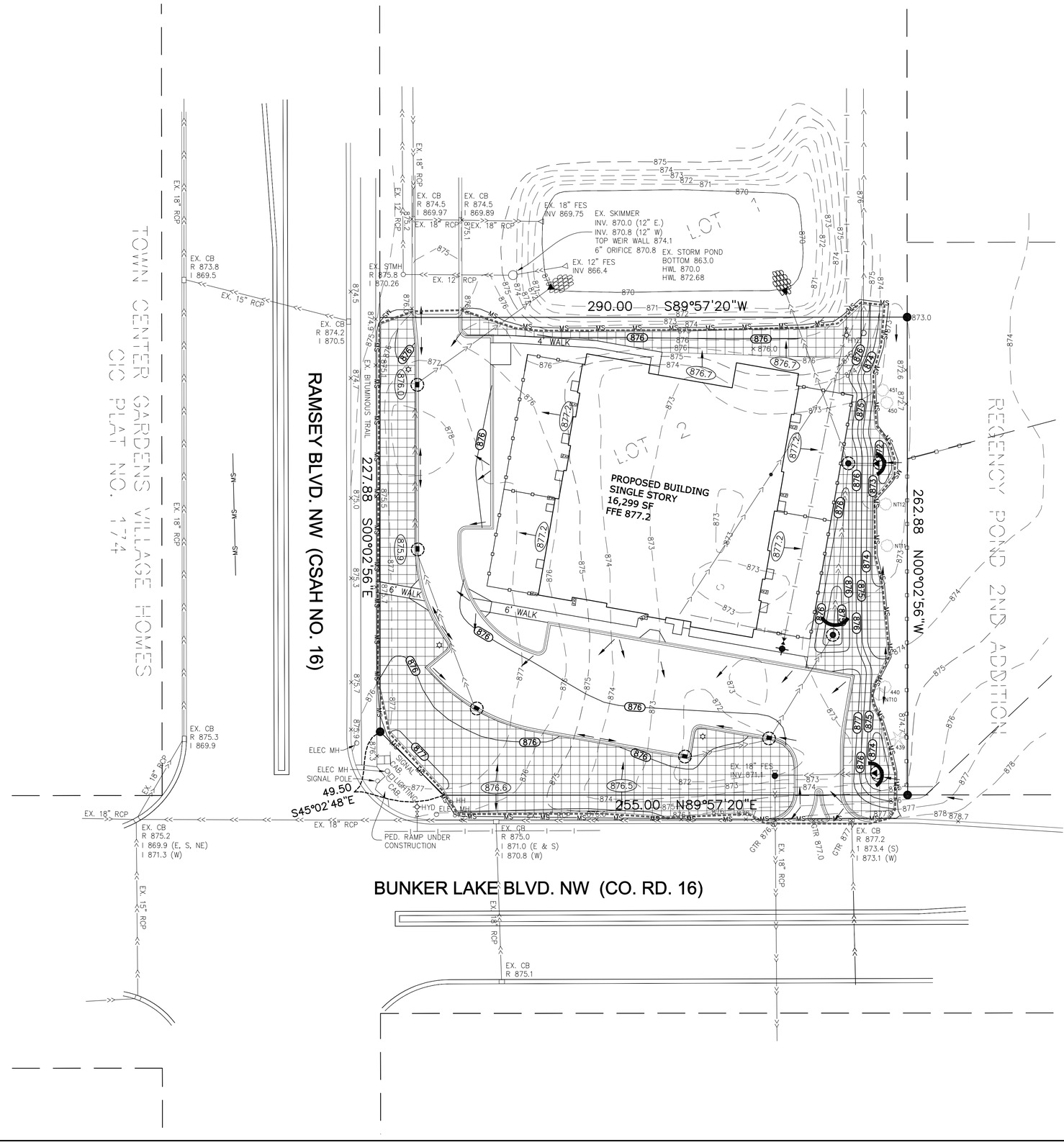
PROJECT NO:
202253

SHEET
C7

TURF ESTABLISHMENT NOTES

1. 6" minimum topsoil to placed on all areas to have turf established.
2. Unless shown otherwise, all disturbed areas shall be seeded as follows:
   - Areas to be left natural – MnDOT Seed Mixture 25–141
   - Areas below pond HWL – MnDOT Seed Mixture 33–261
3. Stabilized seeded areas a shown with Erosion Control Blanket category 3.
4. Locations adjacent to the building that will be regularly mowed will be sodded.
5. Modify final stabilization as necessary to match landscaping plans.

EROSION CONTROL BLANKET
CATEGORY 3



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONSTRUCTION LIMITS
- SILT FENCE, MACHINE SLICED
- INLET PROTECTION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED CURB ELEV. / PROPOSED GUTTER ELEV.
- ROOF DRAINAGE DIRECTION
- DRAINAGE ARROW
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SPOT ELEVATION
- CONSTRUCTION EXIT
- COMPOST LOG

0 30 60
SCALE IN FEET

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2580 Christian Dr.
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612-418-6828

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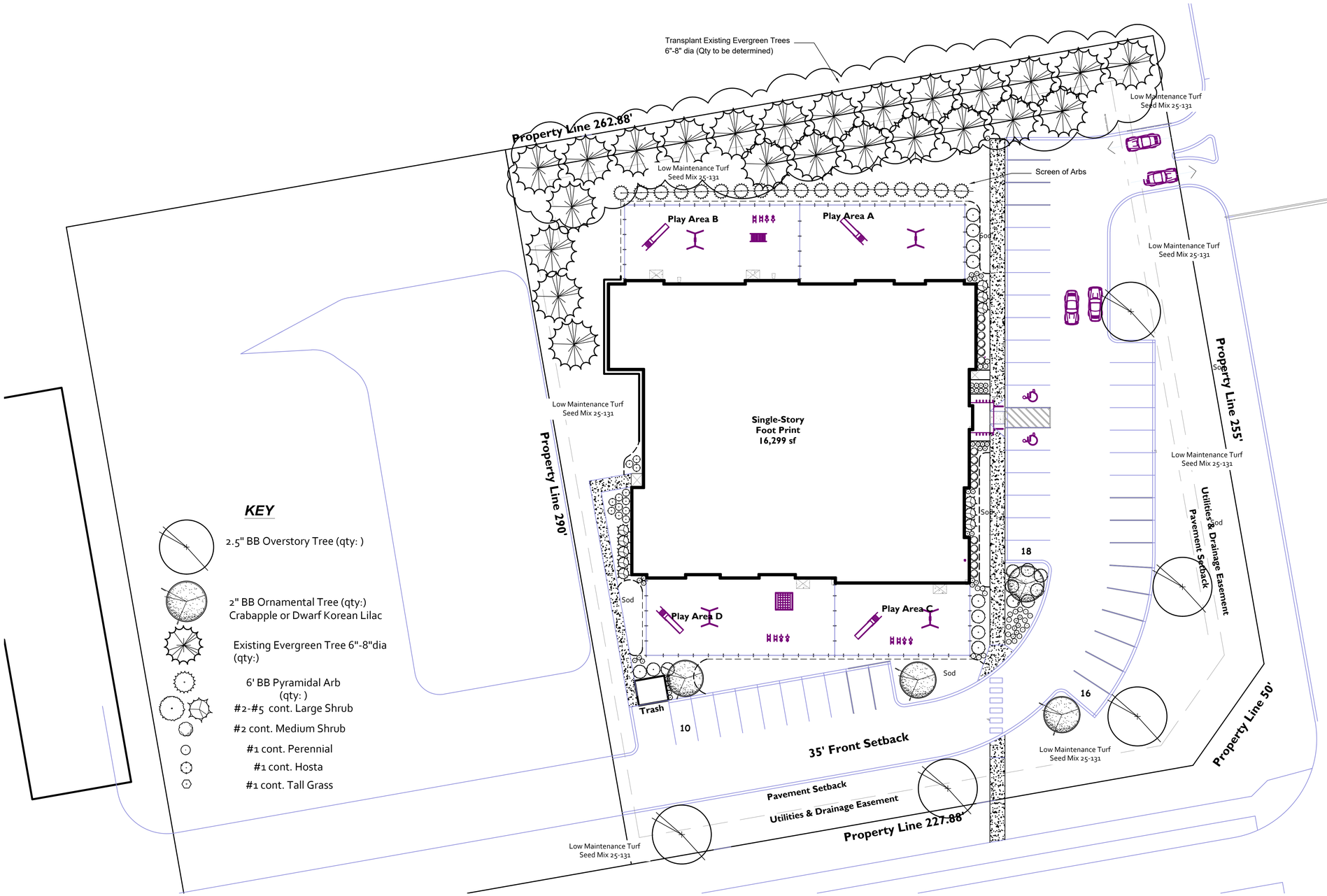
BY	REVISION	DATE

PREPARED FOR:
Jeremy Spaude
21830 S. Diamond Lake Dr.
Rogers, MN 55374
612-501-1493

SHEET TITLE & PROJECT:
Turf Establishment Plan
Lil Explorers Childcare Center
Carver, MN

PROJECT NO:
202195

SHEET
C8



KEY

2.5" BB Overstory Tree (qty:)

2" BB Ornamental Tree (qty:)
Crabapple or Dwarf Korean Lilac

Existing Evergreen Tree 6"-8"dia
(qty:)

6' BB Pyramidal Arb
(qty:)

#2-#5 cont. Large Shrub

#2 cont. Medium Shrub

#1 cont. Perennial

#1 cont. Hosta

#1 cont. Tall Grass

NOTES:
-All plant beds to receive **Hardwood Mulch** w/out weed barrier at 3" depth.
-**Vinyl Edger** to be installed where plant beds abut turf or rock beds.
- **Irrigation system design by others**.
- All planting beds and sod shall be irrigated with adequate water coverage.

-Provide **4' diameter Hardwood Mulch Tree Ring** at all trees located in turf areas.

Landscape Plan

0 10 20 40

Scale 1" = 20'-0"

NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

MIDWEST LANDSCAPES
Est. 1970

6221 Oakwood Avenue NE
Otsego, MN 55330
763-241-1320
www.midwestlandscapes.com

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Project Title/Location:

PRELIMINARY LANDSCAPE PLAN
Lil Explorers Childcare Center
14725 Ramsey Blvd., Ramsey, MN

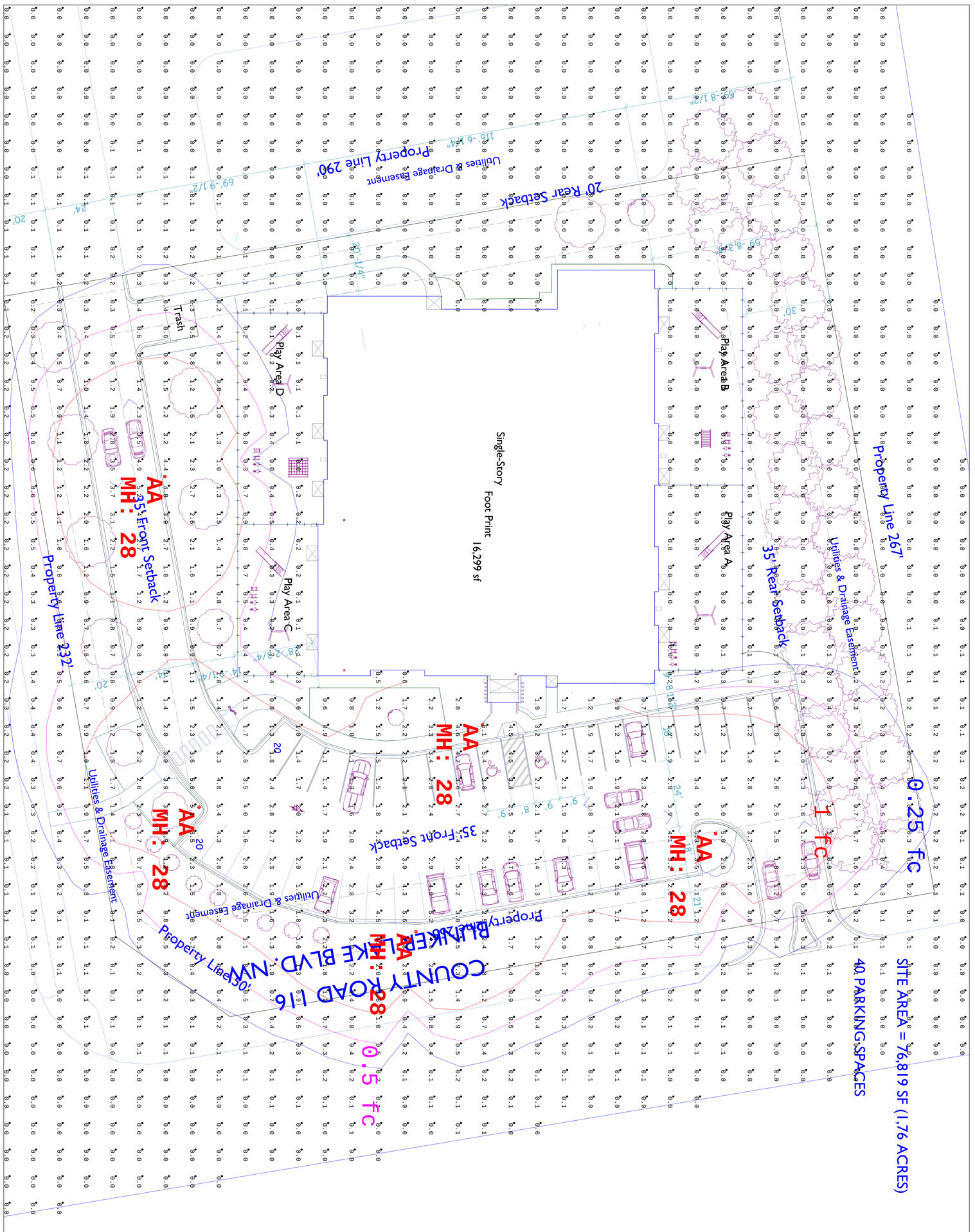
Prepared For:

Jeremy Spaude
21830 S. Diamoind Lake Dr.
Rogers, MN 55374

Designer Contact Info:

Aaron Hanson
612.470.9387
ahanson@midwestlandscapes.com

Designed By:	*Sheet Number:*
A.H	***L1***
Checked By:	*1 OF 1*
Date: 7/272022	



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminanc	Fc	0.41	5.6	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	5	AA	SINGLE	0.910	A17XFU150-150W_5K 0_ CCT Setting	150.63

Page M of 1

Lil X Ramsey

Drawn By: Daniel Budke
Checked By:
Date:7/25/2022
Scale:

Revisions	#	Date	Comments

VIKING electric
A Sonepar Company



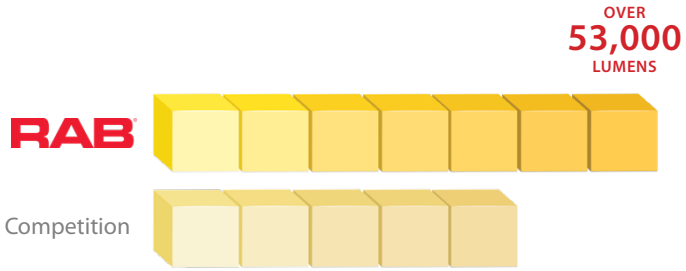
Ultra-economy area lighting.

The options you want at the price you need.

Available from 70W through 375W models, and with four IES distributions and numerous control options, the A17 gives you the right light for the right application, all without breaking the budget.

7 Lumen Packages

The A17 is available in everything from 10,000 lumens to up to 53,700 lumens, while leading competitors only offer up to 5 lumen packages.



Consistently High Efficacy

Not only does the A17 offer an ultra-high efficacy of up to 153 lm/W, but it delivers high efficacy throughout its entire portfolio.



Mounting Flexibility

With several mounting options available, the A17 can be used throughout various areas for one unified look: parking lots, building façades, adjacent walkways, etc.



Comes standard with Universal Pole Mount

OPTIONAL MOUNTING ACCESSORIES



Wall Mount
A17-WM



Slipfitter
A17-SF-KIT



Adjustable Universal Pole Mount
A17-ADJ-KIT

100,000 HOUR LED LIFESPAN

IP65 RATING

0-10V DIMMING

FIELD ADJUSTABLE

DLC PREMIUM

UL CERTIFIED

5-YEAR, LIMITED WARRANTY

RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty

3-WAY ADJUSTABLE (XFU)

Color Adjustable ✓

Power Adjustable ✓

Selectable Photocell ✓

Control Accessories

All A17 models are available with various control options and accessories to help qualify for additional utility rebates.

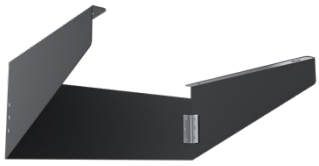
** Remote control required for managing settings of the microwave sensor (A17 with MVS sensor only).*



Twistlock Photocell
RPCT *(120-277V)*
RPCT-480 *(480V)*

Remote for Microwave Sensor*
A17-REMOTE

Reversible House Side Shields



A17-RHS1
(up to 150W)



A17-RHS2
(200W and up)

Ordering Matrices

STANDARD A17

Family	Distribution*	Wattage	Mounting**	Color Temp	Driver	Control Options
A17 —						
	3T Type III **4T** Type IV **5T** Type V	**70** 70W/10,000LM **100** 100W/15,000LM **150** 150W/22,500LM **200** 200W/30,000LM **240** 240W/36,000LM **300** 300W/45,000LM **375** 375W/51,800LM	**Blank** Universal Pole Mount **SF** Slipfitter (150W only)	**Blank** 5000K (Cool) **N** 4000K (Neutral)	**Blank** 120-277V, 0-10V Dimming **/480** 480V***, 0-10VDimming	**Blank** No Sensor **/3PRS** 3-Pin Receptacle & Shorting Cap **/7PRS** 7-Pin Receptacle & Shorting Cap **/MVS** Microwave Motion Sensor **/LC** Lightcloud® Controller****

** Type II distribution available as special order.*
***Wall mount and adjustable universal pole mount available as optional field-installed accessories.*
**** 480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models..*
***** Lightcloud® Controller available only in 120-277V.*

3-WAY ADJUSTABLE A17

Family	Wattage	Control Options
A17XFU	150	
	150 70W/100W/150W	**Blank** No Sensor **/LC** Lightcloud® Controller

Note: The A17XFU comes standard with an Adjustable Universal Pole Mount.

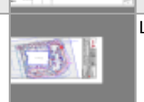
ProjectDox

Changemarks Report

Project Name: 22-132 Lil Explorers Daycare

Workflow Started: 08/03/2022 1:57 PM

Report Generated: 08/15/2022 11:38 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	9	False	Unresolved	Engineering Tech		C7.pdf	LC	San Cleanout	Add cleanout outside building to sanitary line	08/12/2022 9:41 AM	Logan Czech	
		10	False	Unresolved	Engineering Tech		C7.pdf	LC	FES-3	There are two FES with the same name	08/12/2022 9:41 AM	Logan Czech	
		7	False	Unresolved	City Planner		Lighting Plan.pdf	BM	Pole Height	Reduce pole heights from 28' to 20' and update lighting distribution	08/10/2022 2:07 PM	Brian McCann	
		8	False	Unresolved	City Planner		Lighting Plan.pdf	BM	Building-Mounted Lighting	Incorporate building-mounted lighting systems into the plan and update the lighting distribution.	08/10/2022 2:07 PM	Brian McCann	
		2	False	Unresolved	City Planner		C1.pdf	BM	Play Areas	Consider having all four play areas on the western side, and shifting the building further east to mitigate neighbor concerns of noise.	08/04/2022 8:48 AM	Brian McCann	
		3	False	Unresolved	City Planner		C1.pdf	BM	Parking Stall Widths	Add parking stall widths	08/04/2022 8:48 AM	Brian McCann	
		4	False	Unresolved	City Planner		C1.pdf	BM	Trash Enclosure Details	Provide details for the trash enclosure on a separate sheet.	08/04/2022 8:48 AM	Brian McCann	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	1	False	Unresolved	City Planner		A2.2.pdf	BM	Sign Permit	Separate sign permanent will be required for any proposed permanent ground or building signange.	08/04/2022 8:39 AM	Brian McCann	

From: Logan J. Keehr
To: Brian McCann
Subject: RE: Lil Explorers - Ramsey/Bunker
Date: Thursday, August 4, 2022 1:19:29 PM
Attachments: image001.png

Hi Brian,

We are fine with the RI/RO on CSAH 116, but we would like the WB CSAH 116 right turn lane extended as much as is feasible with Limonite St just to the east.

Let me know if you need anything else from us.

Logan Keehr, E.I.T.
Traffic Engineering Technician
Anoka County Highway Department
1440 Bunker Lake Boulevard NW
Andover, MN 55304
Direct: 763.324.3183
Logan.Keehr@co.anoka.mn.us

From: Brian McCann <BMcCann@ci.ramsey.mn.us>
Sent: Thursday, August 4, 2022 8:30 AM
To: Jane Rose <Jane.Rose@co.anoka.mn.us>; Logan J. Keehr <Logan.Keehr@co.anoka.mn.us>
Subject: Lil Explorers - Ramsey/Bunker

EXTERNAL EMAIL ALERT: This message originated from outside the Anoka County email system.
Use Caution when clicking hyperlinks, downloading pictures or opening attachments.

Good morning,

The City has received an application for a site plan for a new daycare facility at the northeast corner of the intersection at Ramsey Blvd NW and Bunker Lake Blvd NW. Could you please review and send any comments you may have regarding the attached site plan? Please let me know if you have any additional questions or need anything else from us, and we look forward to receiving your comments.

Sincerely,

Brian McCann



Click here to report this email as spam.

NOTICE: Unless restricted by law, email correspondence to and from Anoka County government offices may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties.

