City of Ramsey
Agenda
Regular Planning Commission
Thursday, October 27, 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 September Planning Commission Meeting Minutes

6. Public Hearing

1. PUBLIC HEARING: Consider a Sketch Plan, Preliminary Plat, and Variance to Minimum Lot Size for Cedar Acres (Project #22-136); Case of Tom Dehn

2. PUBLIC HEARING: Consider Request for an Interim Use Permit to Allow Open and Outside Storage on a Portion of the Property Located at 9525 156th Avenue NW (Project No. 22-138); Case of Name Brand Self Storage Ramsey LLC

7. Commission Business

1. Discuss the Zoning Code update pertaining to business districts.

8. Commission/Staff Input

9. Adjournment

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

Regular Planning Commission **5. 1.**

Meeting Date: 10/27/2022

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title:

Approve September Planning Commission Meeting Minutes

Purpose/Background:

The purpose of this case is to approve the Planning Commission regular meeting minutes for the September 29, 2022 meeting.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

September Planning Commission Meeting Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/20/2022 02:56 PM
Form Started By: Dana Verbeek		Started On: 10/18/2022 10:19 AM
Final Approval Date: 10/20/2022		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 29 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 Gary VanScoy Commissioner Brian Walker
Members Absent:	Commissioner Eric Peters
Also Present:	Planning Manager Todd Larson City Planner Brian McCann Senior Planner Chris Anderson Zoning Code Enforcement Officer Craig Swalchick City Council Liaison Debra Musgrove

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 Gengler, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the August 25, 2022 Planning Commission Meeting Minutes
5.02: Continue the Public Hearing for the Tom Dehn Subdivision Proposal to the October Planning Commission Meeting

Commissioner Walker asked if it would be helpful to have input from the Commission on Item 5.02 rather than simply delaying it to the next meeting. He noted that perhaps if the Commission had consensus that it was not interested, it could save the applicant time and money developing the remainder of the plans.

Chairperson Bauer commented that all of the information has not yet been received and therefore staff is recommending that the item be tabled to the next meeting.

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Code Amendment Pertaining to Mobile Food Units (Food Trucks)

Public Hearing

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

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the ordinance pertaining to mobile food units.

Chairperson Bauer asked for clarifications on what would qualify and what would not. He used the example of a church that uses food trucks for fundraising events.

Planning Manager Larson replied that the this would not change that scenario because that church is located in a business district. He noted that the food truck could use a special event permit for a fundraising event or if the truck were going to setup once a week for the general public, it would need the new mobile food truck license.

Commissioner VanScoy used the scenario that a church wants to have a food truck but is located in a residential area.

Planning Manager Larson replied that the church could still use a special event permit to cover the use of a food truck for an event. He noted that if the church were considering lease of a portion of the parking lot to a food truck, that scenario would not be covered under the proposed ordinance.

He noted that the Commission could make the recommendation to allow institutional uses in residential districts.

Commissioner Anderson stated that there is a food truck at Do All Printing and asked how this would affect that business. He asked if that business would be required to pack up and leave each night.

Planning Manager Larson confirmed that food truck would need to leave each night. He stated that the business owner is actually in the process of creating a permanent restaurant space in the multi-tenant building across the street.

Commissioner Gengler referenced the distance of 100 feet from a business and asked if that is done on a daily basis or whether that would have to be requested at the time of application.

Planning Manager Larson replied that the 100-foot distance would apply from a restaurant and not simply a business. He used the example of a restaurant that is closed on Mondays and therefore approves a food truck to be within 100 feet on Mondays. He noted that there would be flexibility in the approval that is provided. The restaurant could provide approval for one day or each Monday for a set period of time.

Councilmember Musgrove asked if the vendor would be responsible for that action and whether the City would receive a copy of that approval from the restaurant.

Planning Manager Larson replied that the vendor would handle that privately with the restaurant. He noted that if there were a complaint, staff would go check and the vendor would have that written agreement to show staff.

Citizen Input

No comments.

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

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

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Commissioner Gengler recognized that the City would be providing the license and asked if Anoka County would be ensuring that the proper health requirements are met.

Planning Manager Larson confirmed that to be true. He stated that the Anoka County license must be shown in order to qualify for the City license. He stated that if the Anoka County license is revoked, the City license would be revoked as well.

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council adopt Ordinance #22-25 modifying City Code Pertaining to Mobile Food Units with the additional allowance for a BBQ trailer.

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

7. COMMISSION BUSINESS

7.01: Conditional Use Permit for iDigital for a Digital Billboard at the Northwest Corner of Riverdale Drive and Traprock Street NW

Presentation

Planning Manager Larson presented the Staff Report stating that staff recommends approval of the Conditional Use Permit for a digital billboard.