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

RESOLUTION #22-194

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DAY CARE CENTER AT 14725 RAMSEY BLVD NW AND DECLARING TERMS OF PERMIT

RECITALS

1. Lil Explorers, hereinafter referred to as the "**Permittee**" has properly applied for a Site Plan and a Conditional Use Permit for a day care center on the property legally described as follows:

   Lot 2 Block 1 Ramsey Storage Center, Anoka County, Minnesota

   (the "**Subject Property**")

2. That the **Subject Property** is zoned B-1 General Business District, which is a commercial zoning designation and guided as such in the 2040 Comprehensive Plan.

3. That day care centers are a conditional use in the B-1 General Business District.

4. That the **Permittee** appeared before the Planning Commission for a public hearing on August 25, 2022 that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended approval/denial of the request on August 25th, 2022.

6. That the City Council reviewed and approved/denied the request on September 13th, 2022.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.

2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the proposed use **will be** constructed so as to 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.

4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.

5. That the proposed use **will not** be detrimental to the economic welfare of the community.

6. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.

7. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

1. That the Ramsey City Council (the "**City**") hereby grants approval of the Conditional Use Permit (the "**Permit**") for a day care center on the **Subject Property** contingent upon the following:

CONDITIONS:

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

2. That this **Permit** authorizes the **Permittee** to operate a child day care center on the **Subject Property**.

3. The **Permittee** shall provide the **City** with copies of all applicable government permits and permit renewals, along with all applicable licenses and license renewals, as they are granted.

4. The **Permittee** shall also copy the **City** on all notices of violations, fines or permit revocations received relating to these permits.

5. The **Permittee** is responsible for obtaining all applicable and necessary permits, including but not limited to, building, plumbing, mechanical, and fire, prior to commencement of any building improvements or modifications.

6. The **Permittee** agrees that all required improvements and/or modifications, as outlined by the Fire Marshall and Building Inspector, shall be completed and approved by City Staff prior to the occupancy and operation of the preschool.

7. The **Permittee** shall adhere to all applicable local, county, state and federal regulations, including Minnesota State Building Code and Fire Code.

8. That this **Permit** shall be contingent upon final review and approval by the Building Official, Fire Marshal, and a Certificate of Occupancy (CO).

9. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.

10. 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.

11. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) and Chapter 30 (Nuisances) at all times.

12. That all applicable **City** ordinances not specifically covered herein shall become a part of this Permit.

13. That if any provision of this **Permit** shall be declared void or unenforceable, the other provisions shall not be affected and shall remain in full force and effect.

14. That this **Permit** shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the City and the Permittee.

15. That this **Permit** shall automatically expire if the use is not initiated by September 13, 2023 and issuance of a building permit for the day care center shall constitute initiation.

16. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage.

17. That if the **Permittee** or its successors or assigns violates any material term or condition imposed by this **Permit**, it may be revoked and terminated consistent with applicable law. Without limiting the foregoing, the violation of any statute, regulation, ordinance or **Permit** condition imposed by lawful governmental authority and governing operations on the **Subject Property** is grounds for revocation and termination of this **Permit**, consistent with applicable law. The change, alteration or amendment of any such statute, regulation, ordinance or **Permit** condition by any governmental authority other than the **City**, shall not excuse the **Permittee** from compliance with statutes, regulations, ordinances or Permit conditions in effect on the date of the original issuance of this **Permit** unless compliance is waived or excused by the **City**.

18. That the failure of the **City** at any time to require a performance by the **Permittee** of any provisions herein shall in no way affect the right of the **City** thereafter to enforce the same. Nor shall waiver by the **City** of any breach of any of the provisions hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

19. That the **Permittee** agrees that this **Permit** shall be recorded in the office of the Anoka County Recorder.

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 13th of September, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #22-195

A RESOLUTION APPROVING SITE PLAN FOR LIL EXPLORERS

RECITALS

1. Lil Explorers, hereinafter referred to as the "**Permittee**" has properly applied for a Site Plan and a Conditional Use Permit for a day care center on the property legally described as follows:

   Lot 2 Block 1 Ramsey Storage Center, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is zoned B-1 General Business District, which is a commercial zoning designation and guided as such in the 2040 Comprehensive Plan.

3. That the City Code allows this type of conditional use in the B-1 General Business District.

4. That the **Permittee** appeared before the Planning Commission for a public hearing on August 25, 2022 that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended approval/denial of the request on August 25th, 2022.

6. That the City Council reviewed and approved/denied the request on September 13th, 2022.

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

That the Ramsey City Council hereby grants approval of the Site Plan for Lil Explorers on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City.

2. Final legal form approved by the City Attorney.

3. Compliance with Staff comments as noted in ProjectDox.

4. Staff approval of the architectural plans, including the architectural plans for the trash enclosure.

5. That a separate building permit and sign permits are required.

6. That the Applicant shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking), Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.

7. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

8. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

9. That this Permit shall automatically expire if the use is not initiated by September 13th, 2023.

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 13th day of September, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **6. 3.**

Meeting Date: 08/25/2022

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING: Consider an Interim Use Permit (IUP) for 14700 Armstrong Blvd. NW.

Purpose/Background:

Ken and Lisa Hockert own the property at 14700 Armstrong Blvd. NW. It is an older metal building with a fenced yard. The property is zoned COR and is envisioned for retail uses. The existing metal building predates the current regulations for the property. Previously, the building was used for various contractors who stored vehicles and equipment in the fenced yard. This type of use is not allowed by today's Zoning Code. The Hockerts recently purchased the property to house their contracting businesses, Professional Maintenance Services and Hockerts Commercial Floor Removal, and for investment purposes. The site is likely to be attractive for various convenience retail or gas users in the future, though the market is not yet ripe in this location. In the meantime, the property owner would like to continue to use the property for contractors and small office businesses until such time as the market is ready for redevelopment. An interim use permit (IUP) allows for short-term reasonable use of a property where development/development is likely to occur within five years.

Notification:

Notice was placed in the August 12 Anoka County UnionHearld newspaper. Mailed notices were sent to property owners within 350 feet of the site. A "proposed development" sign was placed at the property.

Observations/Alternatives:

The property owners have offered to clean up the property by making some improvements. These improvements include adding some trees and improving the existing landscaping, modifying the fence location, and adding a door to the building. The balance with interim uses is to find the right amount of improvement at a reasonable cost to the developer so that redevelopment is still possible within the five-year window IUPs allow. Staff is recommending that the barbed wire on the fence that is being moved be removed for better street appearance. The building has wall-mounted wall-pack and flood lights that should be replaced with conforming downcast fixtures to provide better site and security lighting.

Within the fenced area, the applicant is proposing to park his businesses' trailers and vehicles. There is a small broken paved parking pad near the building. The gravel parking surface has become overgrown with groundcover. It is recommended that a fresh layer of class-5 be added to the area shown for trailer parking.

The main parking lot is paved and in fair condition. It is recommended that this parking lot is striped and includes the required accessible parking space(s).

Alternatives to Consider:

1. Recommend approval of the IUP with the conditions listed in the attached draft resolution.
2. Recommend approval of the IUP with modifications or additions to the conditions listed in the attached draft resolution.
3. Recommend denial of the IUP with certain findings.

Funding Source:

All costs associated with this application are the responsibility of the applicant.

Recommendation:
Staff recommends approval of the interim use permit with the conditions listed in the proposed resolution.

Action:
Motion to approve Resolution #22-196 approving an interim use permit for 14700 Armstrong Blvd. NW.

Attachments

Site Location Map
Applicant's Narrative
Site Plans
Draft Resolution 22-196
Photos

Form Review

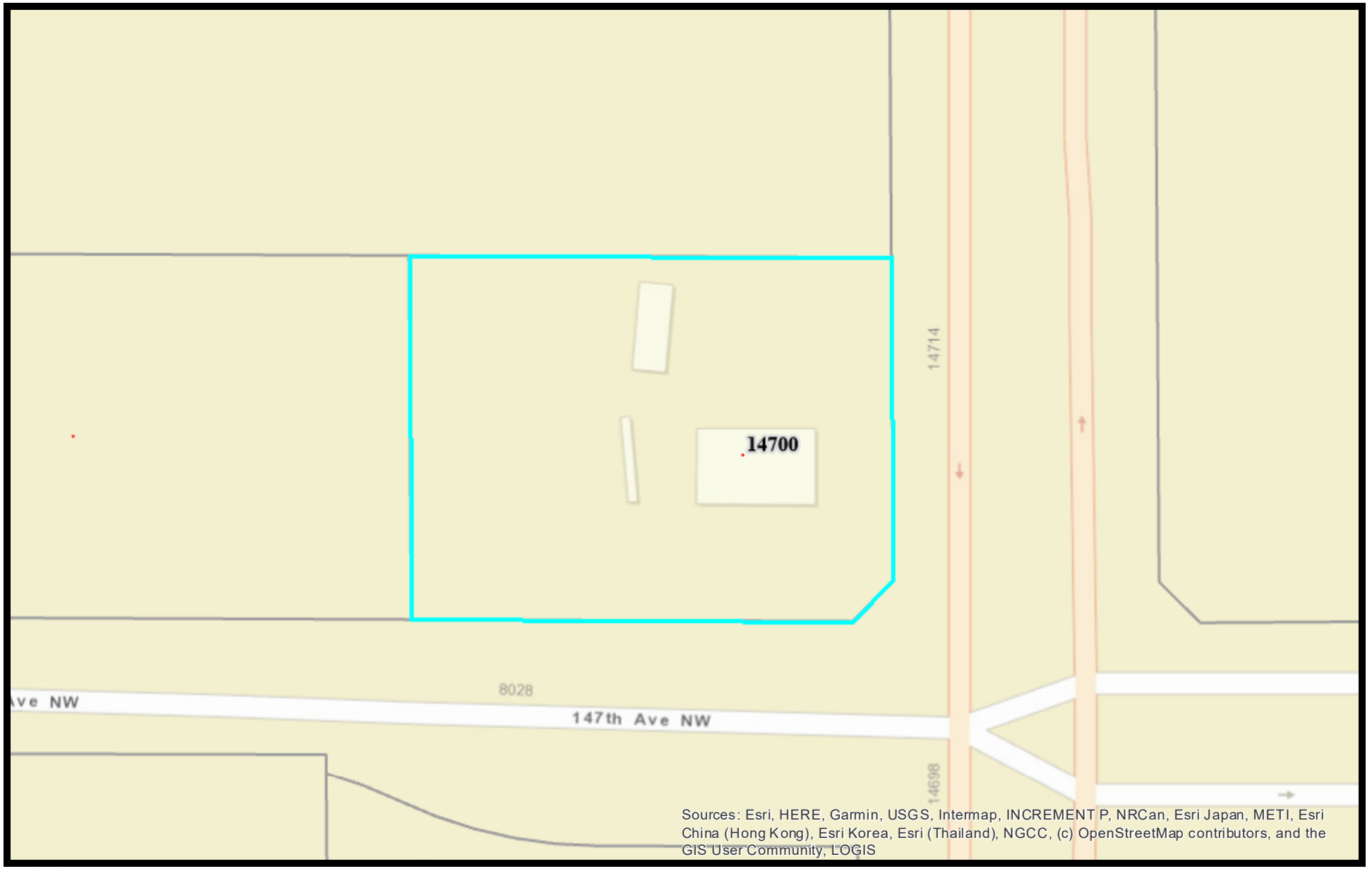
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/18/2022 03:36 PM
Form Started By: Todd Larson		Started On: 08/15/2022 03:15 PM
Final Approval Date: 08/18/2022		

29-32-25-11-0008

14700 Armstrong Blvd NW

Site Location Map

Interim Use Permit



07/01/2022

0 0.004 0.009 0.018 0.027 0.036 mi

June 29, 2022

Dear City Council,

We purchased the building at 14700 Armstrong Blvd, Ramsey MN, in November of 2021. It was our intent to operate our business out of this space, as well as lease the office space out. The types of businesses we were considering leasing the office space to were an accountant, realtor, small contractor (electrician, hvac), counseling office, or financial investor.

The existing site was owned by an electrical contractor since 1987. The property is ideally set up for a small contractor or like company. The building has about 1200 square feet of office space and a 2 car garage. The lot is approximately 1 acre, half of which has a security fence and rolling gate.

Since our purchase of the property, we have learned that the city has changed the zoning for that area and we would need to apply for an interim use permit. We have also learned that there are several improvements the city would like to see, with regards to overall appearance, of this piece of property, ie pave the fenced parking area, refresh the landscaping, plant some trees, move the fence that is on the south end of the property back a few feet to increase road right of way.

It is our intent to meet the request of the city, to work in compliance, and help improve the community. The expense of the building and the length of time it is taking to get a tenant to generate some revenue has set us back some at this point. We wish to work with the city to get our interim use permit and permission to occupy and run our businesses here, to generate some revenue, to meet the needs of the city and your request of the improvements, as well as a time schedule of expectations.

We are seeking this interim use permit under the understanding that a contractor owned and operated his business out of here from 1987 until we purchased the property in November of 2021. And because it has been less than 12 months since he operated out of this property, we hope to continue the same.

We own two companies, Professional Maintenance Services, and Hockerts Commercial Floor Removal. Both companies are small contractor businesses. Professional Maintenance Services is a lawn care and snow plowing company. It has been in business for 25 years. Hockerts Commercial Floor Removal specializes in flooring removal, no installation. Both companies have enclosed trailers with professional, clean, new graphics and all equipment will be kept inside. The trailers will be stored in an orderly fashion. There will not be outdoor storage of materials or any unsightly items. We also wish to, and need to, rent out the office space to a tenant to make payments on the building as well as improvements to the property.

We look forward to working with the city to improve our community at this location. We are eager to start a landscaping remodel, but need to know that we can operate out of the location first. We understand that the city may have some requests that we want to consider and budget for as well. Let's work together to improve this location.

Thank you for your time and consideration.

Sincerely,

Ken & Lisa Hockert

Encls. 2 ariel views of the property
1 – as is
2 – where vehicles will be parked
where fence was asked to be moved to
trees we want to plant
if required in the future storm water drainage pond

Map

Current

Gallery Property Map Local Map



Map

11 trailer parking

move Fence back

Gallery

Property Map

future Drainage Pond

Spruce trees

ornamental trees

Local Map

Landscape entire front



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

RESOLUTION #22-196

RESOLUTION APPROVING AN INTERIM USE PERMIT FOR 14700 ARMSTRONG BOULEVARD NORTHWEST

RECITALS

1. Mr. Ken & Ms. Lisa Hockert, property owners, hereinafter referred to as the "**Permittee**", have properly applied for an Interim Use Permit to allow the temporary use of an existing building and fenced parking area and legally described as follows:

   Lot 3, Block 1, HY-10 Ramsey 3rd Addition, ANOKA COUNTY, MINNESOTA, except road and subject to easements of record

   (the **"Subject Property")**

2. That the Subject Property is zoned COR and is approximately 0.95 acres in area.

3. That the Permittees are proposing to use the property for contracting businesses and other office uses and park vehicles, trailers, and equipment in the fenced area.

4. That Permittees are proposing modest site improvements.

5. That the Permittees are proposing a reasonable short-term use of the property until such time that redevelopment is possible.

6. That the Planning Commission held a public hearing on August 25, 2022, and recommended ____ of the permit.

7. That the City Council reviewed the permit on September ___, 2022.

FINDINGS OF FACT

1. That the contracting uses and exterior parking will not be unduly dangerous or detrimental to persons residing or working in the area.

2. That the proposal is not harmonious with or in accordance with the specific objectives of the Comprehensive Plan though considered reasonable in the short term until redevelopment of the site is likely in a manner consistant with the Comprehensive Plan.

3. That the proposed use will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That the five-year limitation on the uses will not be hazardous to existing or future neighboring uses.

5. That the proposed uses will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the proposed uses will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed uses will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of an Interim Use Permit for contracting businesses and other office uses with exterior parking of vehicles, trailers, and equipment within the fenced area on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for contracting businesses and other office uses and parking of vehicles, trailers, and equipment on the **Subject Property**, for no more than five years from the date of approval. After this date, the uses will cease and vacate the property and claim no rights to these uses continuing on the **Subject Property**.

2. That the **Permittee** shall obtain all necessary permits on the **Subject Property** and conditions therein.

3. That the **Permittee's activities** shall be in compliance with the site plan presented to the Council dated June 26, 2022, and with the conditions listed in this section.

4. All existing wall-mounted lighting must be replaced with new downcast and shielded fixtures.

5. The barbed wire must be removed from the south fence segment that will be moved.

6. Class-V surface shall be created in the area used for the vehicle and trailer parking.

7. The existing parking lot must be striped according to City Code requirements, including the necessary accessible space(s).

8. All vehicles, trailers, and equipment stored within the fenced area must be related to a business entity occupying the building and properly licensed.

9. Outdoor storage of material or debris is not authorized by this interim use permit.

10. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

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 June, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Hockert Interim Use Permit 14700 Armstrong Blvd. NW.



Photo 1. The front of the building facing Armstrong Blvd NW (August 15, 2022).



Photo 2. The side of the building and parking lot facing 147th Avenue NW (August 15, 2022).



Photo 3. The north side of the property where some trees are proposed for screening (August 15, 2022).



Photo 4. The fenced area (August 15, 2022).





Photos 5 and 6. Existing wall-pack lighting proposed for upgrades (August 15, 2022).

Regular Planning Commission **6. 4.**

Meeting Date: 08/25/2022

By: Brian McCann, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for a Site Plan and Conditional Use Permit for Blue Line Collision at 6710 Highway 10 NW

Purpose/Background:

The City has received an application for a Site Plan and Conditional Use Permit for Blue Line Collision to construct a new facility at 6710 Highway 10 NW (the "Subject Property"). Blue Line Collision currently operates at 6260 Highway 10 NW. However, that parcel is being acquired by Anoka County as a result of planned Highway 10 improvements. An Easement Vacation will also be required for approval, and will be reviewed by the City Council during their regular meeting on September 13, 2022.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Site Plan and Conditional Use Permit consideration and the Public Hearing to be held by the Planning Commission on August 25, 2022. A notice of the Public Hearing was also published in the Anoka County UnionHerald, the City's official newspaper.

A separate public hearing notice will be issued to property owners and the newspaper for the Easement Vacation portion of the request for the City Council regular meeting on September 13, 2022.

Observations/Alternatives:

Summary

In 2021, the City removed the segment of Dolomite Street between Riverdale Drive and Highway 10 (eliminating the access point onto Highway 10 as part of the preparatory work for the Highway 10 improvements). Earlier this year, the City vacated that segment of right-of-way. Concurrent with the easement vacation, the City completed a plat to 'square off' the Subject Property and the property to the east, creating a more developable parcel.

Blue Line Collision is now proposing to construct a new, 12,100 square foot building, along with forty-four (44) parking stalls, on the Subject Property. A stormwater basin is also proposed along the western boundary of the parcel. The building will include eleven (11) bays, two spray booths, parts storage, and office and reception areas.

The Subject Property is approximately 1.5 acres in size, is zoned B-2 Highway Business District, and is guided as Commercial. "Motor vehicle, implement, and recreation equipment sales and service" is a Conditional Use in the B-2 Highway Business District.

Conditional Use Permit

Blue Line Collision is requesting a Conditional Use Permit (CUP) for automotive repair, as it is listed as a conditional use in the B-2 Highway Business District. The business is transferring locations due to impacts related to the Highway 10 improvement project, and is interested in constructing a new facility on the Subject Property.

The conditions proposed within the resolution are standard for automotive repair operations, but Staff is open to additional conditions that the Planning Commission may desire to incorporate. Conditions include:

1. The fenced area (details not yet provided at the time of writing this case) house only customer and employee vehicles

2. The abutting road cannot be used for operations
3. All repairs must be conducted within the building
4. No outdoor storage.
5. Compliance with applicable City code sections
6. Separate sign and building permits required

A copy of Resolution #22-190 approving the CUP is attached to this case.

Site Plan

A Site Plan review is required for all new commercial or industrial developments in the City of Ramsey. Since the Applicant is proposing to construct a new commercial facility on the Subject Property, a Site Plan review is required with a recommendation from the Planning Commission and final approval from the City Council. If approved, the City Council will have to review and approve a Development Agreement at a future meeting.

Staff comments address minor revisions or suggestions to the Site Plan, and we are currently waiting on revised plans for a second round of review prior to the City Council meeting on September 13, 2022. The plan set for the proposed Site Plan, Staff comments on the plans, and Resolution #22-191 approving the Site Plan are attached for review.

Easement Vacation

There is a 10-foot wide drainage and utility easement curving through the eastern boundary of the Subject Property. The easement will have to be vacated for the proposed ponding and parking lot. The City has contacted the local utility companies, and there does appear to be a cable line in the easement that will have to be relocated prior to construction. A copy of their response can be found in the case attachments.

The Planning Commission does not typically review an Easement Vacation unless associated with another project. Thus, a recommendation to the City Council is not required. A separate public hearing will be conducted with the City Council for the Easement Vacation request at their regular meeting on September 13, 2022.

City Code Sections

Section 117-51. - Conditional use permits
Section 117-54. - Site Plan review
Section 117-56. - Easement vacation
Section 117-115. - B-2 Highway Business District

Alternatives

Alternative 1: Recommend the City Council approve the Site Plan and Conditional Use Permit as proposed. Automotive repair is a conditional use in the B-2 Highway Business District and the proposed Site Plan appears to meet the bulk standards of this zoning district. The Applicant is proposing improvements that would appropriately screen and improve the existing vacant lot. Additionally, the impact of the Highway 10 improvement project necessitated the relocation of this existing Ramsey business. Staff supports this alternative.

Alternative 2: Recommend the City Council approve the Site Plan and Conditional Use Permit with additional changes. This action would be based on Planning Commission discussion.

Alternative 3: Recommend the City Council deny the Site Plan and Conditional Use Permit based on certain findings. The request appears to meet City Code standards for the B-2 Highway Business District and it is a reasonable use of the Subject Property based on the zoning district and the City's Comprehensive Plan. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends adopting Resolutions #22-190 and #22-191 approving the Conditional Use Permit and Site Plan on the Subject Property, respectively.

Action:

Motion to recommend the City Council adopt Resolution #22-190 approving a Conditional Use Permit to Blue Line Collision for automotive repair on the Subject Property.

-and-

Motion to recommend the City Council adopt Resolution #22-191 approving the Site Plan for Blue Line Collision on the Subject Property.

Attachments

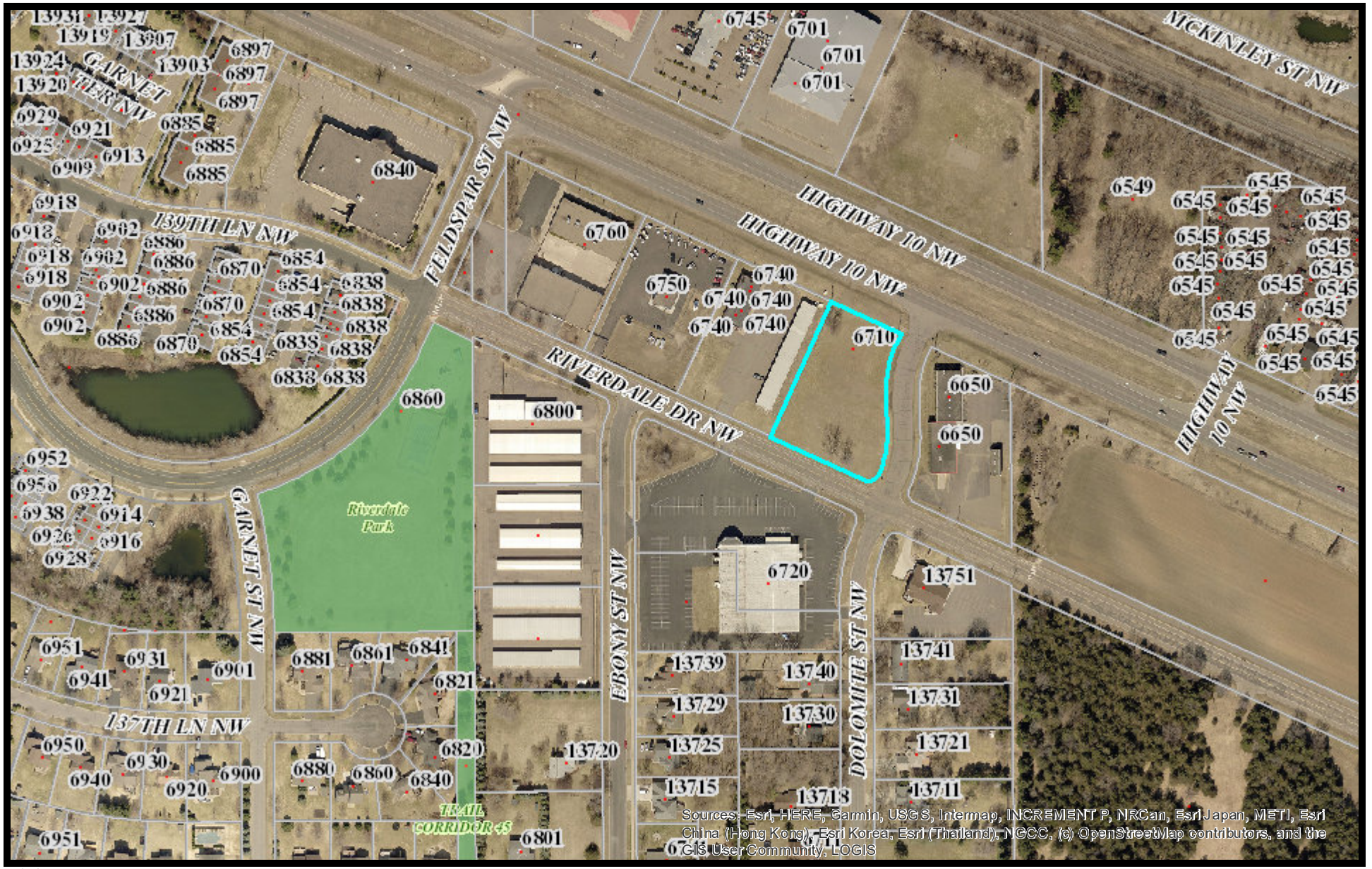
Site Location Map
Public Hearing Notice
Mailing Map - 350 Feet
Plan Set
First Round Review - Changemarks
Riverside West Recorded Plat
Lumen - Easement Vacation
Resolution #22-190 Conditional Use Permit
Resolution #22-191 Site Plan
Resolution #22-192 Easement Vacation

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	08/15/2022 12:58 PM
Brian McCann (Originator)	Brian McCann	08/16/2022 12:37 PM
Chris Anderson	Chris Anderson	08/16/2022 12:43 PM
Brian Hagen	Brian Hagen	08/18/2022 02:19 PM
Form Started By: Brian McCann		Started On: 08/11/2022 04:05 PM
Final Approval Date: 08/18/2022		

Site Location Map

6710 Highway 10 NW



2/1/2022 8:11:07 AM

0 0.0175 0.035 0.07 0.105 0.14 mi

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

NOTICE OF PUBLIC HEARING
PROJECT 22-106: BLUE LINE COLLISION

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, August 25, 2022 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of the hearing is to consider a request for a Site Plan and Conditional Use Permit for Blue Line Collision to move locations and continue automotive repair operations, and an Easement Vacation to vacate a portion of a drainage and utility easement on the property generally known as 6710 Highway 10 NW and legally described as follows:

> Lots 1 & 3, Riverside West Rearrangement (subject to easement as shown on plat), Anoka County, Minnesota

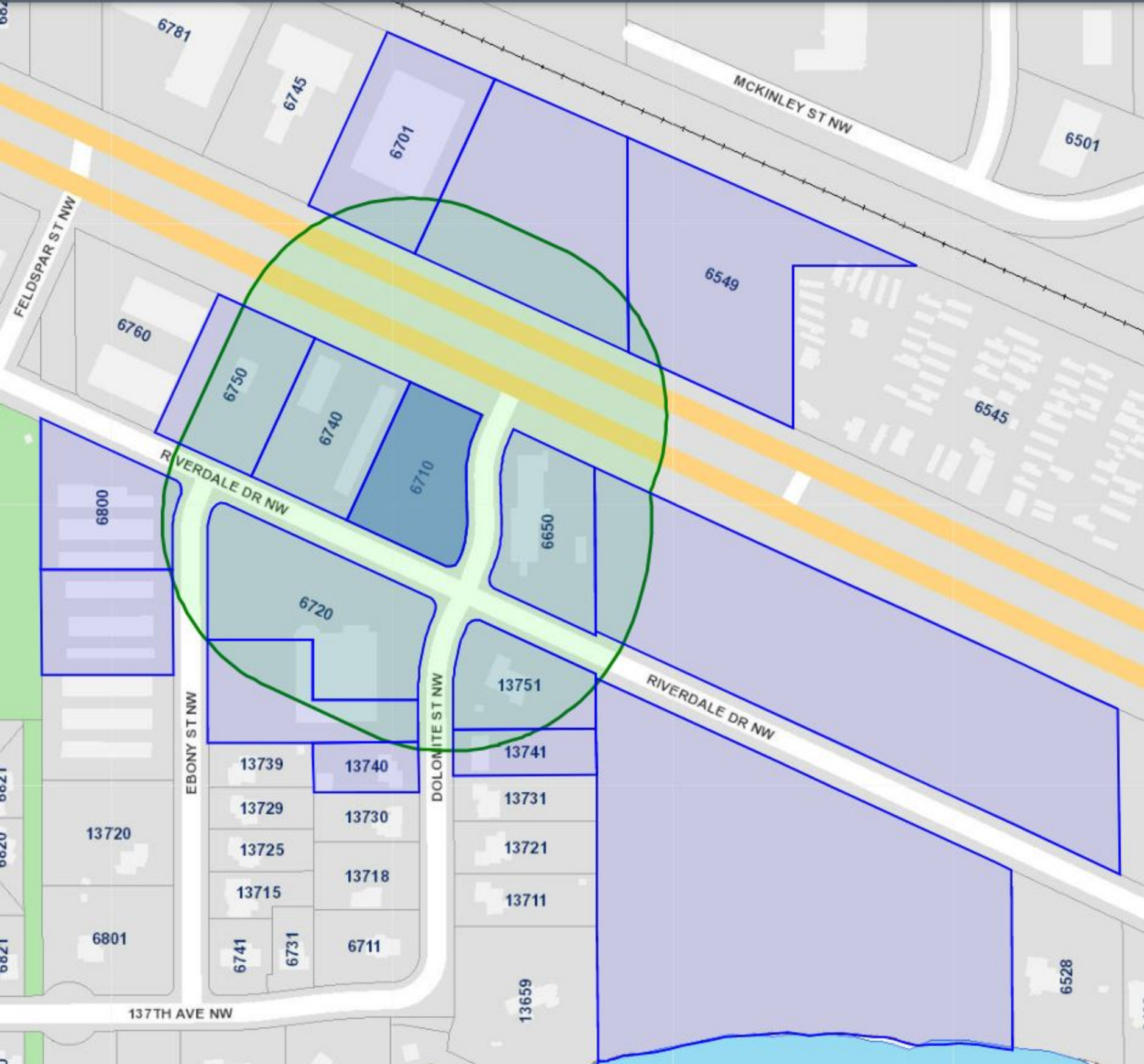
The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Brian McCann at 763-433-9860 by noon on Wednesday, August 17, 2022.

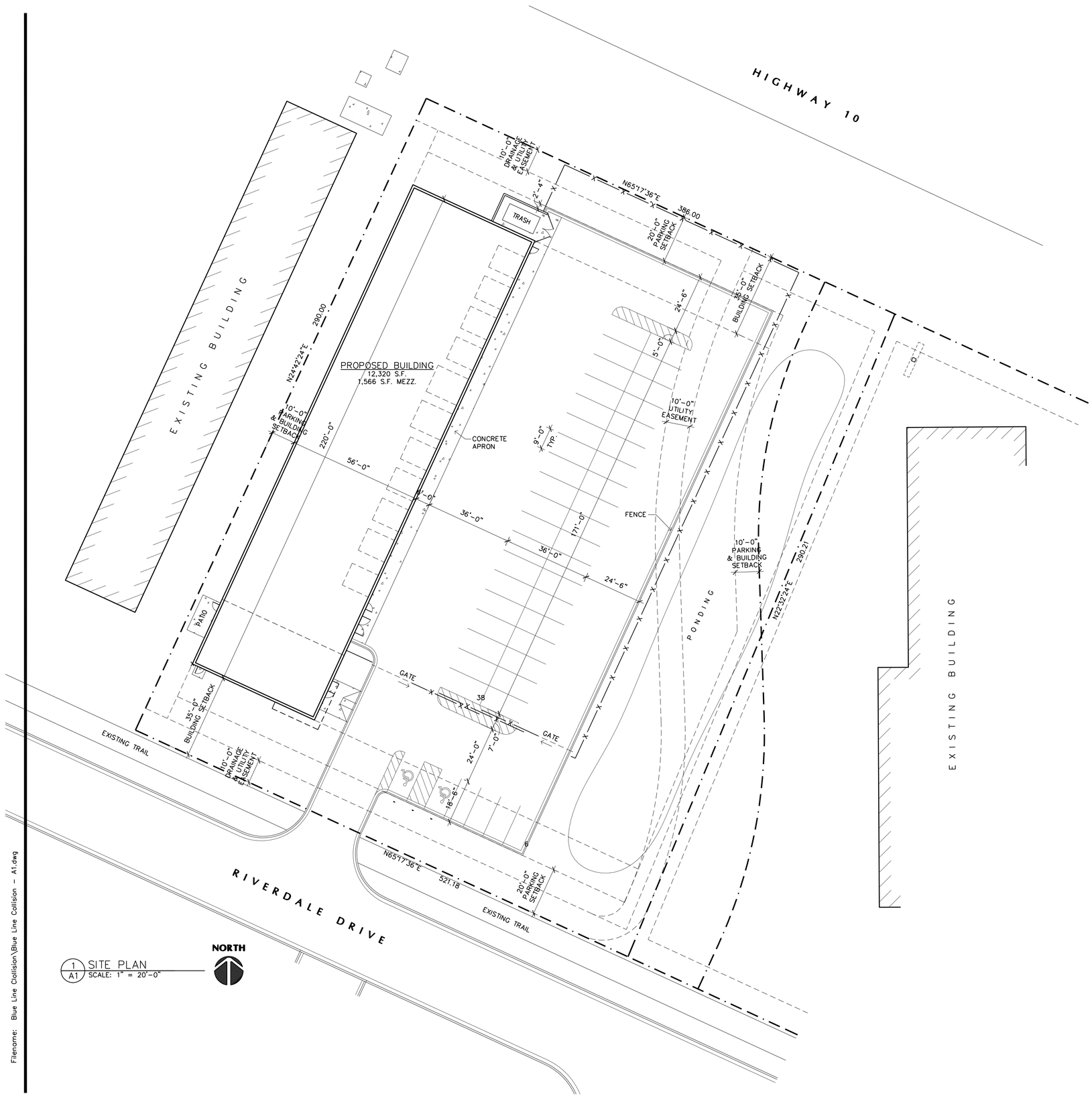
All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Comments are welcome and shall be sent to planning@cityoframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on August 25, 2022. For any other inquiries relating to this project contact Brian McCann at 763-433-9860 or bmccann@cityoframsey.com.

Brian McCann
City Planner

Date: August 10, 2022


6781
6745
6701
MCKINLEY ST NW
6501
FELDSPAR ST NW
6760
6549
6750
6740
6710
6545
RIVERDALE DR NW
6800
6650
6720
13751
RIVERDALE DR NW
EBONY ST NW
DOLOMITE ST NW
13739
13740
13741
13729
13730
13731
13720
13725
13721
13718
13715
13711
6801
6741
6731
6711
13659
6528
137TH AVE NW



1 / A1 SITE PLAN
SCALE: 1" = 20'-0"

Filename: Blue Line Collision\Blue Line Collision – A1.dwg

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE #
DATE

Kinghorn COMPANY
GENERAL CONTRACTORS
21830 Industrial Court
Rogers, MN 55374
Tel: 763-428-8088
Fax: 763-428-8090

BLUE LINE COLLISION
Ramsey, Minnesota

Copyright 2022
Leonard Lampert Architects Inc.

Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL
Revisions

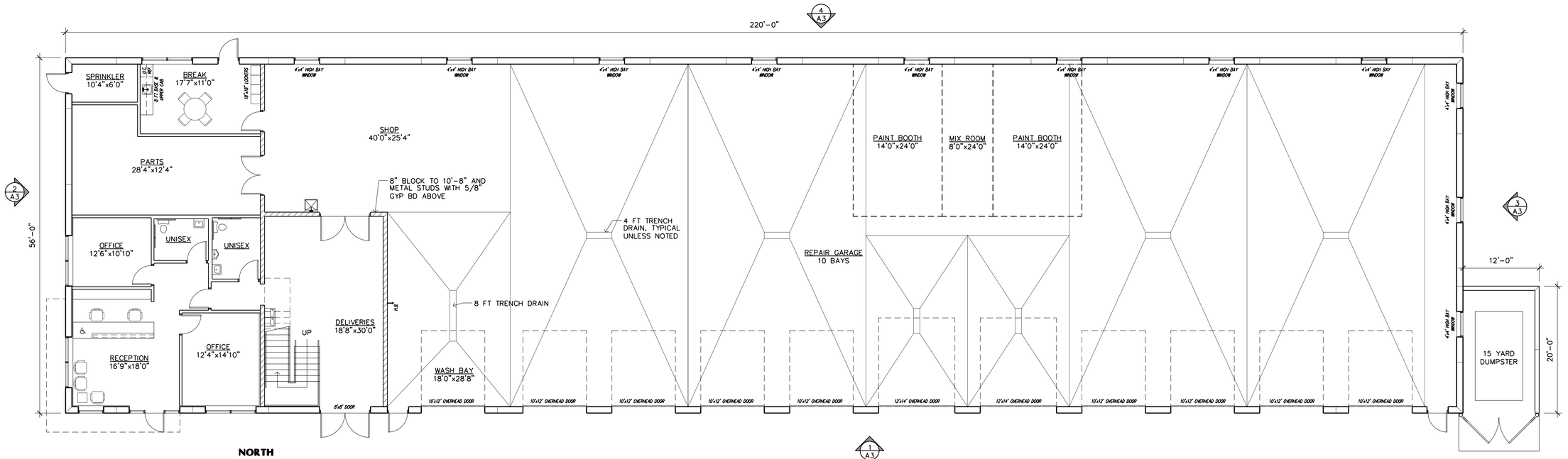
7/8/22	PRELIMINARY

SITE PLAN

Sheet Number

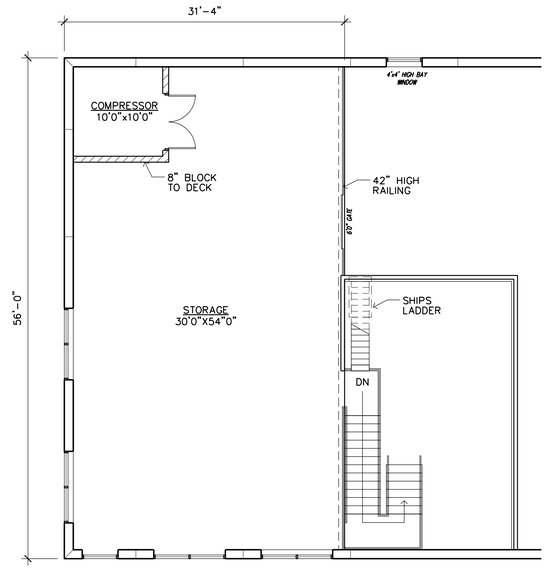
A1

Project No. 211222-1



1 A2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH



2 A2 MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

NORTH

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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21830 Industrial Court
Rogers, MN 55374
Tel: 763-428-8088
Fax: 763-428-8090

BLUE LINE COLLISION
Ramsey, Minnesota

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Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL
Revisions

7/8/22	PRELIMINARY

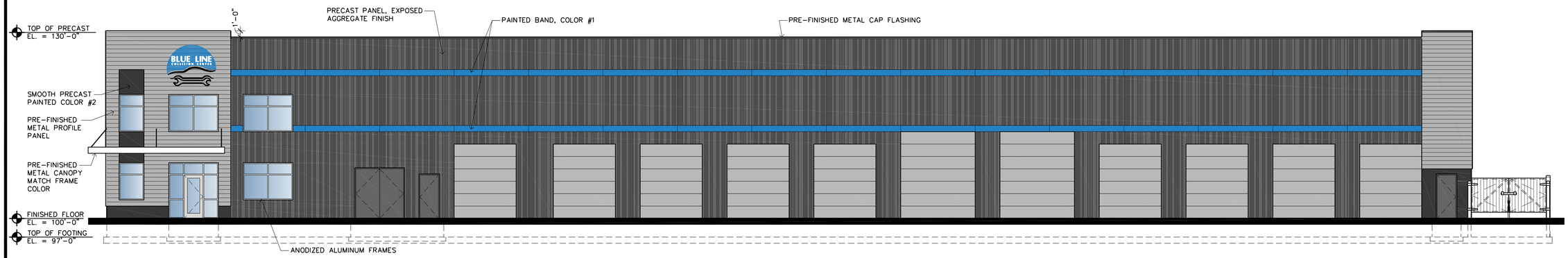
FLOOR PLAN

Sheet Number

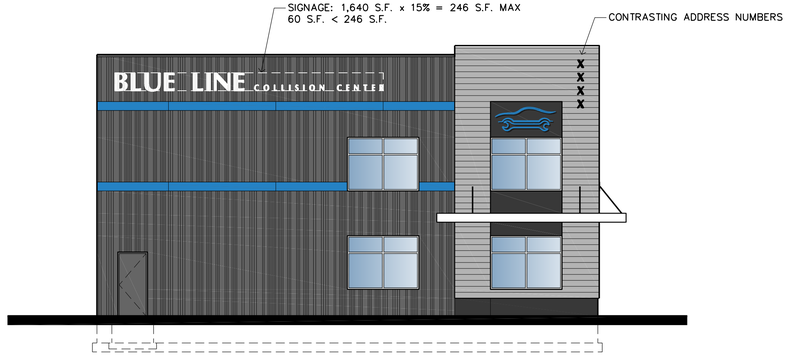
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Project No. 211222-1

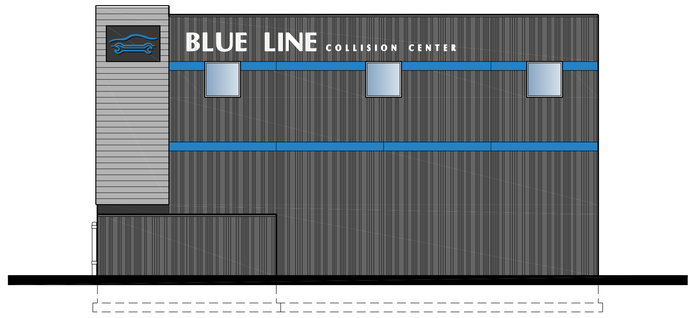
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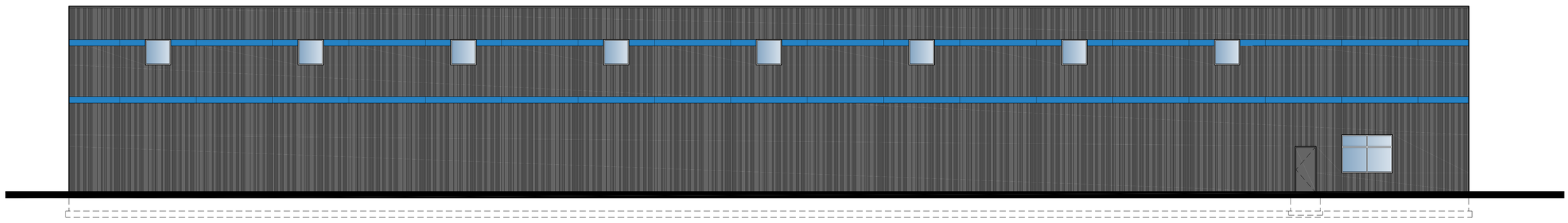
1 A3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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lampert@lampert-arch.com