Commission Business

Chairperson Bauer commented that there would be a maximum of three signs with a specified distance between. He asked where other signs could be located if a sign is placed in this location.

Planning Manager Larson replied that a sign could be located towards the west, but staff does not believe another sign could be located to the east.

Commissioner Hunt stated that in the last discussion it was close to two miles from the proposed location. He noted that if the sign were moved to the west by 500 feet, in the alternate location, would a sign then be allowed to the east.

Planning Manager Larson believed it would be more likely, but it could still fall 200 feet short of the required distance. He stated that an official measurement would need to be done to be certain.

Commissioner VanScoy asked for input on the discussions staff had with the landowner that had concerns at the previous meeting.

Planning Manager Larson replied that staff met with Mr. Kuker and while he is not thrilled, he believes that this would be the best location of the available choices.

Commissioner Hunt asked if there has been an update on the possibility of Scheels coming to the PSD site as mentioned at the previous meeting by Mr. Kuker.

Planning Manager Larson did not believe there has been another meeting with Scheels but noted that he did not want to comment too much on that matter as Mr. Kuker is not present tonight.

Councilmember Musgrove asked if the property owner believes that this location would be better for his potential business development.

Planning Manager Larson replied that Mr. Kuker was concerned that a sign would block visibility to his development site. He stated that Mr. Kuker still was not happy with this location but believed it to be better than the alternative site.

Councilmember Musgrove referenced the distance between signs of two miles. She asked if a variance could be allowed to permit another sign to the east, even if that two-mile distance is not met.

Planning Manager Larson confirmed that someone could request a variance, but a hardship would need to be proven.

Chairperson Bauer noted that one of the variance criteria is that the problem is not created by the landowner and in this instance, it would be the distance of 200 feet and placement of the City sign, therefore it would seem to be permissible. He recognized that the full Planning Commission did not support the ordinance, but it was passed by the City Council and therefore the decision should be based upon whether this request meets the criteria and not based on whether a member likes the concept of a billboard.

Commissioner VanScoy stated that he finds that the City finding a small sliver of land to place a sign in front of another property owner to be inappropriate. He stated that the City would be impacting a landowner and their potential use.

Commissioner Gengler stated that whether the Commission is in agreement with the concept of a sign or not, it does meet the criteria of the ordinance.

Motion by Commissioner Gengler, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #22-193 Approving a Conditional Use Permit for a Digital Billboard at 7559 Riverdale Drive NW with the tan and red stone.

Further discussion

Commissioner Walker stated that he has been opposed to this concept since it began. He noted that the City has changed the rules to allow the placement of a sign. He stated that at the last meeting there was a discussion based on the arbitrary distance of two miles between signs. He agreed that placing this sign in front of a property where the owner has been in discussion with a major retailer is a mistake and therefore, he will continue not to support this.

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

7.02: Discuss Eliminating Zoning Permits

Presentation

City Planner McCann presented the Staff Report stating that based upon discussion staff could prepare and present an ordinance at the regular meeting of the Planning Commission on October 27, 2022 for the removal of zoning permits from the Zoning Code.

Commission Business

Commissioner VanScoy asked and received confirmation that a swimming pool over 5,000 gallons would continue to require a building permit.

City Planner McCann confirmed that there is a building permit for a swimming pool over 5,000 gallons. He noted that currently there is a zoning permit for pools under that threshold.

Commissioner VanScoy asked if there are still the same requirements for fencing and safety.

City Planner McCann noted that if a pool is under that size, it would be above ground. He noted that a pool is required to have a fence surrounding the property or pool.

Senior Planner Anderson noted that above ground pools with a sidewall of four feet or higher would be exempt from the fencing requirement as it would be equivalent of having a four-foot fence. He provided additional clarity on the definition of pool, which would equate to a 16-foot diameter for an above ground pool. He noted that if a pool does not meet those criteria, it would not be considered a pool.

Commissioner Anderson asked how this would impact the case that was considered the previous month by the City Council (shed and patio being placed on an easement). He stated that his concern would be without checking to ensure the homeowner is doing things correctly, how would the City ever know. He stated that without checking, people will place things where they want.

Planning Manager Larson replied that this would not change that, as the shed and patio were placed in areas they should not be. He stated that most residents completing a project will call City staff to ask for input and staff provides that information. He noted that this would simply eliminate the requirement for a person to put that plan on paper, staff to review that and provide the permit. He noted that in either instance staff does not follow up to ensure the plans are followed, so this simply eliminates the delay a resident experiences from waiting for a permit and the cost of $25.