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BLUE LINE COLLISION
Ramsey, Minnesota

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Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL
Revisions

7/8/22	PRELIMINARY

BUILDING ELEVATIONS

Sheet Number

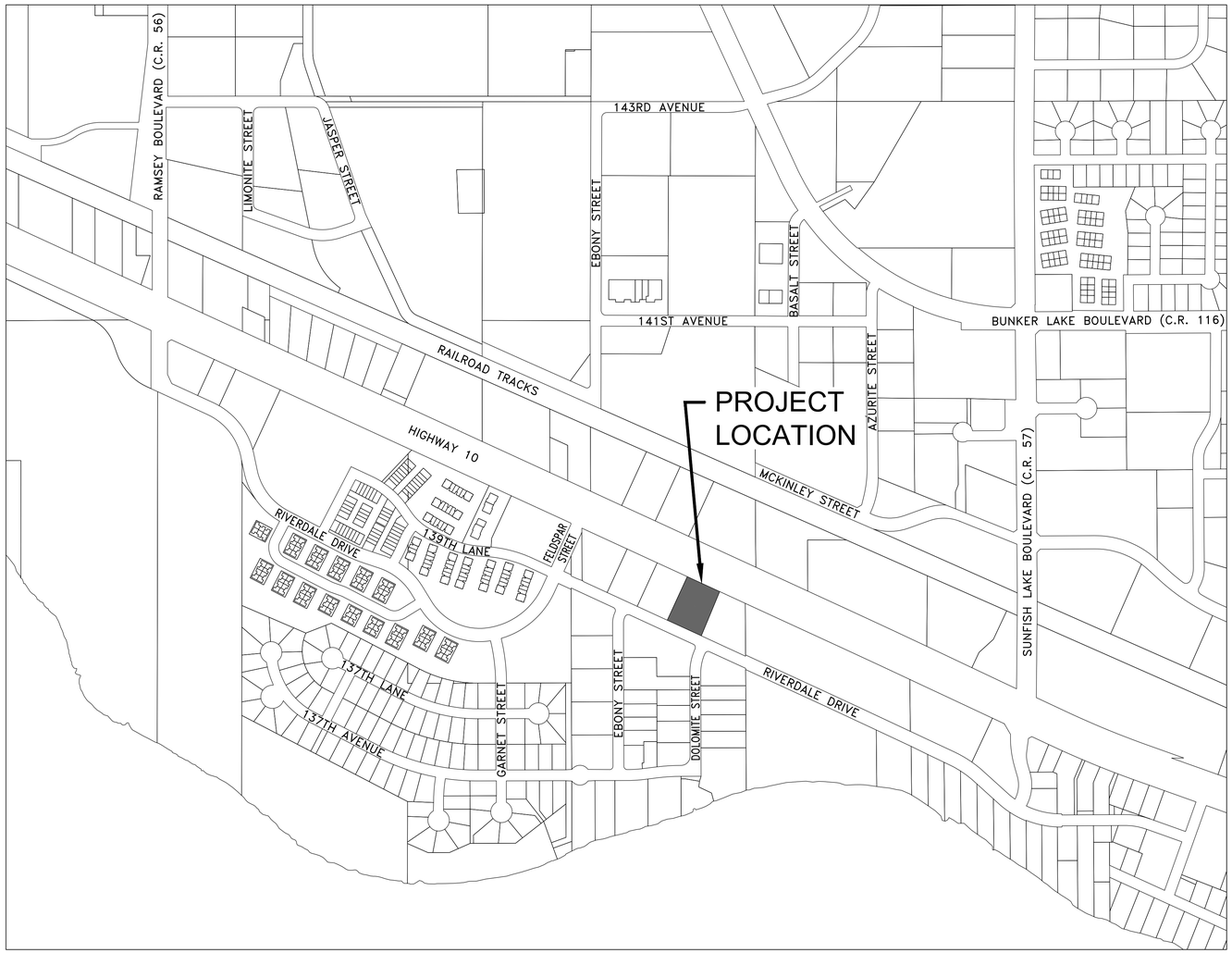
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Project No. 211222-1

Filename: Blue Line Clollision\Blue Line Collision - A3.dwg

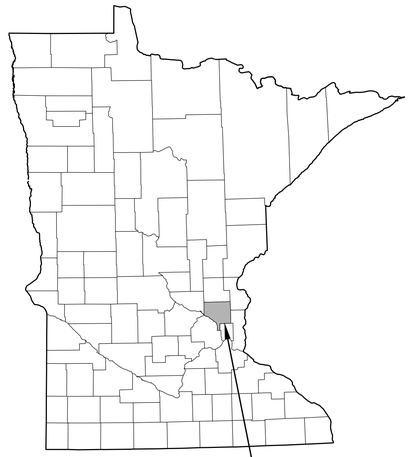
BLUE LINE COLLISION CENTER

SITE DEVELOPMENT PLANS
FOR KINGHORN CONSTRUCTION
IN THE CITY OF RAMSEY



N

400 0 400 800
SCALE IN FEET



CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.

THE 2018 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 12 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3–C5	DETAILS
C6	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C7	GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN
C8	STAKING PLAN
C9	UTILITY PLAN
C10	PAVING AND RESTORATION PLAN
L1	LANDSCAPE PLAN
L2	PLANTING DETAILS & LANDSCAPE SPECS.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 7/13/22

DATE	REVISION

SHEET C1 OF C10 SHEETS

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARK:

1. TOP NUT OF HYDRANT LOCATED IN THE NORTHWEST CORNER OF RIVERDALE DRIVE AND DOLOMITE STREET.
   ELEVATION=863.84 (NAVD 88)
2. TOP NUT OF HYDRANT LOCATED IN THE SOUTHEAST CORNER OF RIVERDALE DRIVE AND EBONY STREET.
   ELEVATION=861.25 (NAVD 88)

Jul 11, 2022 – 2:57pm
K:\PRIVATE\3395.15\ENGINEERING\PLAN DWG\339515_TITLE.dwg

3395.15

GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE REPORT OF GEOTECHNICAL EXPLORATION, PREPARED BY AMERICAN ENGINEERING TESTING AND DATED APRIL 21, 2022, FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.

REFERENCE NOTES:

① SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.

② INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.

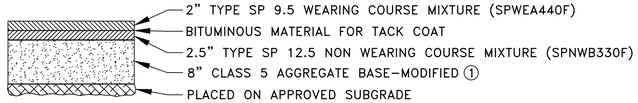
③ CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.

④ CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.

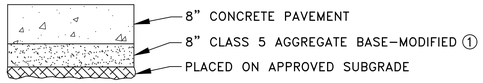
⑤ INFILTRATION BASINS SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS, SUCH AS DIVERSION BERMS, TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.

⑥ THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE LESS THAN OR EQUAL TO 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT.

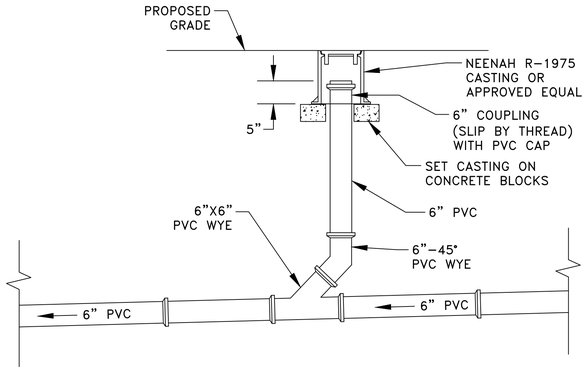
1 / C2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



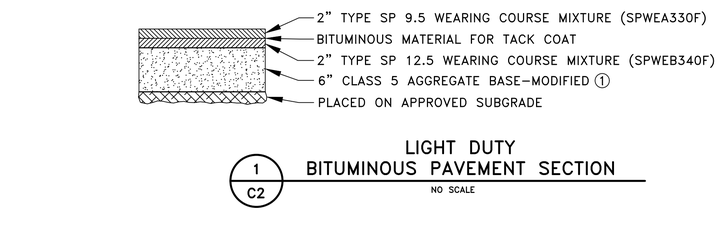
2 / C2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



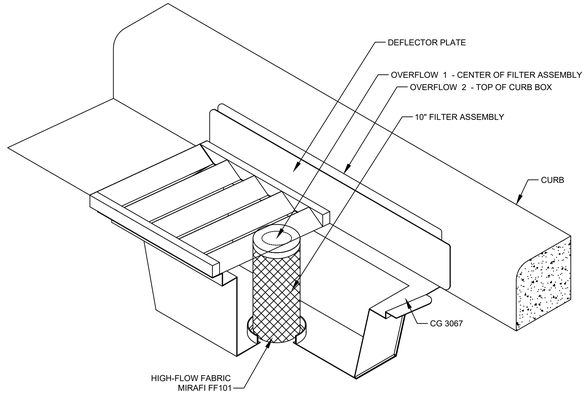
3 / C2 CONCRETE PAVEMENT SECTION
NO SCALE



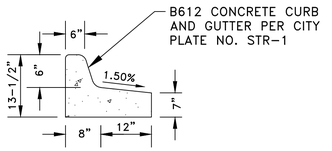
5 / C2 SANITARY SEWER CLEANOUT
NO SCALE



4 / C2 INFILTRATION BASIN ③④⑤
NO SCALE



6 / C2 STORM DRAIN INLET PROTECTION ②



7 / C2 TIPOUT CURB DETAIL
NO SCALE

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

TIMOTHY A. EGGENBERG, P.E.
Date 7/13/22 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

BLUE LINE COLLISION CENTER

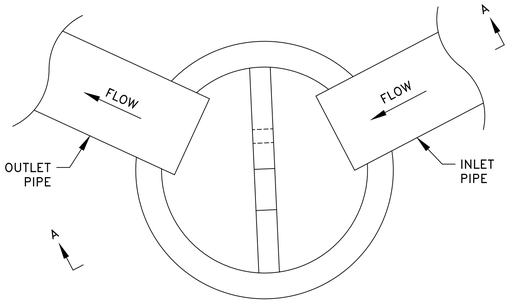
CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

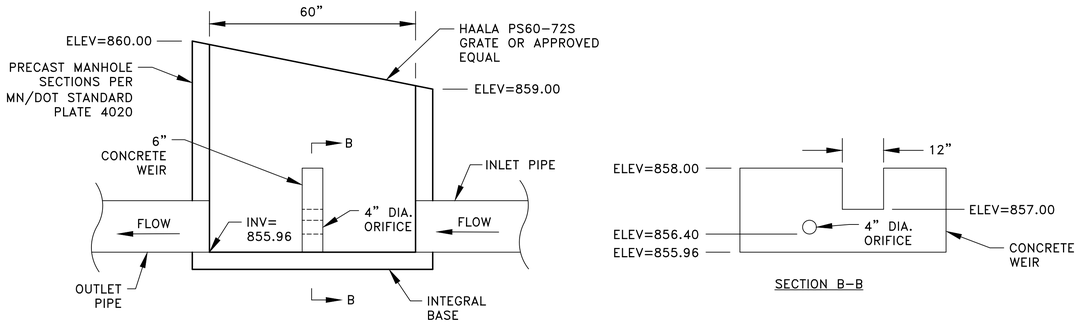
SHEET C2 OF C10 SHEETS

3395.15

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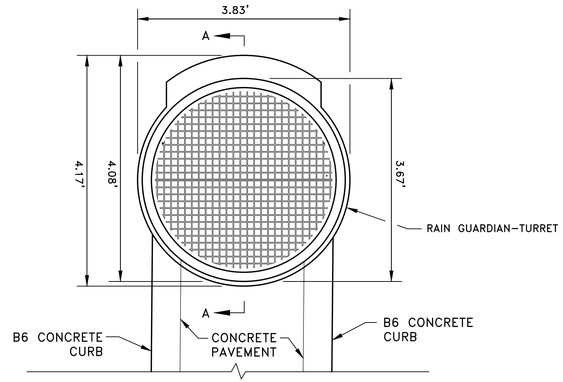
PLAN VIEW



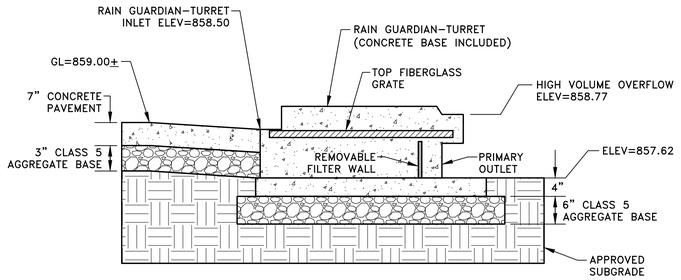
SECTION A–A

SECTION B–B

1 / C3 POND OUTLET STRUCTURE
NO SCALE



PLAN VIEW



SECTION A–A

2 / C3 RAIN GUARDIAN–TURRET DETAILS ①
NO SCALE

REFERENCE NOTES:
① SEE THE WEBSITE www.rainguardian.biz FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS FOR THE RAIN GUARDIAN–TURRET DESIGN.

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EGGENHOFER, P.E.
Date 7/13/22 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
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BLUE LINE COLLISION CENTER

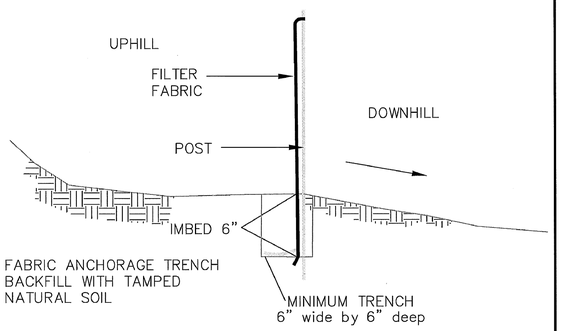
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C10 SHEETS

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INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

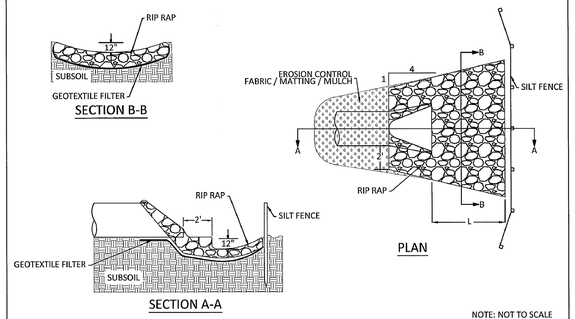
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



NOTE: NOT TO SCALE

NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

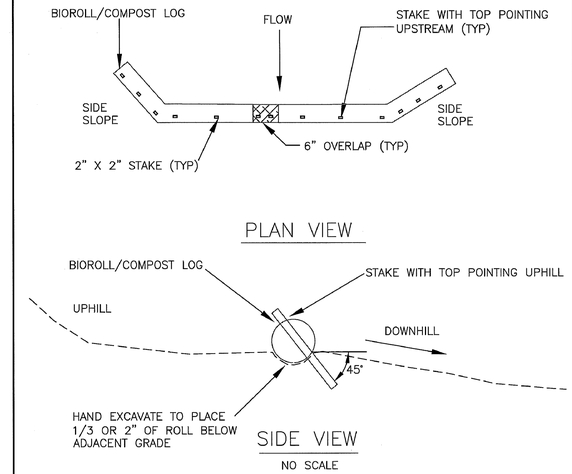
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

City of RAMSEY

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



NO SCALE

NOTE:

STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

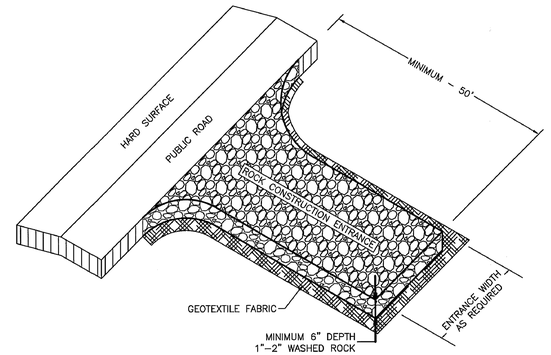
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



NOTE:

1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

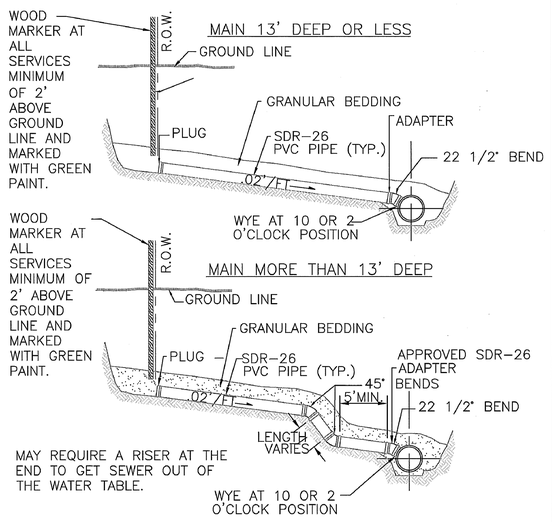
NOT TO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5



NOTES:

1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 – 2016

City of RAMSEY

STANDARD DETAILS: SANITARY SEWER SERVICE

CITY PLATE No. SEW–3

DATE	REVISION

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Date 7/13/22 Lic. No. 43362

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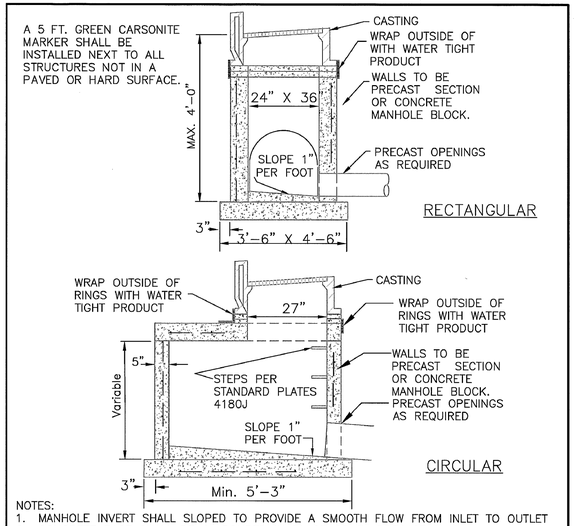
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C10 SHEETS

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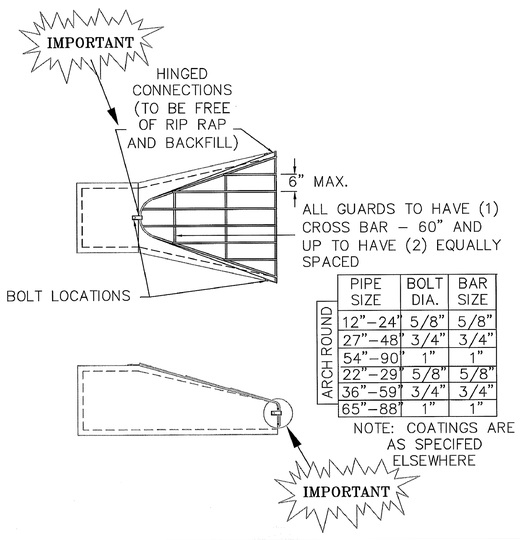
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NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO–1

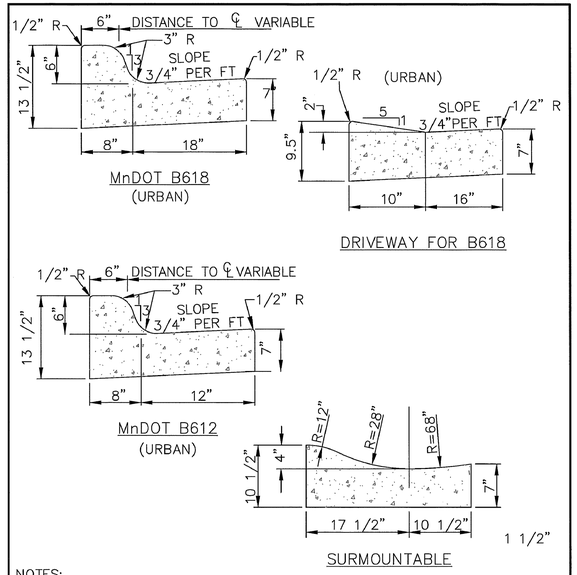
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

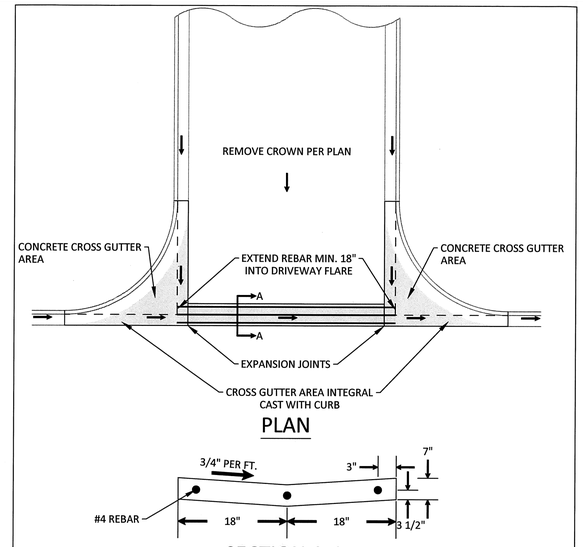
APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO–8



NOTES:

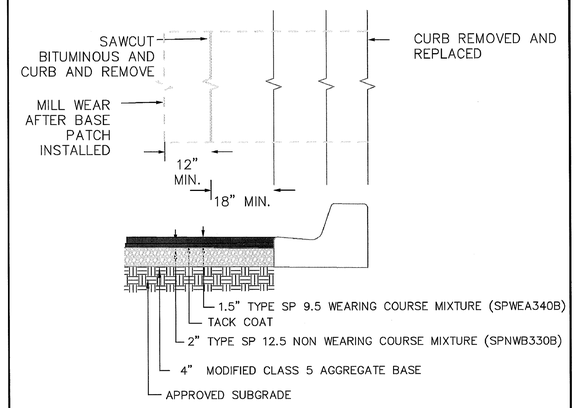
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR–1



NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	CROSS GUTTER
		CITY PLATE No. STR–2



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

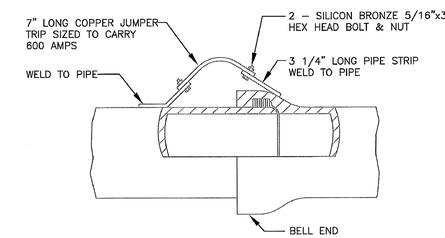
APPROVED:		STANDARD DETAILS:
6 – 2016	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

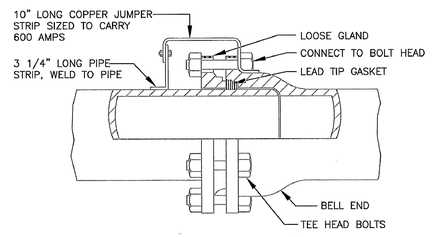
APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26



PUSH ON JOINT

NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT–4

DATE	REVISION

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DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C10 SHEETS

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GENERAL NOTES:

1. SILT FENCE FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
2. CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
4. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN RIVERDALE DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

① ONLY THE SIGNIFICANT TREES, AS DEFINED BY THE CITY OF RAMSEY, ARE NUMBERED.

EXISTING BUILDING

UTILITY BOX ON CONC. SLAB

SB-4 SB-2 SB-3 SB-1 SB-6 SB-5 SB-8 SB-7

CLEAR AND GRUB (TYP.) 102

SAWCUT, MILL AND REMOVE BITUMINOUS PAVEMENT PER CITY PLATE NO. STR-25

LOT 1 LOT 2 LOT 3 LOT 4

RELOCATE UTILITIES

METAL POST

103 101

RIVERDALE DRIVE

DOLOMITE STREET

HIGHWAY 10

SAN/MH RIM=859.63 INV(NW,SE)=848.03

SAN/MH RIM=861.35 INV(SW,NE)=847.38 INV(NW,SE)=847.33

CB/MH FL=859.41 INV(NE,W,N,W)=854.46

INV(NE)=855.30

12" DIP 12" PVC 15" RCP 18" RCP 6" DIP 6" PVC

T-BUR P-BUR G P-OH FO-BUR UR

WELL

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR (XXX)
- EXISTING CONCRETE CURB
- GAS MAIN (G)
- BURIED ELECTRIC LINE (P-BUR)
- BURIED TELEPHONE LINE (T-BUR)
- OVERHEAD ELECTRIC LINE (P-OH)
- BURIED FIBER OPTIC LINE (FO-BUR)
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- T E UTILITY PEDESTALS
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- SIGN
- DECIDUOUS AND CONIFEROUS TREES
- EXISTING BITUMINOUS PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE CURB
- SAWCUT BITUMINOUS PAVEMENT
- XXX TREE NUMBER ①
- SB-X SOIL BORING LOCATION

SIGNIFICANT TREE INVENTORY TABULATION

Tree Number	Common Name	Scientific Name	Diameter (inches)	Action
101	Siberian Elm *	*Ulmus pumila*	18	Clear & Grub - Parking Lot
102	Green Ash	*Fraxinus pennsylvanica*	15	Clear & Grub - Building
103	Cottonwood	*Populus deltoides*	30	Clear & Grub - Parking Lot

* Invasive Species

N

20 0 20 40
SCALE IN FEET

DATE	REVISION

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Tim Eggerss

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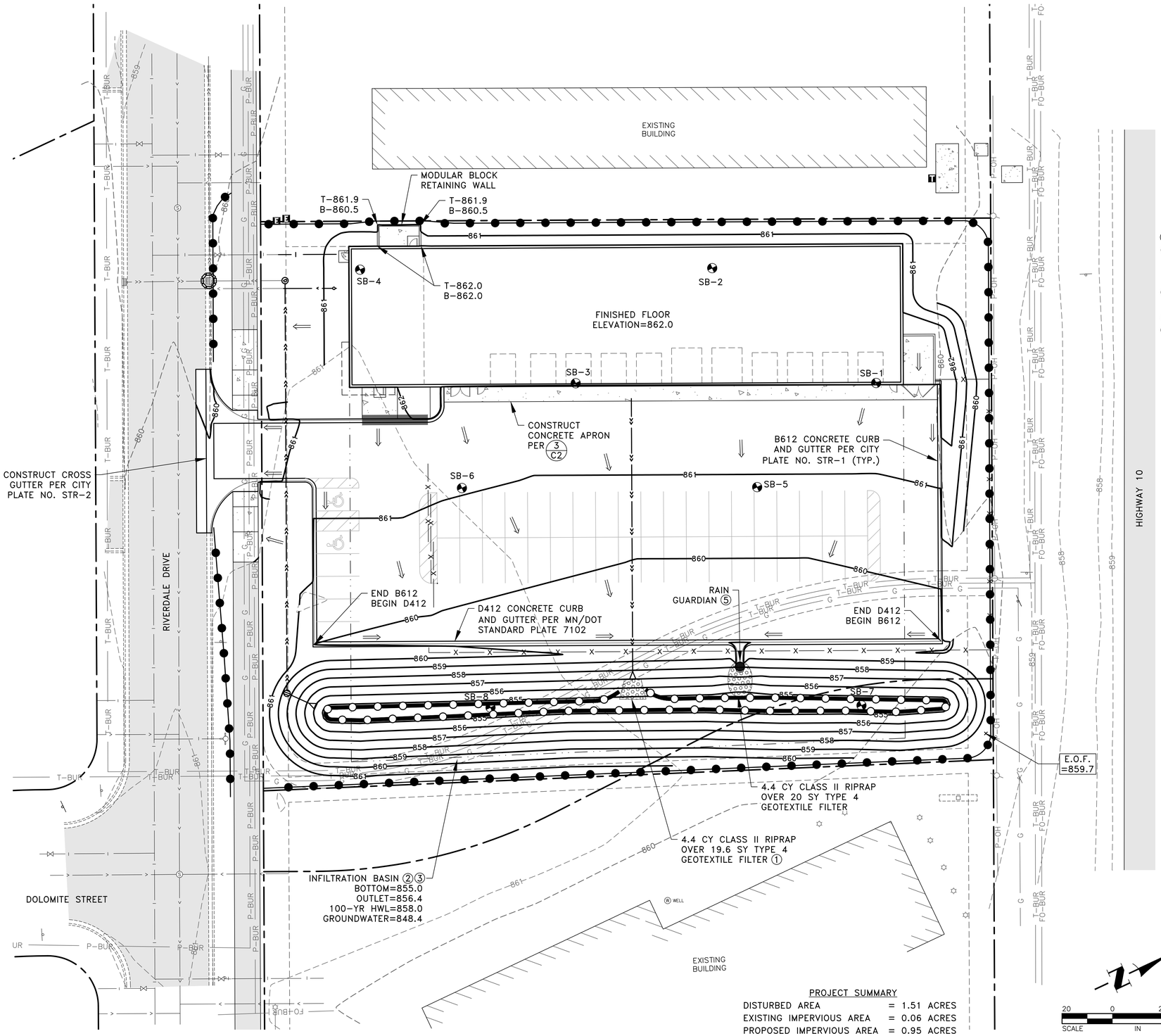
EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C10 SHEETS

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GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C8 FOR THE STAKING PLAN.
4. SEE SHEET C9 FOR THE UTILITY PLAN.
5. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
6. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
7. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
8. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SANDS. SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING, INC. FOR ADDITIONAL INFORMATION.
9. MAXIMUM FINISHED GRADES SLOPES SHALL BE 3.5:1.
10. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN RIVERDALE DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE FOR THE TRAIL DURING CONSTRUCTION.

REFERENCE NOTES:

① PLACE RIPRAP PER CITY PLATE NO. ERO-3.

② CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.

③ CONSTRUCT INFILTRATION BASIN PER 4/C2.

④ PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.

⑤ CONSTRUCT RAIN GUARDIAN PER 2/C3. PLACE SEDIMENT CONTROL LOG UPSTREAM OF THE RAIN GUARDIAN UNTIL FINAL STABILIZATION IS ACHIEVED.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CONCRETE CURB
- GAS MAIN
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- BURIED FIBER OPTIC LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- UTILITY PEDESTALS
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- SIGN
- DECIDUOUS AND CONIFEROUS TREES
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIPRAP
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FENCE
- PROPOSED STORM MANHOLE
- PROPOSED POND OUTLET STRUCTURE
- PROPOSED STORM SEWER APRON
- SILT FENCE PER CITY PLATE NO. ERO-1
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 ④
- PROPOSED TIPOUT CURB PER 7/C2
- STORM DRAIN INLET PROTECTION DEVICE PER 6/C2
- DRAINAGE ARROW

T-XXX.X — TOP OF RETAINING WALL ELEVATION
B-XXX.X — GROUND ELEVATION AT BASE OF RETAINING WALL

X/X — DETAIL NUMBER / SHEET NUMBER

PROJECT SUMMARY

DISTURBED AREA	= 1.51 ACRES
EXISTING IMPERVIOUS AREA	= 0.06 ACRES
PROPOSED IMPERVIOUS AREA	= 0.95 ACRES

SCALE 20 0 20 40 IN FEET

DATE	REVISION

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BLUE LINE COLLISION CENTER

GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C10 SHEETS

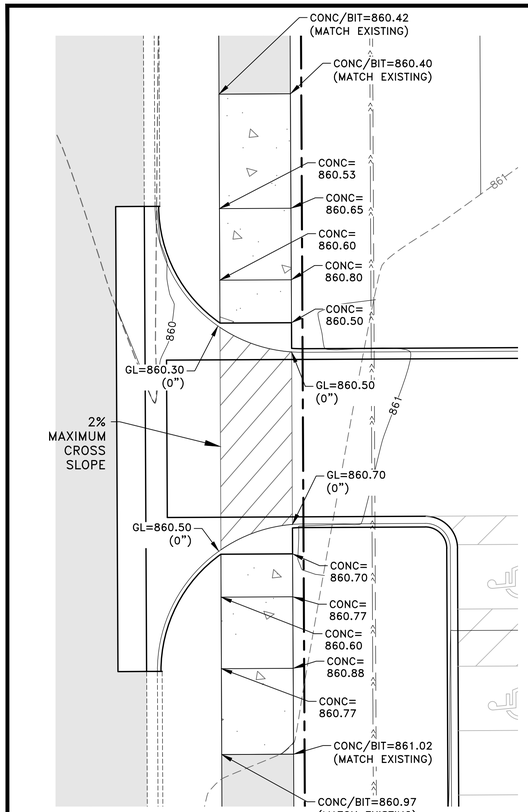
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LEGEND

- PROPOSED TIPOUT CURB PER (7/C2)
- ⟹ DRAINAGE ARROW
- GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION
- BIT= XXX.XX — PROPOSED SPOT ELEVATION (BITUMINOUS)
- CONC= XXX.XX — PROPOSED SPOT ELEVATION (CONCRETE)
- BLDG= XXX.XX — PROPOSED GROUND ELEVATION AT BUILDING
- T-XXX.X — TOP OF RETAINING WALL ELEVATION
- B-XXX.X — GROUND ELEVATION AT BASE OF RETAINING WALL

MODULAR BLOCK RETAINING WALL
T-861.9 B-860.5
T-861.9 B-860.5
T-862.0 B-862.0
BLDG= 862.00
BLDG= 862.00
BLDG= 862.00
BLDG= 862.60
BLDG= 862.00
FINISHED FLOOR ELEVATION=862.0
CONC= 862.19
CONC= 862.00
CONC= 862.00
GL= 862.03
GL= 862.02
GL= 861.88
GL= 862.00
GL=859.80 (MATCH EXISTING)
B612 CURB AND GUTTER
GL=861.28 (6")
GL= 860.53
GL=861.78 (0")
GL=861.74 (6")
GL= 861.85
GL= 860.73
GL= 861.30
BIT= 861.30
GL= 861.23
GL=860.29 (MATCH EXISTING)
BIT= 860.90
BIT= 860.72
B612 CURB AND GUTTER
B612 CURB AND GUTTER
D412 CURB AND GUTTER
GL= 860.00
GL= 859.03
GL= 859.48
GL= 858.77
GL= 858.50
RIVERDALE DRIVE
DOLOMITE STREET
HIGHWAY 10
20 0 20 40 SCALE IN FEET



1/C8 PEDESTRIAN RAMP DETAILS

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EGGENHOFER, P.E.
Date 7/13/22 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

BLUE LINE COLLISION CENTER

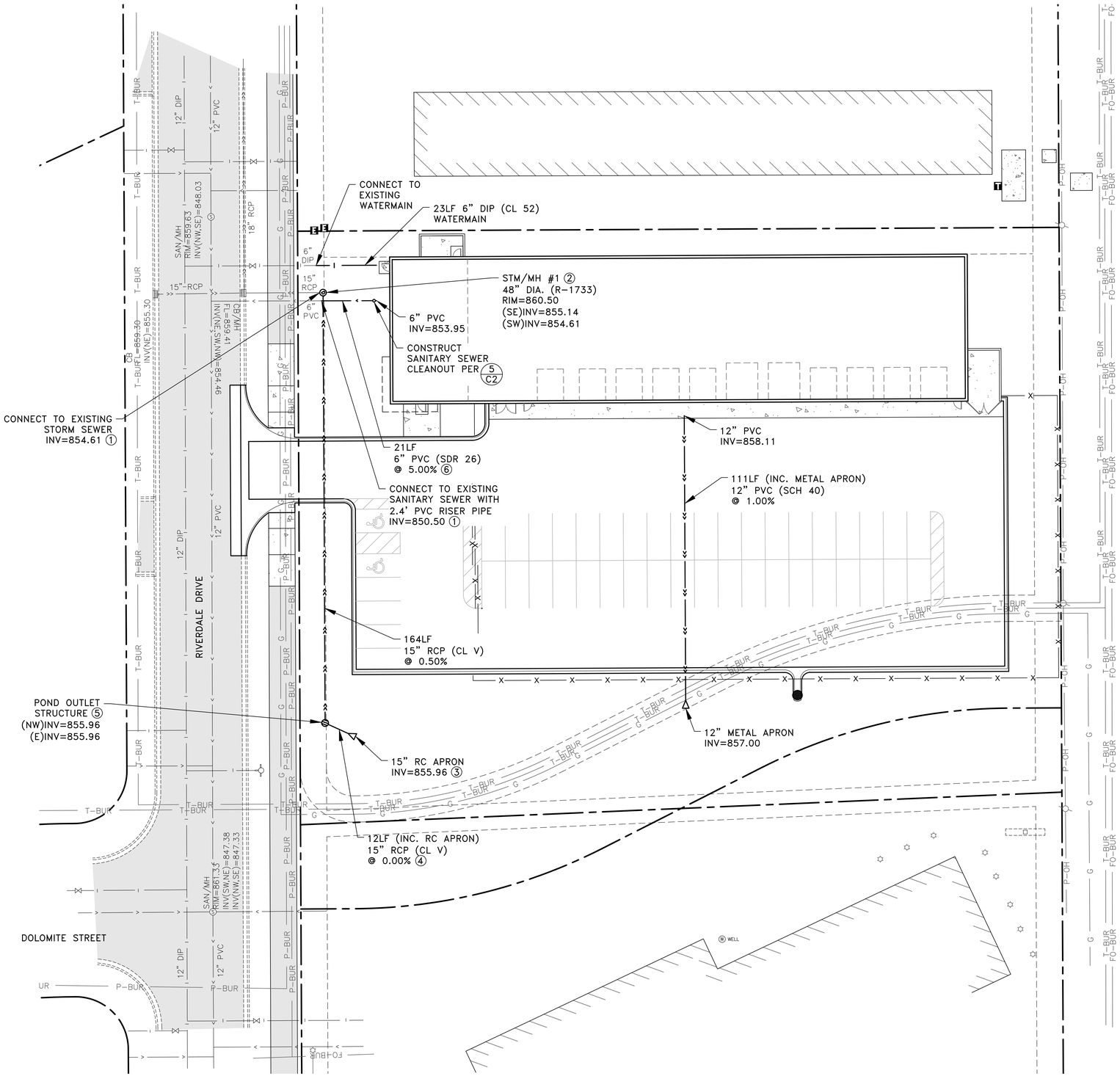
STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C10 SHEETS

3395.15

Jul 11, 2022 - 2:58pm
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GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATERMAIN.
3. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.

REFERENCE NOTES:

① LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
② CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
③ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
④ TIE ALL PIPE JOINTS.
⑤ CONSTRUCT STRUCTURE PER 1/C3.
⑥ CONSTRUCT SEWER SERVICE PER CITY PLATE NO. SEW-3.

SCALE IN FEET: 20 0 20 40

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

TIMOTHY A. EGGENBERGER, P.E.
Date 7/13/22 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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BLUE LINE COLLISION CENTER

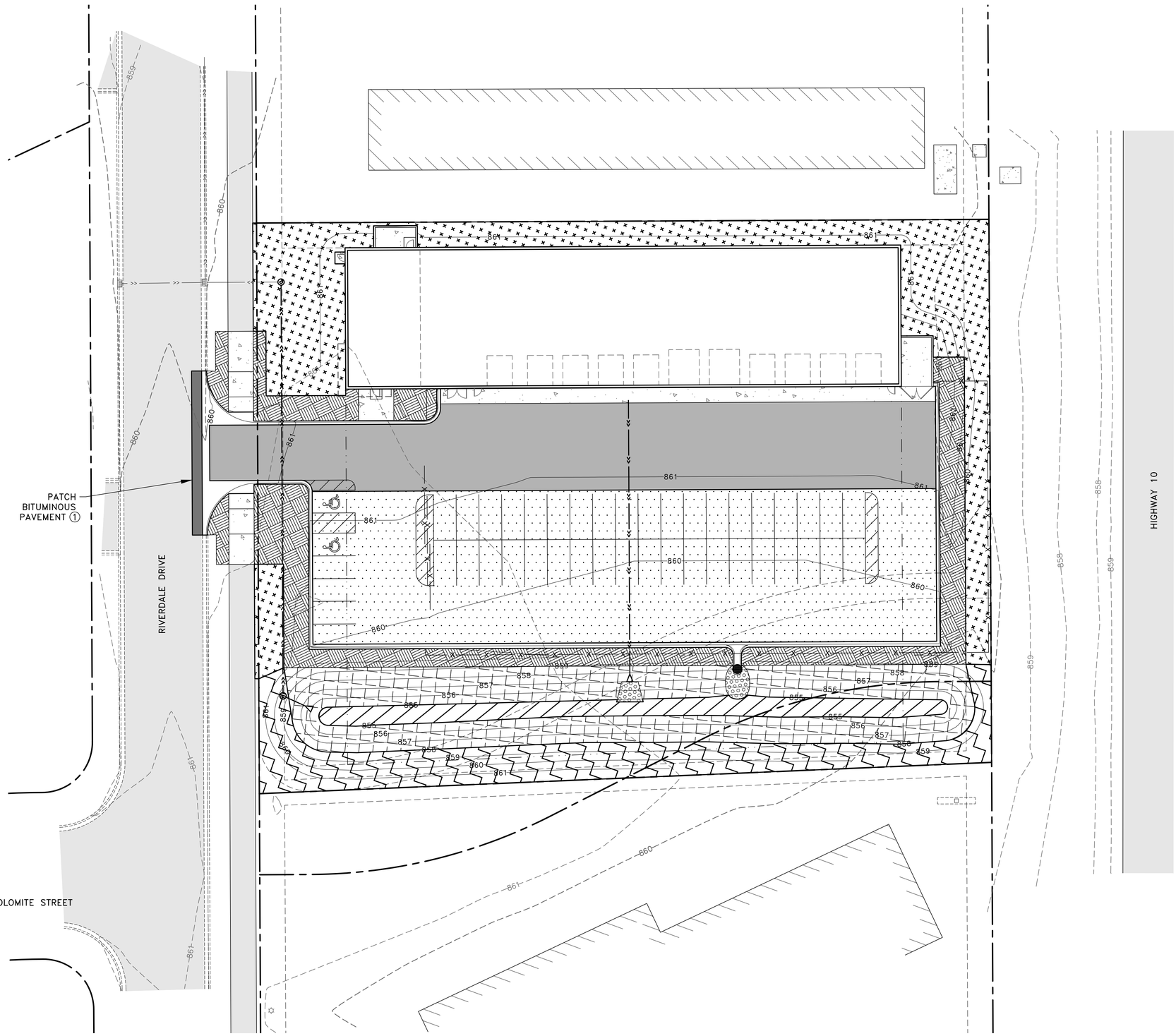
UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C10 SHEETS

3395.15

Jul 11, 2022 - 2:58pm
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LEGEND

- PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT PER (1/C2)
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER (2/C2)
- SEED MIX 25-131 (220 POUNDS/ACRE)
  ROLLED EROSION PREVENTION CATEGORY 20
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 25-131 (220 POUNDS/ACRE)
  HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE)
  ROLLED EROSION PREVENTION CATEGORY 20
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE)
  HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE (4/C2) FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.

REFERENCE NOTES:

(1) BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION ON RIVERDALE DRIVE.