Commissioner Anderson stated that tells him there is a problem as there have been a number of cases where the resident has put things where they feel and does not follow the rules. He stated that somehow the City needs to check on that and therefore he has issue with changing things.

Commissioner Gengler stated that she is amenable to this change as it would place less burden on staff and would not really change the outcome. She referenced the comment made by staff that Fridley was considering going back to zoning permits and asked if there was any information provided by that community as to why.

City Planner McCann stated that he did not initially take in that input and that staff member is no longer with the City. He stated that he could reach out to Fridley as he was unsure if that community previously had zoning permits or was simply thinking about adding them.

Commissioner Gengler stated that she would be interested in that thought process.

Councilmember Musgrove asked if there could be information from other communities that have followed a similar process and what has been gained or lost. She noted that it seems most communities still retained permits for fencing and asked why that remained.

City Planner McCann commented that he cannot speak for other communities, but his assumption would be that fencing is a more common improvement and perhaps that is desired to be regulated through permits without inspections.

Commissioner Hunt asked if Ramsey has always had zoning permits.

Senior Planner Anderson replied that zoning permits were enacted in 2006 or 2007.

Commissioner Hunt asked why the zoning permits were enacted.

Senior Planner Anderson replied that staff was receiving complaints and staff believed that zoning permits could perhaps allow the City to get ahead of that issue rather than responding to complaints. He believed that requiring a survey to be completed for property improvements, with the use of handouts, would be the most beneficial way to prevent issues rather than the use of zoning permits. He stated that fencing tends to be placed right at property lines and he would not be surprised if other communities require a survey to be filed with their permit to ensure the fence is placed where it should be.

Commissioner Hunt stated that it would seem that the zoning permits were enacted in attempt to prevent the situation where people are not doing things correctly and staff is addressing an issue after the fact, but the permits did not seem to prevent that issue. He stated that no matter what path is followed, it seems there will still be after the fact issues.

Senior Planner Anderson replied that most residents want to do the right thing and do call staff to ask for input on what is required. He stated that in the heat of the summer when staff is burdened with zoning permits and building permits, a resident may need to wait two to three weeks for their shed permit because of the delay which may miss the window of time that the resident intended to build their shed.

Commissioner Walker stated that he understands the reasoning to remove the zoning permits, recognizing that the cost does not equate to the staff time. He asked if it would make sense to increase the cost of the permit to cover the staff time and inspection and make everything a building permit.

Planning Manager Larson stated that State law dictates what cities can issue a building permit for. He stated that a building permit cannot be required for accessory structures under 200 feet. He

noted that the people that are doing it right are going to call and follow the proper steps. He stated that the people doing it wrong are not calling the City, are not getting a permit, and are just doing what they want, which would continue to be addressed by code enforcement. He stated that those that want to do things right, will continue to do so but without the delay of waiting for a permit and without the additional burden on staff.

Commissioner Hunt stated that his original thoughts supported this concept as it would reduce the cost for residents and would reduce the time of staff in reviewing the zoning permits. He used the scenario that a resident submits plans for a shed that does not meet requirements and asked if staff provides feedback on how to meet the requirements. He noted that would seem to be a benefit for residents to receive that input.

Planning Manager Larson replied that staff is not in the design business. He stated that the handouts do provide input on what requires building permits. He stated that staff is reviewing whether certain requirements are met (proper setbacks, matching color to the home, etc.). He stated that the process is not as friendly as it would seem noting that most plans are submitted online.

Commissioner VanScoy referenced the zoning permit research, specific to pools, and noted that many communities seem to have permitting required for different sized pools. He stated that he is concerned with the potential safety issue. He believed there should be some type of inspection process for a pool.

Commissioner Gengler asked for clarification on the desired inspection, whether that would apply to in-ground pools or the above ground pools that can be purchased from Costco.

Commissioner VanScoy stated that he would be interested on the requirements from other cities. He stated that he does support the direction recommended by staff with the exception of pools.

Commissioner Gengler agreed that this change would be better for residents and staff, as issues would continue to be addressed through code enforcement. She did support the comments of Commissioner VanScoy related to pools and additional research on that topic.

Commissioner Anderson believed that things should continue to go along this path. He stated that he would encourage the City to hire an inspector to ensure things are being built properly and in the right place.

Chairperson Bauer asked the time that would be needed if an inspector were sent out for each zoning permit.

City Planner McCann stated that he would not expect a large amount of time for each inspection but noted that would accumulate based on the number of zoning permits received.