20 0 20 40
SCALE IN FEET

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

TIMOTHY A. EGGENHOFER, P.E.
Date 7/13/22 Lic. No. 43362

DESIGNED BY:	TAE
DRAWN BY:	TAE
CHECKED BY:	CJJ

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BLUE LINE COLLISION CENTER

PAVING AND RESTORATION PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C10 OF C10 SHEETS

3395.15

Jul 11, 2022 - 2:58pm
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ProjectDox

Changemarks Report

Project Name: 22-106 Blue Line Collision

Workflow Started: 07/19/2022 3:46 PM

Report Generated: 08/15/2022 08:17 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	16	False	Unresolved	Environmental Review		A1.pdf	CA	Lighting Plan	Please provide an external lighting plan as well as cut sheets for the lighting fixtures.	08/03/2022 12:24 PM	Chris Anderson	
		15	False	Unresolved	Environmental Review		L1 LANDSCPAE PLAN.pdf	CA	Shrub Requirements	Shrub Requirements are based on either 1 shrub per 30 linear feet of site perimeter or 1 shrub per 300 sq. ft. of building footprint, whichever is greater. 12,100 / 300 = 40.33. Project requires a minimum of 40 shrubs.	08/03/2022 9:04 AM	Chris Anderson	
		17	False	Unresolved	Engineering Tech		C10 PAVING AND RESTORATION PLAN.pdf	LC	Patch Bituminous Pavement	We prefer the existing pavement in Riverdale Dr to remain in place and be used for the form of the valley gutter.	08/01/2022 8:45 AM	Logan Czech	
		12	False	Unresolved	Civil Engineer II		C9 UTILITY PLAN.pdf	JF	watermain class	watermain 6" or less shall be class 53, 8" or greater class 52.	07/29/2022 2:14 PM	Joe Feriancek	

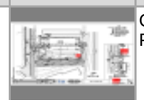
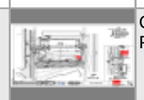
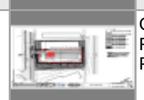
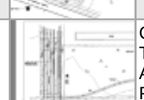
ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	13	False	Unresolved	Civil Engineer II		C8 STAKING PLAN.pdf	JF	Structures within D&U Easement	The City does not typically allow retaining wall or structures/patios, etc. within D&U Easements. This does include any building overhangs. In this case I don't think it should be an issue, but we'll need to confirm that it doesn't affect necessary grading for drainage or potential utilities.	07/29/2022 2:19 PM	Joe Feriancek	
		11	False	Unresolved	Civil Engineer II		C6 EXISTING TOPOGRAPHY AND REMOVALS PLAN.pdf	JF	Existing D&U Easement	this exisitng easement across the lot should be vacated.	07/29/2022 1:53 PM	Joe Feriancek	
		9	False	Unresolved	Civil Engineer II		C7 GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN.pdf	JF	Match into existing to the west	Do you have any spot elevations that can be provided to see how the grading is tying into the existing elevations along the west lot line?	07/29/2022 1:45 PM	Joe Feriancek	
		10	False	Unresolved	Civil Engineer II		C7 GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN.pdf	JF	Storm Water Runoff	This looks like we're forcing water onto the adjacent property to the west. Is this the case? or is it going that way existing?	07/29/2022 1:45 PM	Joe Feriancek	
		8	False	Unresolved	Civil Engineer IV		STORMWATER MANAGEMENT PLAN.pdf	LL	Pond INF	Pond meets the City and LRRWMO requirements.	07/29/2022 8:57 AM	Len Linton	
		5	False	Unresolved	Civil Engineer IV		C8 STAKING PLAN.pdf	LL	Spot Elevations	Spot Elevations must also be shown on the grading plan.	07/29/2022 8:50 AM	Len Linton	

ProjectDox

Changemarks Report

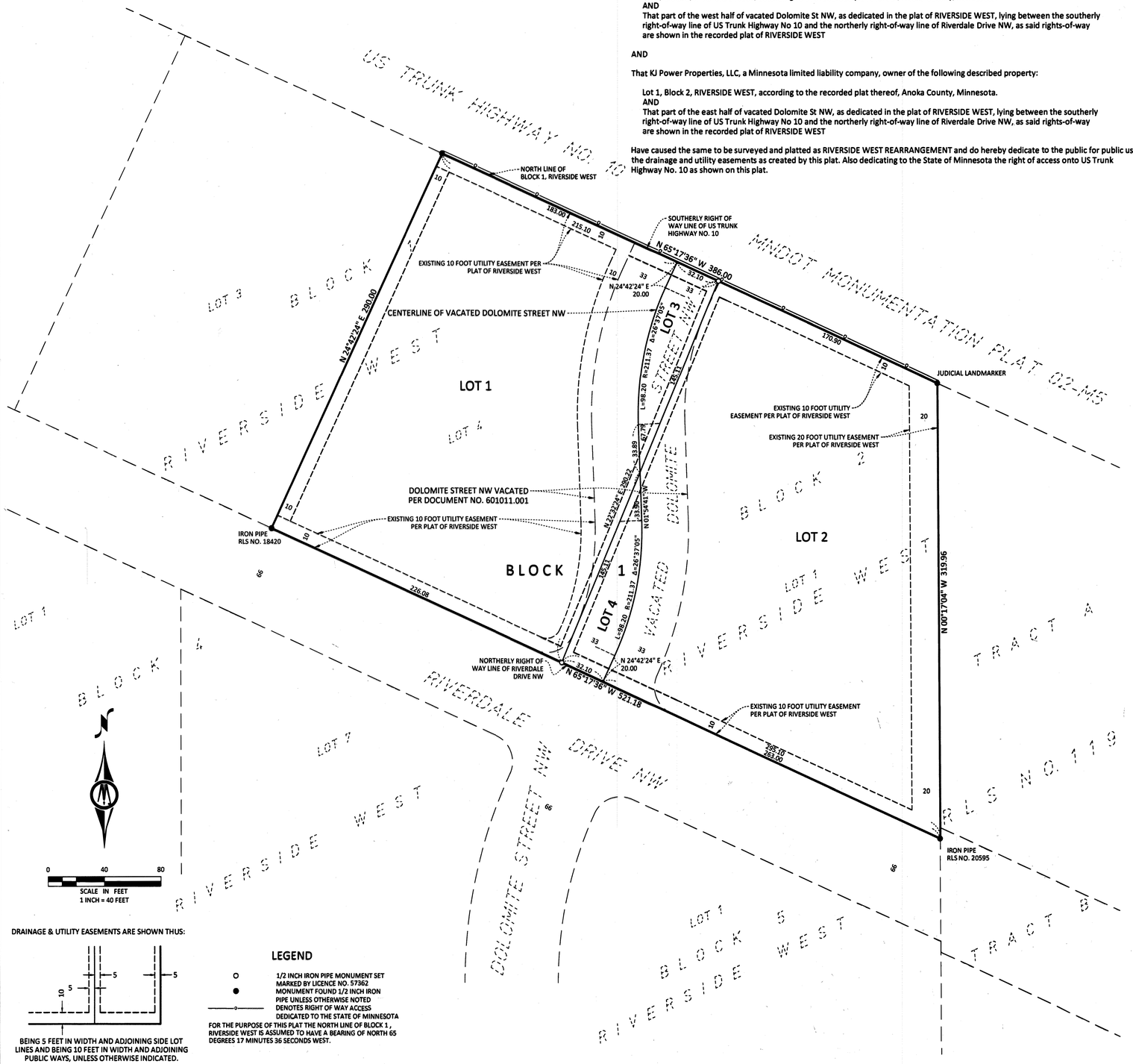
Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	6	False	Unresolved	Civil Engineer IV		C8 STAKING PLAN.pdf	LL	Sheet name	This sheet does not have horizontal dimensions to guide layout of the site. Horizontal dimensions are required on a sheet in this plan set.	07/29/2022 8:50 AM	Len Linton	
		7	False	Unresolved	Civil Engineer IV		C8 STAKING PLAN.pdf	LL	Ped Ramps	Pedestrian ramps require horizontal dimensions along with the elevations.	07/29/2022 8:50 AM	Len Linton	
		4	False	Unresolved	Civil Engineer IV		C10 PAVING AND RESTORATION PLAN.pdf	LL	Pavement Types	Consider making the northern drive, or the area outside of the internal parking stalls Heavy Duty pavement. The proposed heavy duty pavement is not wide enough to allow garbage trucks to access the dumpster with out driving on light duty pavement.	07/29/2022 8:44 AM	Len Linton	
		3	False	Unresolved	Civil Engineer IV		C7 GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN.pdf	LL	Need spot elevatioins	Need spot elevations at parking corners, curb cut to pond and street emtrance.	07/26/2022 4:14 PM	Len Linton	
		1	False	Unresolved	City Planner		A1.pdf	BM	Fence	Provide fence details including material and height.	07/20/2022 3:52 PM	Brian McCann	
		2	False	Unresolved	City Planner		A1.pdf	BM	Patio Location	Consider relocating the patio area to the south entrance of the building, outside of easements.	07/20/2022 3:52 PM	Brian McCann	
		14	False	Unresolved	Lead Engineering Tech		C6 EXISTING TOPOGRAPHY AND REMOVALS PLAN.pdf	Aaron	curb removal	Leave bit in street, use bit as a form for concrete valley gutter	07/19/2022 4:27 PM	Aaron Madsen	

OFFICIAL PLAT

6025449.004

RIVERSIDE WEST REARRANGEMENT

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 34, TWP. 32 N, RGE. 25 W



DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED.

LEGEND

- ○ 1/2 INCH IRON PIPE MONUMENT SET MARKED BY LICENCE NO. 57362
- ● MONUMENT FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE NOTED
- —o— DENOTES RIGHT OF WAY ACCESS DEDICATED TO THE STATE OF MINNESOTA

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF BLOCK 1, RIVERSIDE WEST IS ASSUMED TO HAVE A BEARING OF NORTH 65 DEGREES 17 MINUTES 36 SECONDS WEST.

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That City of Ramsey, a municipal corporation under the laws of the State of Minnesota, owner of the following described property:

Lot 4, Block 1, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
AND
That part of the west half of vacated Dolomite St NW, as dedicated in the plat of RIVERSIDE WEST, lying between the southerly right-of-way line of US Trunk Highway No 10 and the northerly right-of-way line of Riverdale Drive NW, as said rights-of-way are shown in the recorded plat of RIVERSIDE WEST

AND

That KJ Power Properties, LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 2, RIVERSIDE WEST, according to the recorded plat thereof, Anoka County, Minnesota.
AND
That part of the east half of vacated Dolomite St NW, as dedicated in the plat of RIVERSIDE WEST, lying between the southerly right-of-way line of US Trunk Highway No 10 and the northerly right-of-way line of Riverdale Drive NW, as said rights-of-way are shown in the recorded plat of RIVERSIDE WEST

Have caused the same to be surveyed and platted as RIVERSIDE WEST REARRANGEMENT and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat. Also dedicating to the State of Minnesota the right of access onto US Trunk Highway No. 10 as shown on this plat.

In witness whereof said City of Ramsey, a municipal corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this 24th day of June, 2022.

CITY OF RAMSEY

Mark E. Kuzma, Mayor

Brian Hagen, City Administrator

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this 24th day of June, 2022 by Mark E. Kuzma, Mayor and Brian Hagen, City Administrator of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, on behalf of the corporation.

Sean M. Sullivan (Signature)
Sean M. Sullivan (Printed Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2025

In witness whereof said KJ Power Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28th day of June, 2022

KJ Power Properties, LLC

Kelly Power, Chief Manager

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 28th day of June, 2022 by Kelly Power, Chief Manager of KJ Power Properties, LLC, a Minnesota limited liability company.

Sean M. Sullivan (Signature)
Sean M. Sullivan (Printed Name)

Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2025

SURVEYORS CERTIFICATION

I Andrew L. Hill do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 22 day of June, 2022.

Andrew L. Hill, Licensed Land Surveyor
Minnesota License No. 57632

STATE OF MINNESOTA
COUNTY OF Anoka

This instrument was acknowledged before me this 22 day of June, 2022 by Andrew L. Hill.

(Signature)
Jodi E. Ogren (Printed Name)

Notary Public, Anoka County, Minnesota
My Commission Expires Jan. 31, 2026

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSIDE WEST REARRANGEMENT was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this 14th day of June, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By Mark E. Kuzma, Mayor

By Colleen Lasher, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28th day of June, 2022.

David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2022 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 29th day of June, 2022

Pamela J. LeBlanc
Property Tax Administrator

By, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSIDE WEST REARRANGEMENT was filed in the office of the County Recorder/Registrar of Titles for public record on this 29th day of June, 2022, at 3:08 o'clock P.M. and was duly recorded as Document Number 6025449.004.

Pamela J. LeBlanc
County Recorder/Registrar of Titles

By, Deputy

This Plat Prepared By:
BOLTON & MENK

$56.00

LUMEN

425 Monroe St
Anoka, MN 55303

August 11, 2022

City of Ramsey
Brian McCann
City Planner

REGARDING: Easement vacate 6710 Highway 10 NW

Dear Brian,

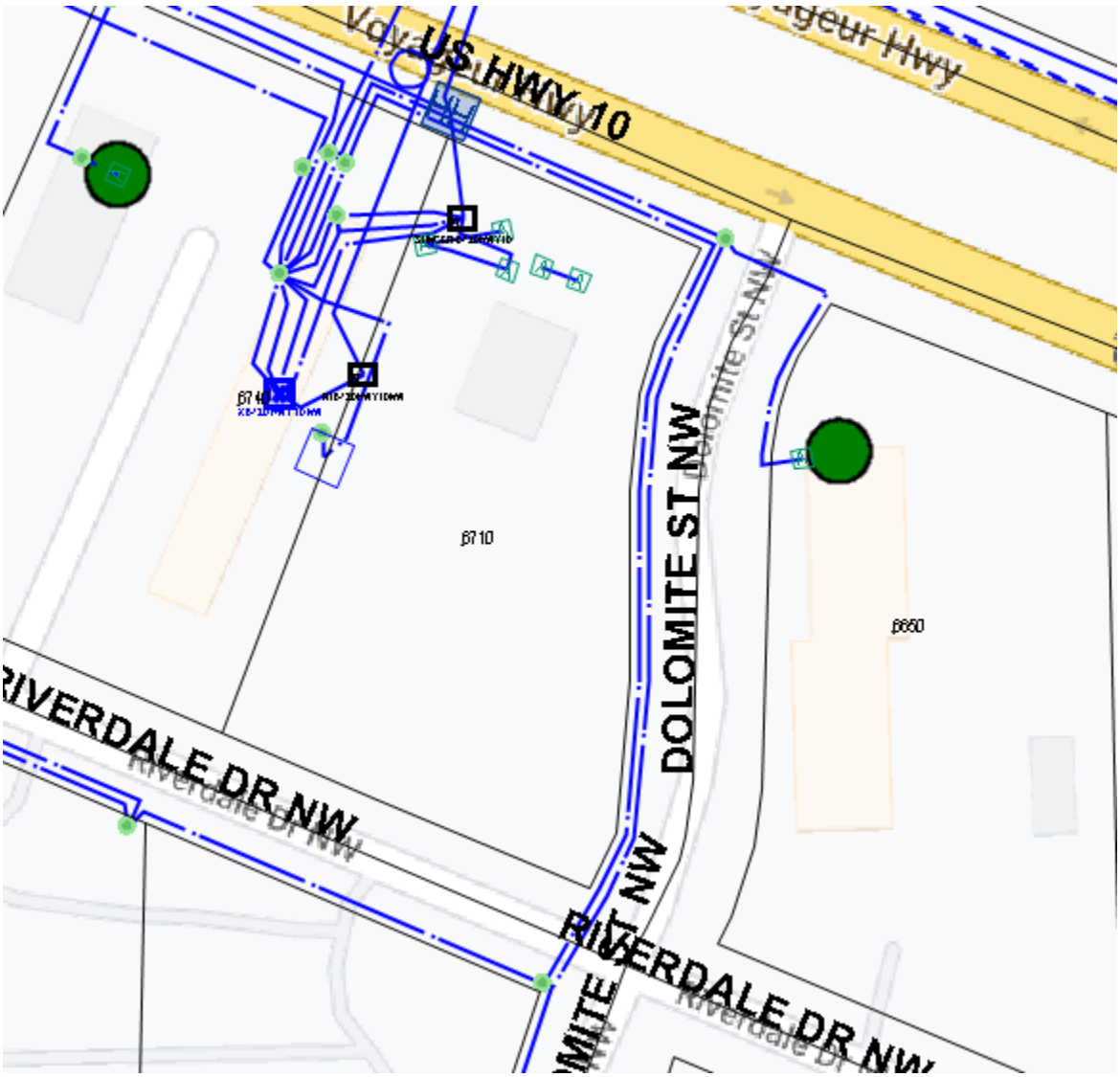
Attached is a map of our facilities in the project area for the roadway vacate request. Per our records our buried cables may exist on a portion of the easement through this proposed vacation. This is the level of detail that we have documented in our records. We do not have such precise distances as distance from centerline lot lines recorded, instead opting for painted locates or visible above ground structures and taking measurements from those.

It is the intention of CenturyLink Communications to maintain a minimum of a 10' utility easement (5ft on either side of existing) through this area. Any costs incurred with the need to relocate these facilities would be the responsibility of the petitioner.

Please call me for any additional information needed and I will do what I can to assist. My number is (612) 431-3527

Sincerely,

Bill Byers
SR. LNI Engineer
bill.byers@lumen.com


US HWY 10
DOLOMITE ST NW
RIVERDALE DR NW
6710
6660

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

RESOLUTION #22-190

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AUTOMOTIVE SERVICE AT 6710 HIGHWAY 10 NW AND DECLARING TERMS OF PERMIT

RECITALS

1. Kinghorn Construction, hereinafter referred to as the "**Permittee**", has properly applied for a Site Plan and Conditional Use Permit for an automotive service on the property generally known as 6710 Highway 10 NW and legally described as follows:

   Lots 1 & 3, Riverside West Rearrangement (subject to easement as shown on plat), Anoka County, Minnesota

   (the "**Subject Property**")

2. That the **Subject Property** is zoned B-2 Highway Business District, which is a commercial zoning designation and guided as such in the 2040 Comprehensive Plan.

3. That motor vehicle, implement, and recreation equipment sales and service are a conditional use in the B-2 Highway Business District.

4. That the **Permittee** appeared before the Planning Commission for a public hearing on August 25, 2022 that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended approval/denial of the request on August 25th, 2022.

6. That the City Council reviewed and approved/denied the request on September 13th, 2022.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.

2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the proposed use **will be** constructed so as to 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.

4. That the proposed use **will not** create additional requirements at public cost for public facilities and services.

5. That the proposed use **will not** be detrimental to the economic welfare of the community.

6. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.

7. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

1. That the Ramsey City Council hereby grants approval of the Conditional Use Permit for automotive service (the "**Permit**") on the **Subject Property** contingent upon the following:

CONDITIONS:

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

3. That the **Permittee** shall obtain all necessary permits prior to commencing any site modifications or construction of the Building, including a Building Permit

4. That this **Permit** shall be contingent upon final review and approval by the Building Official, Fire Marshal, and a Certificate of Occupancy (CO).

5. 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.

6. Fencing requirements

7. That the area behind the fencing is for customer and employee vehicles only. All vehicles must be properly licensed, and the vehicles cannot be used for salvage or impounded

8. That all repair operations must be done inside the building.

9. That outdoor storage is not permitted, including vehicle parts. All scrap or waste must be stored in dumpsters within the waste enclosure, or inside the building.

10. That a location must be designated for after-hours drop-off of vehicles.

11. That parking of repair vehicles, car carriers, or tow drop-off and pick-up is prohibited on abutting streets.

12. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking), Section 117-115 (B-2 Highway Business District) and Chapter 30 (Nuisances) at all times.

13. That this **Permit** shall automatically expire if the use is not initiated by September 13, 2023 and issuance of the building permit constitutes initiation.

14. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage.

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 13th of September, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #22-191

A RESOLUTION APPROVING SITE PLAN FOR BLUE LINE COLLISION

RECITALS

1. Kinghorn Construction, hereinafter referred to as the "**Applicant**" has properly applied for a Site Plan, Conditional Use Permit, and Easement Vacation for Blue Line Collision on the property legally described as follows:

   Lots 1 & 3, Riverside West Rearrangement (subject to easement as shown on plat), Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is zoned B-2 Highway Business District, which is a commercial zoning designation and guided as such in the 2040 Comprehensive Plan.

3. That the City Code allows this type of conditional use in the B-2 Highway Business District.

4. That the **Applicant** appeared before the Planning Commission for a public hearing on August 25, 2022 that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended approval/denial of the request on August 25th, 2022.

6. That the City Council reviewed and approved/denied the request on September 13th, 2022.

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

That the Ramsey City Council hereby grants approval of the Site Plan for Blue Line Collision on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the Applicant enter into a Development Agreement with the City.

2. Final legal form approved by the City Attorney.

3. Compliance with Staff comments as noted in ProjectDox.

4. Staff approval of the architectural plans, including the architectural plans for the trash enclosure and fencing details.

5. That a separate building permit and sign permits are required.

6. That the Applicant shall maintain the Subject Property in compliance with City Code Sections 117-356 (Commercial and Industrial Development Off-Street Parking), Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.

7. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Resolution.

8. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

9. That this Resolution shall automatically expire if the use is not initiated by September 13th, 2023.

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 13th day of September, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #22-192

RESOLUTION APPROVING A VACATION OF DRAINAGE AND UTILITY EASEMENTS IN RIVERSIDE WEST REARRANGEMENT

RECITALS

1. The City of Ramsey received an application from Kinghorn Construction (the "**Applicant**"), requesting a vacation of a drainage and utility easements (the "**Easement**") on the property generally known as 6710 Highway 10 Northwest legally described as follows:

   Lots 1 & 3, Riverside West Rearrangement (subject to easement as shown on plat), Anoka County, Minnesota

   (the "**Subject Property**")

2. That the plat of RIVERSIDE WEST created the **Easement** on May 24, 1976.

3. That the City Council reviewed and approved the plat of RIVERSIDE WEST REARRANGEMENT on June 14, 2022, and the **Easement** was not vacated at that time.

4. That the **Applicant** appeared before the City Council for a public hearing pursuant to Section 117-56 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter on September 13, 2022, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the partial easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the **Applicant**'s intended purpose.

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

That the Ramsey City Council hereby grants approval of a vacation of the **Easement** on the **Subject Property**, as shown on Exhibit 1.

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 13th day of September, 2022.

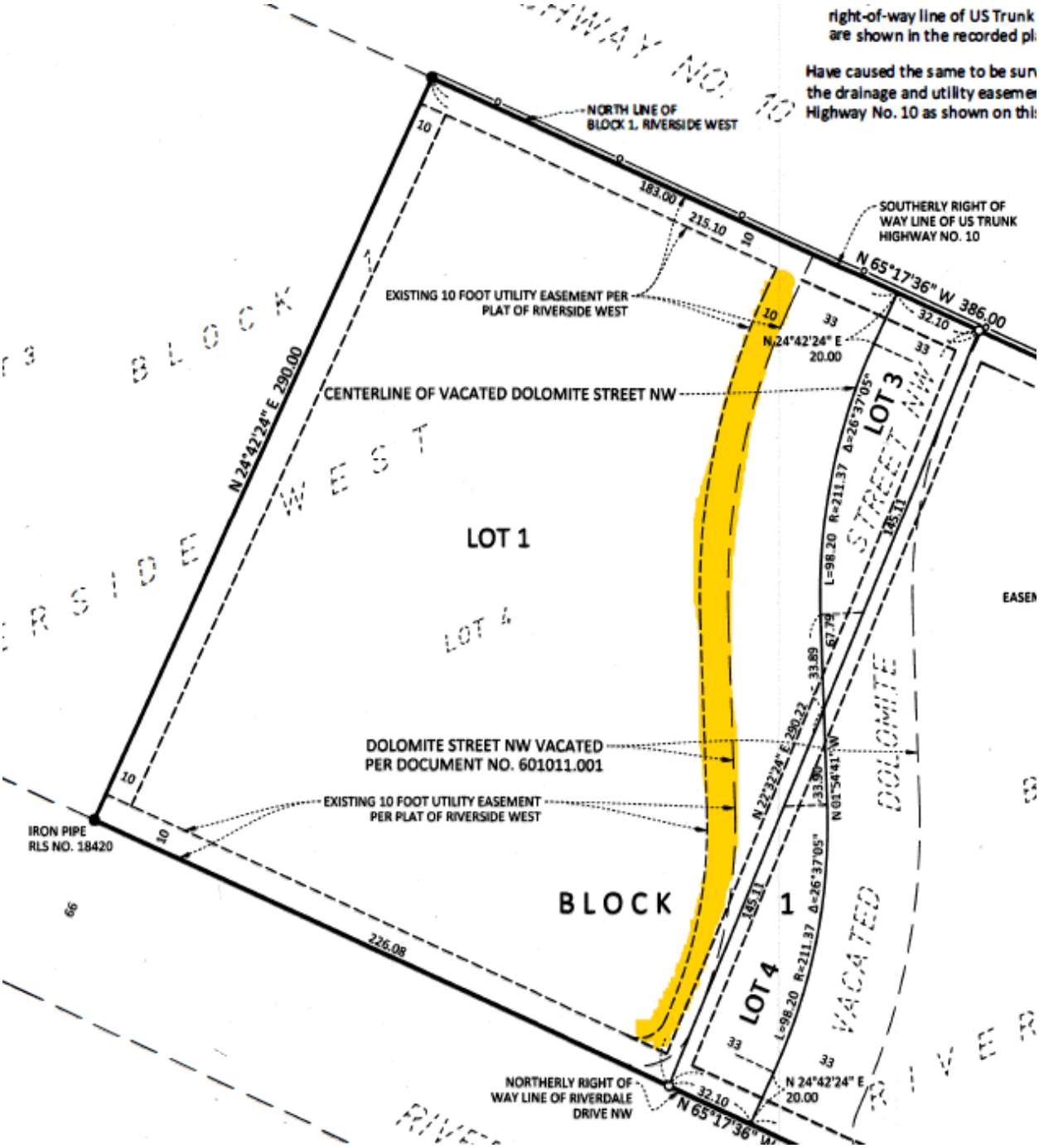
Mayor

ATTEST:

City Clerk

Exhibit 1 – Easement to be Vacated

The easterly 10-foot drainage and utility easement in Lot 4, Block 1, Riverside West, Anoka County, Minnesota., except the north 10 feet and south 10 feet thereof.



Regular Planning Commission **6. 5.**

Meeting Date: 08/25/2022

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING: Conditional use permit for iDigital for a digital billboard at the northwest corner of Riverdale Drive and Traprock St. NW.

Purpose/Background:

This spring, the City Council approved a City Code amendment to allow a limited number of digital billboards along Highway 10. The City is the property owner and the Council has approved a lease with iDigital to place a digital billboard at this location. The Economic Development Authority recommended approval of the amendment and lease to help support local businesses.

Notification:

Notification was provided in the August 12 Anoka Union Herald and mailed to property owners within 350 feet of the site. A sign was also placed at the site indicating a development proposal.

Observations/Alternatives:

A 41-foot tall horizontally-aligned billboard is proposed for the northwest corner of Riverdale Drive and Traprock Street. The site is located along the south side of Highway 10. The structure for the former Wyatt Earp's Saloon is in the approximate location.

The billboard is proposed to have an "architecturally enhanced base" as required by Code in the way of a stacked stone finish. It is recommended that the colors of the store are tans and reds in order to complement the City's message sign on the other side of Highway 10 instead of the grays and blues that are shown on the rendering.

The proposed 434-square foot sign meets all of the other site requirements in City Code, except for that it is placed within a platted drainage and utility easement. It is not recommended to vacate the easement as it could be needed for utilities associated with the final phase of the Highway 10 Ramsey Gateway reconstruction project. Instead, an encroachment agreement will need to be approved by the Council. This type of agreement allows for construction of specified structures with the caveat that it could need to be removed if the easement is needed for its intended purpose.

Messages must stay for at least 7 seconds with an instantaneous change to another message. Animation is not permitted. The maximum height allowed is 50 feet with a maximum area of 700 square feet.

Alternatives

1. Approve the CUP as recommended by staff with the conditions listed in the attached resolution.

2. Modify the CUP with conditions as deemed reasonable by the Planning Commission.

3. Deny the CUP based on certain findings.

Funding Source:

All costs associated with this request are the responsibility of the applicant. If approved, the City will take in lease revenue.

Recommendation:

Staff recommends approval of the CUP for the billboard.

Action:

Motion to recommend approval of Resolution #22-193 approving a Conditional Use Permit for a digital billboard at 7559 Riverdale Drive NW.

Attachments

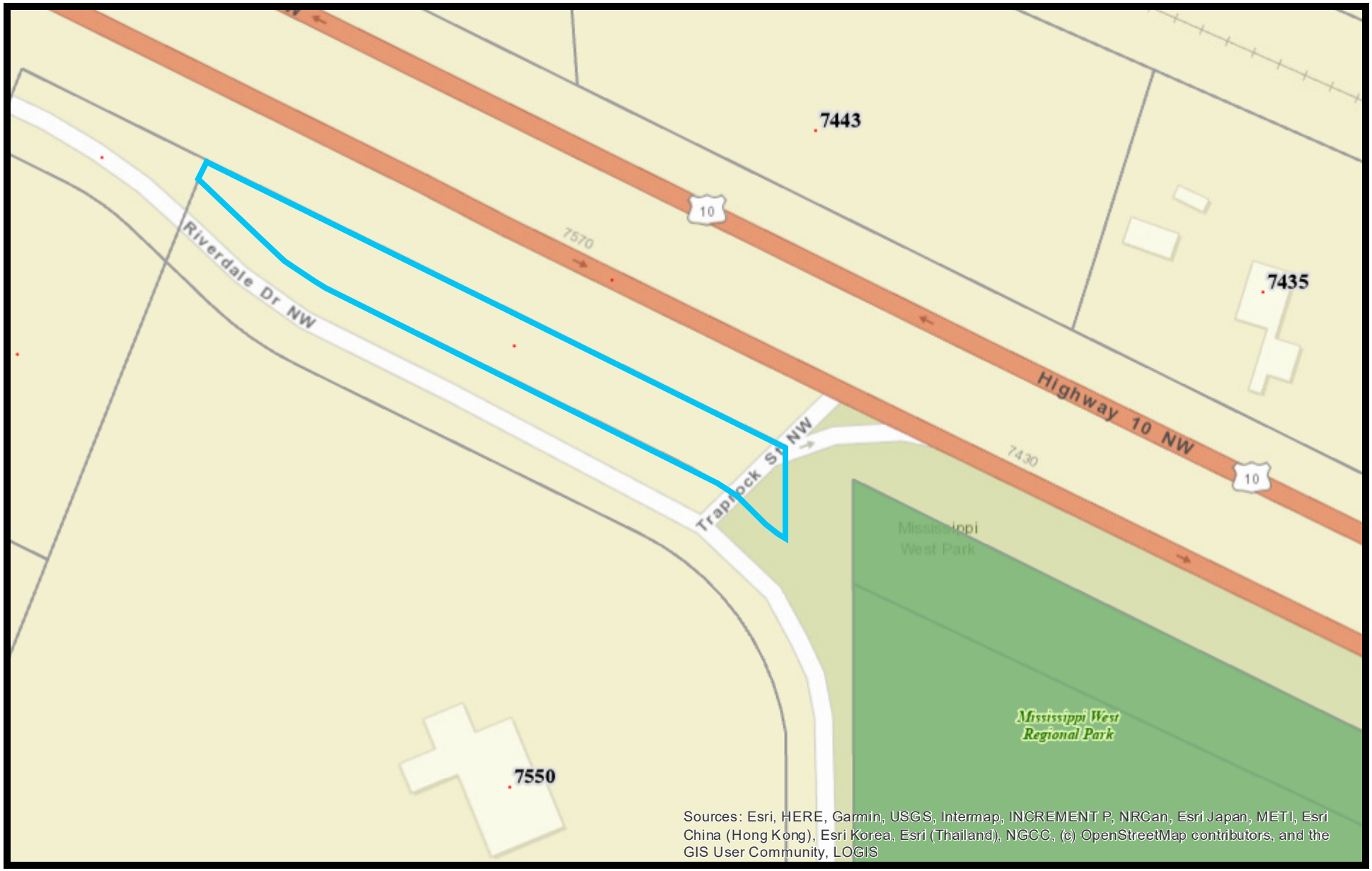
Site Location Map
Proposed Site Plan
Front Elevation
Draft Resolution #22-193
Photos

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/18/2022 03:29 PM
Form Started By: Todd Larson		Started On: 08/15/2022 08:38 AM
Final Approval Date: 08/18/2022		

iDigital Outdoor CUP

PID #: 28-32-25-43-0008



Print Date: July 22, 2022

0 0.0075 0.015 0.03 0.045 0.06 mi

Exhibit A – Sign Location and Access

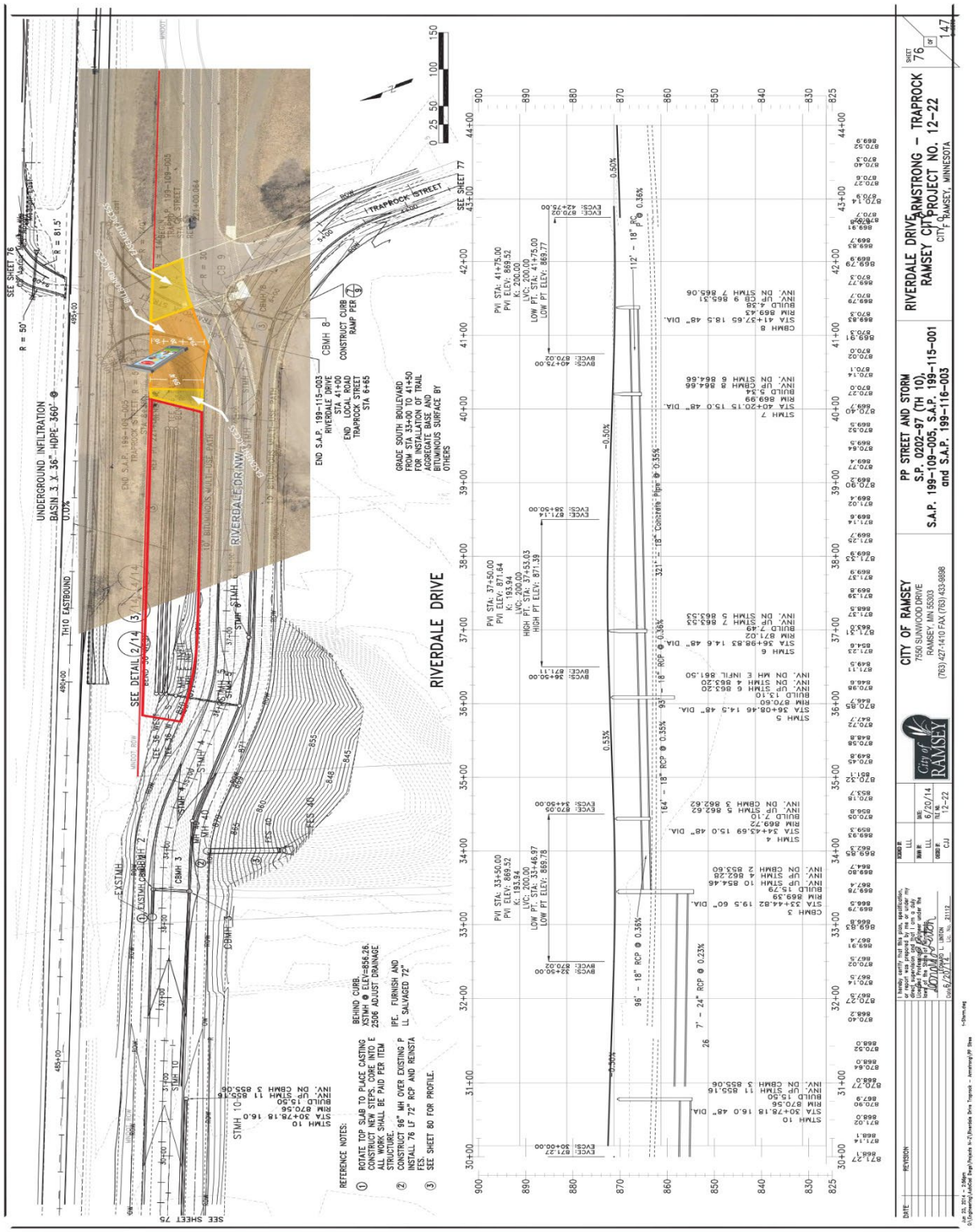
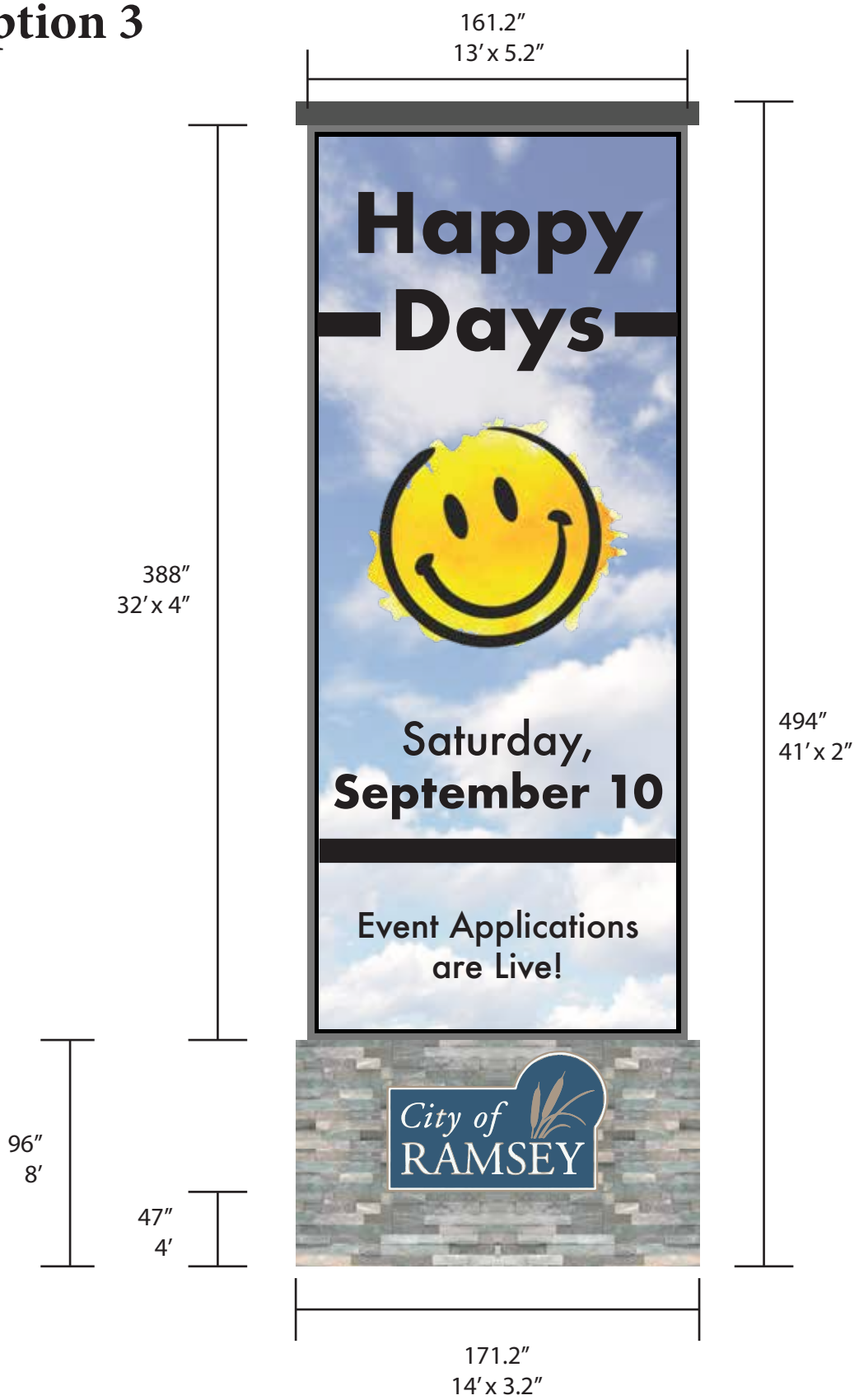


Exhibit B – Sign Design and Dimensions



Option 3


161.2″
13′ x 5.2″
Happy Days
Saturday,
September 10
Event Applications
are Live!
City of
RAMSEY
388″
32′ x 4″
494″
41′ x 2″
96″
8′
47″
4′
171.2″
14′ x 3.2″

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

RESOLUTION #22-193

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR DIGITAL BILLBOARD AT 7559 RIVERDALE DRIVE NORTHWEST

RECITALS

1. iDigital, hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit to construct and operate a digital billboard on the property generally known as 7559 Riverdale Drive NW and legally described as:

   Outlot A, The Diamonds, Anoka County, Minnesota

   (the '**Subject Property**');

2. That the **Subject Property** is zoned B-2 Business District and is approximately 0.83 acres in size.

3. That the **Subject Property** is guided as Commercial in the City's 2040 Comprehensive Plan.

4. That a billboard is classified as a conditional use in the B-2 Business District.

5. That the Planning Commission met on August 25, 2022, conducted a public hearing, and recommended approval/denial of the request.

FINDINGS OF FACT

1. That the billboard will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

2. That the billboard will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. That the billboard will not be hazardous to existing or future neighboring uses.

4. That the billboard will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

5. That the billboard will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

6. That the billboard will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the construction and operation of a billboard on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** conform to site plan "Exhibit A."

2. That this Permit conform to elevations labeled "Option 3" as modified with base stone colors closely resembling the tans and reds on the City-owned message sign across Highway 10.

3. That an encroachment agreement is signed and recorded against the property for construction of the billboard within the platted drainage and utility easement.

4. That a signed lease be executed for the property.

5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

6. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the sign.

7. 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.

8. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

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 ___ day of ___, 2022.

CITY OF RAMSEY

By:_____ By:_____
Mark E. Kuzma, Mayor Katie Schmidt, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me a Notary Public personally appeared Mark E. Kuzma and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Mark E. Kuzma and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

iDigital Conditional Use Permit photos.



Photo 1. The City's digital message sign along westbound Hwy. 10 (08/15/2022).

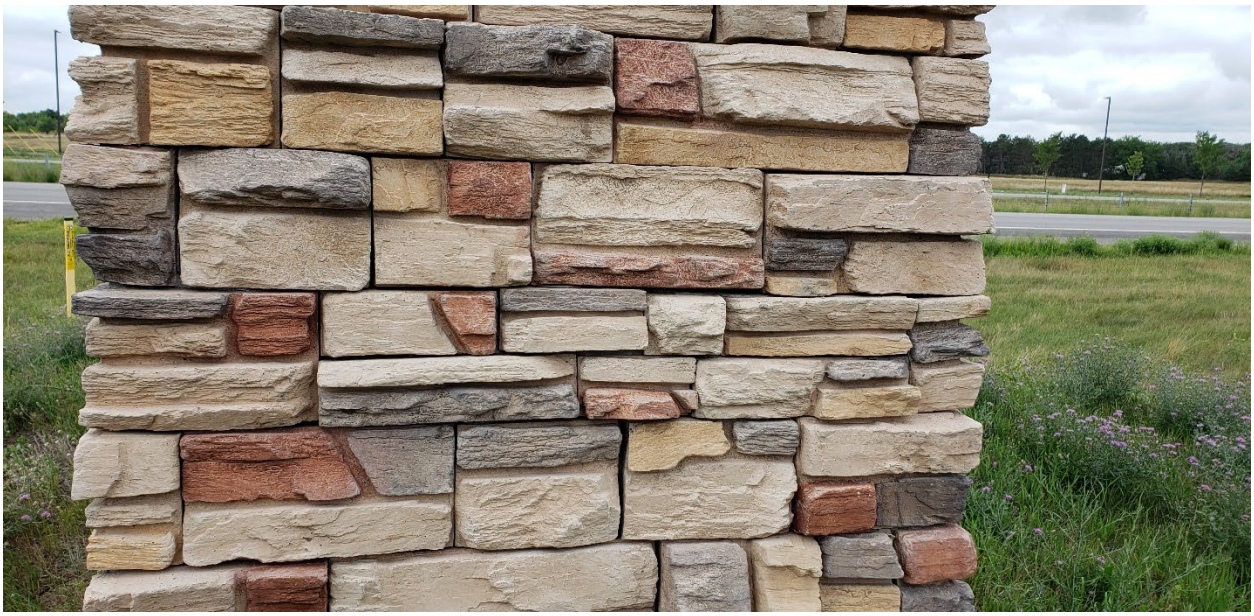


Photo 2. Close-up of City’s sign showing the colors (08/15/2022).