Senior Planner Anderson stated that if drive time is included, that inspection would be 45 minutes to one hour.

Chairperson Bauer noted that the $25 does not cover the staff review time and certainly would not cover the time of inspections.

Commissioner Walker stated that he supports the comments of Commissioner Anderson, as he would like to see inspections for fencing or shed to prevent those structures from being placed too close to the property line or on easements. He stated that he would want to see the City being proactive to correct those mistakes before they happen.

Zoning Code Enforcement Officer Swalchick stated that his concern would be verification of the easement and property line. He noted that the only way to do that would be to find the post or have a license surveyor mark the property line. He stated that it is great to have the lines marked, but that is a large expense to have a licensed surveyor involved and the inspector would not know that line without that service. He stated that property owners can still move pins or lines prior to staff's arrival. He noted that last month he had a complaint from a neighbor where someone put a pool in their townhome garage. He stated that just having an inspector onsite would have more cost than just showing up.

Commissioner Walker agreed but asked what would be cheaper for a resident, to have the inspection or rip a fence out.

Zoning Code Enforcement Officer Swalchick agreed that it would be cheaper in that scenario to have the survey completed.

Commissioner Walker stated that he would support requiring a survey to be completed for a fence.

Senior Planner Anderson asked if there would be a threshold for distance to a property line.

Commissioner Walker stated that if a fence is going to be within five feet of a property line, he would suggest the survey but recognized that without the survey it would also be difficult to know if a fence is within five feet.

Senior Planner Anderson noted that there are some properties that just want to fence around a garden area but agreed that most fences go out to the property boundaries.

Commissioner Walker stated that when he installed the fence for his horses, he used a surveyor because he did want to have to move the fence once installed.

Commissioner Gengler asked how many zoning permits lead to code enforcement, recognizing that staff may not have that data tonight.

Planning Manager Larson replied that the solution for the problem in the past was the zoning permit but that has not been the solution. He stated that the solution proposed now, instead of the zoning permits, would be education that staff is a resource to determine where things can be located on properties. He stated that most of the time, people do it right. He noted that there are also people that do right it but then have to be chased down to have a permit and then staff feels bad

for punishing someone for doing something right to begin with. He noted that they would focus on education through the newsletter, website, social media, handouts, etc.

Chairperson Bauer asked if it would be appropriate for staff to take this to the City Council to gauge their temperature because the Planning Commission continues its discussion, as the Commission is just a recommending body. He noted then an ordinance could be drafted that fits the discussion of both the Commission and Council.

Councilmember Musgrove commented that does make sense. She referenced additional information that would be helpful related to sheds, the number of sheds, and the number that require code enforcement. She stated that she would guess that more have been done right, regardless of whether a permit was pulled, than those that required code enforcement.

Chairperson Bauer stated that it appears 23 percent of the zoning permits relate to sheds while swimming pools account for half. He confirmed the consensus of the Commission to bring this forward to the Council for input before bringing this back to the Planning Commission.

7.03: Overview of Abatement Regulations and Process

Presentation

Zoning Code Enforcement Officer Swalchick introduced himself and reviewed his background and experience. He presented the Staff Report and requested feedback on the Code amendment. Chapter 2 is where the abatement procedures are found which is not a chapter under the Planning Commission's general purview. The City Council will hold a public hearing on the proposed Code amendment.

Commission Business

Chairperson Bauer asked for an example of something that might be seen by an inspector that the homeowner may appeal and that the ruling would fall in favor of the homeowner.

Zoning Code Enforcement Officer Swalchick replied that everyone has the opportunity to have their opinions. He stated that the City has a maximum number of items that can be stored outdoors, and approval may be granted through permits for additional items. He noted that could be appealed. He recognized the outdoor nature of the community, and a homeowner may have multiple recreational items outdoors. He stated that the number of chickens allowed on a property could be another example. He stated that he does not want to write citations and abate properties and would prefer to resolve a situation without having to do so. He recognized the negative reactions that sometimes come from residents in a code enforcement situation and would like to provide better options to work through those issues. He stated that streamlining the appeal process would be another method of resolution.

Commissioner Walker stated that he loves the attitude of Zoning Code Enforcement Officer Swalchick and his proposed approach to work with residents. He hoped that this method would provide better cooperation with residents compared to the previous method of enforcement.

Commissioner VanScoy also appreciated the direction this is headed. He stated that rather than hitting someone with a $250 fine, this would be working towards resolution. He stated that he was interested to see what Police Chief Katers would say about this but imagined that this would lead to less paperwork for that department as well.