Photo 3. The proposed sign location looking eastbound (08/15/2022).



Photo 4. The proposed sign location looking westbound (08/15/2022).

Regular Planning Commission **7. 1.**

Meeting Date: 08/25/2022

By: Todd Larson, Community Development

Information

Title:

Discuss the relationship between the Comprehensive Plan's Land Use and the Zoning Code's Zoning Districts and provide direction on Zoning Code districts.

Purpose/Background:

The City's Zoning Code has never had a major overhaul. As various issues and proposals have come up throughout the years, the Zoning Code has been updated as a response. This has left the Code inconsistent in many areas, especially with uses, their definitions, and their respective districts. Additionally, state law requires a community to update its Zoning Code following a Comprehensive Plan cycle to ensure consistency.

In June, Planning Commission members brainstormed a list of topics that members would like to discuss more in detail. We will present items as time warrants over the next few months. Tonight, we will examine the Comprehensive Plan and its various land use categories. The purpose statement for each of the zoning districts in the Zoning Code should be an extension of those categories as the Zoning Code is the tool that is used to implement the Comprehensive Plan. Attached to this report is a side-by-side comparison of the Comprehensive Plan Land Use categories and the various Zoning Code zoning districts aligned the best they can be. Note that the residential districts do not line up perfectly.

Notification:

None required. The recent edition of the Ramsey Resident newsletter asked readers to respond to a survey asking for their thoughts on the current regulations and ease of use to help guide this process.

Observations/Alternatives:

The Zoning Code currently has one district that was intended to be around while planning for the Highway 10 Ramsey Gateway reconstruction project. The H-1 Highway 10 Business District was created to help businesses operate until such time that they were to be acquired for construction. Since this district was established, the highway plans have changed to allow for many of the businesses to remain via a frontage road. These properties will need to be rezoned to a more applicable district if they remain after construction is complete.

The Zoning Code has a district that is not on the map--The Neighborhood Business District. Its intent is to be for uses that would make good neighbors to residential properties. The challenge is that the list of allowed uses is so limiting that it is not very practical.

Within the mixed use districts, the purposes have taken on a lot of regulations and performance standards. These elements should be split up so that it is easier to administer and understand.

Lastly, there are various Land Use categories for public uses (ie governmental buildings) though many of the actual sites are zoned differently. Though governmental uses are allowed uses in those zoning districts, the specialized nature of the governmental uses makes it difficult to apply the same set of standards that a business follows.

Funding Source:

This review is being done through staff's normal course of duties.

Recommendation:

Staff is recommending streamlining the Zoning Code use categories:

1. Business districts--create various districts based on changes in intensity. The least intense contain those uses that would be good residential neighbors with the most intense having manufacturing and outdoor operations.

2. Adjust the residential districts to align density with the Comprehensive Plan and to eliminate confusion about the four subdistricts of R-1.

3. Create use tables and performance standard tables to easily see uses across multiple districts and ensure consistency.

4. Provide clarity to the public zoning districts acknowledging the specialized nature of government, schools, parks, and the landfill.

4. Introduce an Urban Reserve district to use the staging plan to acknowledge that some properties will develop with urban services, but are several years away from getting utility access. This allows for reasonable use of properties in the short term without precluding development from occurring when it is time.

Action:

Provide direction on the number and nature of the various zoning districts the Commission would like to see. Staff will go back and start to develop use tables based on the direction of the Commission. There is likely going to be follow-up discussion on particular uses and where they should go.

Attachments

Comprehensive Plan - Zoning Comparison

2040 Land Use Plan

2040 Staging Plan

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/18/2022 03:36 PM
Form Started By: Todd Larson		Started On: 08/16/2022 02:56 PM
Final Approval Date: 08/18/2022		

Residential	
Comprehensive Plan Land Use Designations	**Zoning Code Applicable Districts**
Rural Developing (RD) Areas guided Rural Developing are those areas that may be developed utilizing private utilities. These areas are expected to develop at a minimum of 1 unit per 10 acres and a maximum of 1 unit per 2.5 acres.	**R-1 Residential District.** The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2040 Metropolitan Urban Service Area (MUSA) and rural developing areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2040 MUSA, shall be serviced by sanitary sewer and municipal water. All developing lots located within the rural developing area shall be served with individual septic systems and wells.
Low Density Residential (LDR) Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of 3 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings. Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.	
Medium Density Residential (MDR) These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. These areas are expected to develop at a minimum of four (4) units per acre and a maximum of eight (8) units per acre. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.	**R-2 Residential District.** The intent of the R-2 Residential District is to accommodate dwellings at a density of four to seven dwelling units per acre and multiple-dwelling complexes within the 2040 MUSA. All lots created by subdivision located within the 2040 MUSA shall be serviced by sanitary sewer and municipal water.
High Density Residential (HDR) These areas are within the MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. These areas are expected to develop at a minimum of eight (8) units per acre and a maximum of fifteen (15) units per acre. The average density will be 12.5 units per acre.	**R-3 Residential District**. The intent of the R-3 Residential District is to accommodate high-density residential housing at a density greater than seven units per acre but not to exceed 15 units per acre within the 2020 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water.

Business	
Comprehensive Plan Land Use Designations	**Zoning Code Applicable Districts**
Commercial (C) Areas guided Commercial may include a range of neighborhood and community commercial/retail development.	**B-1 General Business District.** The intent of the B-1 General Business District is to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale than the B-2 Highway Commercial District. **B-2 Highway Business District.** The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers. **B-3 Business District.** The purpose of the B-3 Business District is to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The B-3 Business District is intended to provide a commercial environment that is functional for both pedestrians and automobiles, complete with high-quality building design, materials, and landscaping. The B-3 Business District is further intended to accommodate larger-scale and more convenience-oriented commercial users than are envisioned for the Town Center zoning district located east of Armstrong Boulevard. **H-1 Highway 10 Business District.** The city finds that the properties lying between Highway 10 and Burlington Railroad tracks are integral to the future improvement of the U.S. Highway 10 transportation system. These properties are therefore in a state of transition. The intent of the H-1 Highway 10 Business District is to allow for uses that minimize traffic, vehicular access, and facilitate orderly transition of the corridor while allowing the property owners the ability to utilize their property for economic benefit until such time as the U.S. Highway 10 transportation system improvements are initiated. **Neighborhood Business District.** The intent of the Neighborhood Business District is to provide a commercial area for office space, daycare uses and other similar uses, which are compatible with the neighboring residential properties.
Business Park (BP) Areas guided Business Park are reserved for office and industrial development.	**E-1 Employment District.** To accommodate general industrial activities. **E-2 Employment District.** The purpose of the E-2 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities. **E-3 Employment District.** The purpose of the E-3 Employment District is to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities and limited outdoor storage.

Mixed Use	
Comprehensive Plan Land Use Designations	**Zoning Code Applicable Districts**
Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories: **Mixed Use (Low).** Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential. **Mixed Use (Medium).** Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential. Mixed Use (High). Areas guided as **Mixed Use (High)** are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential.	**The COR District.** The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment. The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use. **COR-1 mixed-use core subdistrict.** The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station. The broadest variety and highest intensity of uses, including high density housing and lodging facilities, are encouraged near the station. Vertically-integrated mixed use projects with retail, restaurant and service uses, especially at corner locations, are strongly encouraged. This district incorporates the highest architectural and design standards to encourage pedestrian mobility and street activity. The majority of the uses within this district will rely on parking structures to accommodate the parking needs of customers and employees. In order to contribute to an active pedestrian environment, each block within the COR-1 subdistrict shall include at least two of the following uses: commercial, office, civic and/or residential use. **COR-2 (COR-2 and 2b) commercial subdistrict.** The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses. Such uses tend to benefit from direct highway access and good visibility, and may have market areas that extend beyond the community. These commercial and auto-oriented uses shall be clustered in compact identifiable areas and not present the look of typical strip suburban development. Buildings shall be designed with a pedestrian orientation and relationship to the primary street that is compatible with the adjacent COR-1 subdistrict. The COR-2 subdistrict is further defined by a COR-2b subdistrict that allows for additional flexibility in allowing larger-scale retail that is intended to anchor the development and support the mixed-uses within the development. **COR-3 and COR-3a workplace subdistrict.** The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors. Uses with high concentrations of employees are most desirable. The COR-3 subdistrict is further defined by a COR-3a subdistrict that allows exclusively schools. Due to the unique design and site layout needs of a school, different standards are in place in the COR-3a subdistrict than other development within the COR-3 subdistrict. **COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict.** The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners). Neighborhood design incorporates many traditional single-family neighborhood features such as alleys, carriage houses (secondary units), front porches, and traditional street lighting. Neighborhoods shall be designed with suitable transitions between different housing types, and with well-integrated open space and natural amenities within walking distance of all homes. Traditional neighborhood design of streets, sidewalks and paths provide easy pedestrian mobility

	throughout the subdistrict. Protection of natural areas and corridors that link the natural environment to everyday life is emphasized in this area. The COR-4 subdistrict is further defined into three categories according to the residential net density: **The COR-4a subdistrict** is the lowest density area in the COR-4 district allowing up to ten dwelling units per acre. **The COR-4b subdistrict** is the medium density area in the COR-4 district allowing up to 15 dwelling units per acre. This area is located along higher volume roadways within the COR and along its perimeter. **The COR-4c subdistrict** shall provide the highest densities in the COR-4 District requiring a minimum of 15 dwelling units per acre. This area is adjacent to the mixed-use core. **COR-5 park and open space subdistrict.** The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR. **Mixed Use Planned Unit Development (MU-PUD)** District. The intent of the Mixed Use Planned Unit Development (MU-PUD) District is to provide a range of retail and service commercial, office, and residential uses that are organized and planned in a comprehensive manner. The MU-PUD District is created for development seeking alternative development regulations that embody more traditional neighborhood design (TND) principles to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses and in no case shall a development contain more than 75 percent of one use.

Public/Governmental/Institutional	
Comprehensive Plan Land Use Designations	**Zoning Code Applicable Districts**
Public/Institutional (P/I) This category generally includes city offices, public works facilities, churches, schools, other non-profit or government facilities, and bridges/major rights-of-way.	**Public/Quasi-Public District.** The intent of the Public/Quasi-Public District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with area designated specifically for open spaces, community gathering places, public and private recreational spaces, educational facilities, and government buildings.
Park (P) Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.	
Closed Landfill (CL) The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a Closed Landfill Use Plan (CLUP) for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.	
Right of Way (ROW) Right of way identifies area designated for public roadways.	

Future Land Uses

Figure 4: Future Land Use Map

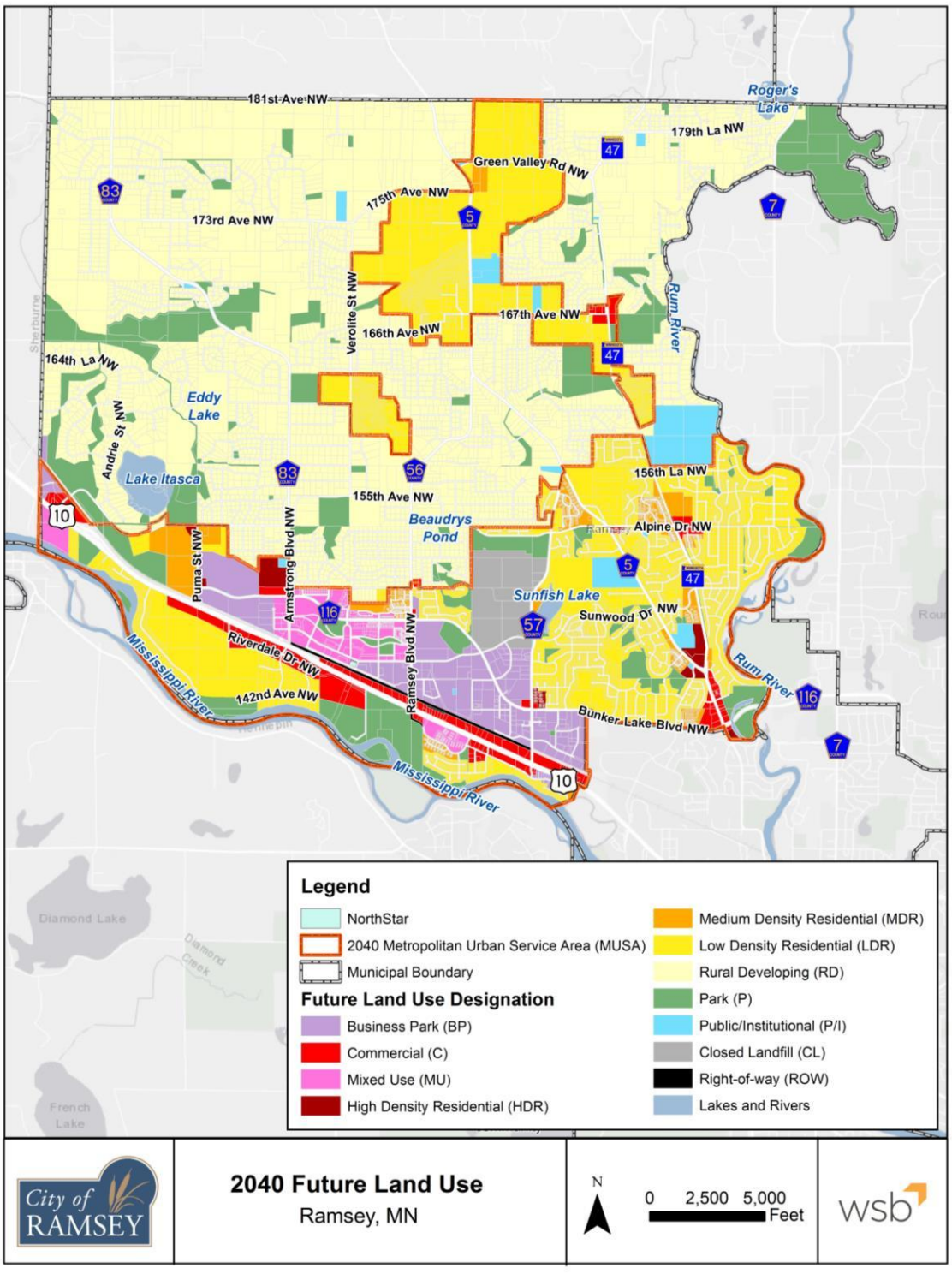
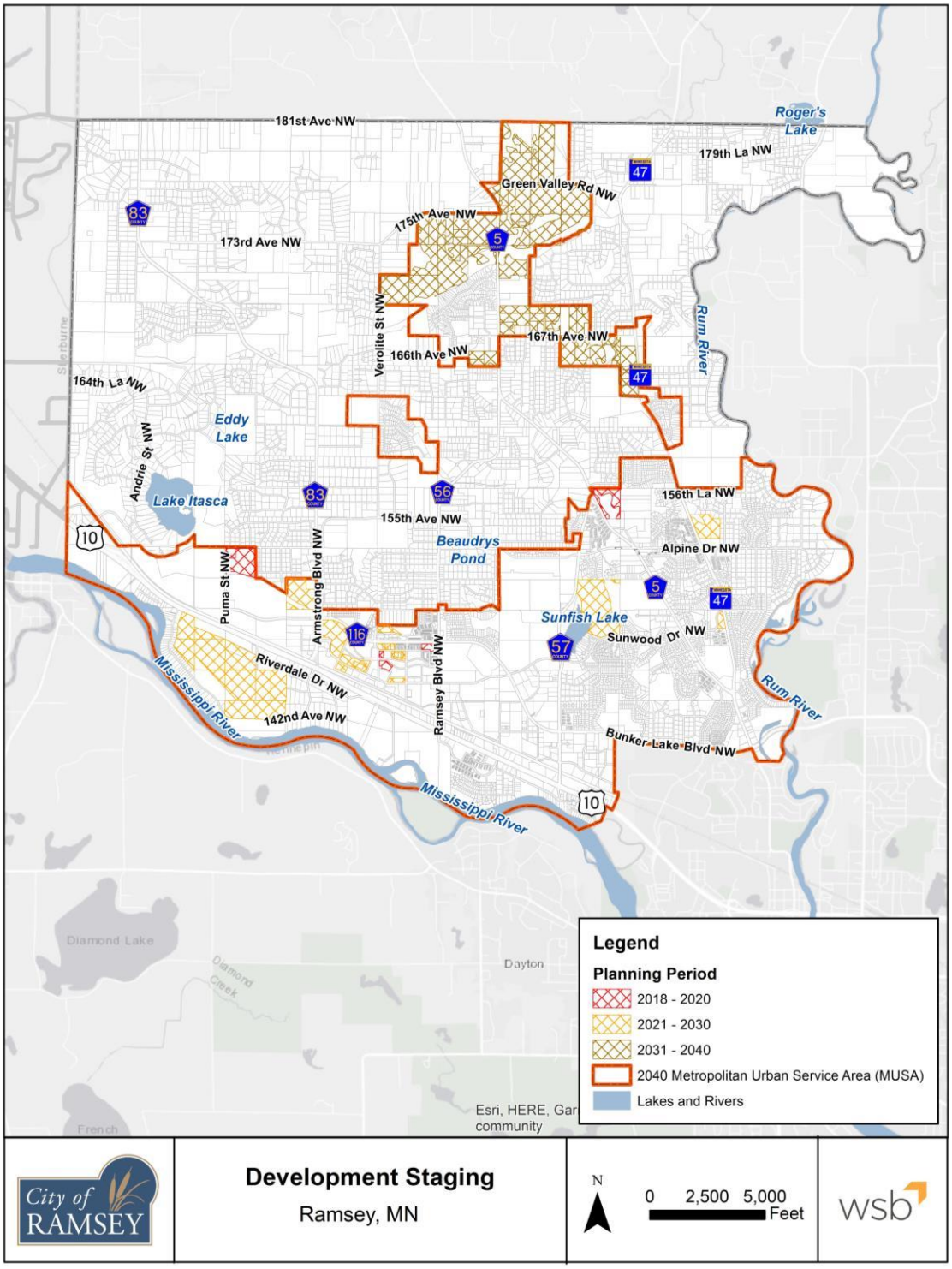


Figure 6: Development Staging by Planning Period



Regular Planning Commission **7. 2.**

Meeting Date: 08/25/2022

By: Brian McCann, Community Development

Information

Title:

Discuss Eliminating Zoning Permits

Purpose/Background:

Staff has contemplated the removal of zoning permits for several years due to several issues and is seeking guidance from the Planning Commission about the potential elimination of zoning permits from Zoning Code.

Notification:

Notification is not required for a discussion item. If an ordinance is brought forward, a public hearing will be properly advertised in the newspaper.

Observations/Alternatives:

Background

Zoning Permits were initially implemented by the City in an attempt to reduce complaints about small, common homeowner improvements after they were completed (e.g. fence facing the wrong direction, shed too close to a property line, etc.). Zoning Permits address improvements that do not require a Building Permit but still have to meet certain zoning standards. There are no inspections associated with a Zoning Permit. Thus, these permits have a minimal fee ($25.00). Typical projects include fences up to seven feet (7') in height, accessory structures less than 200 square feet in size, smaller swimming pools, and new or replacement driveways. Staff have reviewed about 1,500 zoning permits since they were added to the zoning code in 2007.

Issues with Zoning Permits

Staff has encountered several issues with zoning permits since their introduction:

- Staff time handling zoning permits greatly outweighs associated costs. Time includes:
  - Entering in the City's record management and permitting systems.
  - Review time. In some cases, multiple review cycles are required spanning multiple weeks.
  - Handling communications with property owners, contractors, and other interested parties.
- Negatives for residents
  - In some instances, property owners are relayed the standards for their project and construct without a permit. This could leave them subject to code enforcement actions because they do not have a permit, even though they completed the project correctly.
  - Some residents aren't aware of zoning permits, and their projects are delayed when they have to go through the permitting process. At least once a month, Staff has spoken with residents who have a scheduled date for project completion with a contractor that has to be delayed because they do not have a zoning permit.

Solution

Staff is proposing to eliminate the requirement of zoning permits from the Zoning Code, and opting for an educational approach. Staff would generate simple guides that property owners could reference for their project, without having to go through the permitting process. This would eliminate staff time associated with zoning permits, and leave property owners to their own to complete projects. If a complaint is received and an issue is verified by the City's code enforcement process, the property owner would be required to remediate the situation (even with Zoning Permits in place, this same process is implemented).

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

Direct Staff to prepare and present an ordinance at the regular meeting of the Planning Commission on September 22, 2022 for the removal of zoning permits from the Zoning Code.

Action:

Based on discussion.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	08/17/2022 12:36 PM
Brian Hagen	Brian Hagen	08/18/2022 03:35 PM
Form Started By: Brian McCann		Started On: 08/16/2022 03:14 PM
Final Approval Date: 08/18/2022		