Planning Manager Larson stated that staff will bring this forward to a Council worksession in the next few weeks to have this same conversation. He noted that the abatement procedures are found in Chapter 2, which are outside of the purview of the Commission and therefore the Council will make the decision, but staff still wanted the input of the Commission.

Commissioner Anderson stated that he liked the presentation. He stated that this falls in line with his comments from the previous case, where he explained that it would be helpful to have input from staff proactively and before there is an issue.

Commissioner VanScoy stated that it sounds like they are moving the abatement process away from being a criminal offense and more towards a civil offense.

Zoning Code Enforcement Officer Swalchick replied that the ideal goal is to work with the residents before an abatement would be required. He stated that there are times abatement would be needed for public health and safety but there are times when a situation can be worked through without abatement.

Chairperson Bauer commented that the Commission appreciates this direction and hoped that the process moves smoothly through the Council for the benefit of the City and homeowners.

7.04: Discuss the Relationship between the Comprehensive Plan's Land Use and the Zoning Code's Zoning Districts and Provide Direction on Zoning Code Districts

Presentation

Planning Manager Larson presented the Staff Report asking the Commission for 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 as well as more discussion of mixed-use zoning districts.

Commission Business

Chairperson Bauer agreed this is a good task for staff to take on. He recognized that it would be helpful to clarify the districts and ensure there is consistency between the zoning code and Comprehensive Plan. He appreciated the work that has been done and encouraged staff to continue on.

Commissioner Anderson commented that he liked the table and code section that was inserted. He stated that there has been discussion of modifying this for years, but progress has not been made. He believed that the table would assist in making changes to the code.

Planning Manager Larson asked how many districts the Commission believes there should be for commercial, noting that they should also be set apart. He stated that there are good foundations where neighborhood business and B-1 could be morphed. He noted that neighborhood business is very restrictive, and properties are not really zoned as such. He stated that perhaps those districts are combined and some uses, such as gas stations, are moved out of B-1.

Councilmember Musgrove stated that she would consider Bill's Superette as a neighborhood business but that could also be considered general business.

Senior Planner Anderson replied that Bill's Superette is zoned B-1 general business. He explained that the neighborhood business district was created is response to a request for a specific site about four to six years ago. He stated that he is unsure what happened with that request as the zoning map was never updated.

Commissioner Anderson stated that he is unsure why H-1 would be needed and believed that could fit within another business district. He stated that with the realignment of Highway 10, there will be fewer businesses on the north side. He agreed with moving neighborhood business into B-1.

Commissioner VanScoy agreed with combining neighborhood business and B-1 but noted that some uses should be conditional rather than permitted in order to protect more residential areas.

Planning Manager Larson stated that a conditional use would still be permitted, it simply allows conditions to be placed upon approval. He stated that staff could provide a mockup to better show certain areas.

Commissioner VanScoy commented that the neighborhood business district was intended to be allowed for a rezoning request along with a development request for something that would have minimal impact on residential, rather than actively rezoning property to that district. He noted that combining those would remove that ability.

Chairperson Bauer commented that creates a situation of spot zoning.

Commissioner VanScoy stated that it allowed a tool for a use within a residential area that could be requested.

Chairperson Bauer referenced a home occupation permit case that was recently considered and noted that could then have been rezoned as neighborhood business but that would create a situation where the single lot has that zoning.

Planning Manager Larson stated that staff is not combining B-1 and the neighborhood business district, but perhaps better determining the intent of those districts and moving the appropriate uses to the appropriate district.

Commissioner Gengler agreed that would make sense. She stated that in addition to solving the problem on the particular property, they did discuss potential business nodes that could serve communities and create a walkable feel and sense of community.

Councilmember Musgrove asked if the Highway 10 business district has restrictions or permissions related to nonconformity that would not allow the City to eliminate that district until some of those businesses are gone.

Planning Manager Larson that the intent of the discussion is the use and not site improvements, architecture, etc.

Commissioner VanScoy asked if the uses are listed in the information provided to the Commission or whether there are additional uses.

Planning Manager Larson stated that he did not add uses as the intent was to gauge the temperate of the Commission before working further on that.

Commissioner VanScoy recognized the desire for feedback but stated that he would be interested in seeing a proposal as that could be helpful in providing additional feedback.

Chairperson Bauer commended staff for being proactive and looking for ways to make things better, using this case and the last as examples.

Commissioner Walker asked how the use of an urban reserve district would impact the density calculations with the Metropolitan Council.

Planning Manager Larson displayed the 2040 Comprehensive Plan, which includes a staging plan. He stated that a property being included in the MUSA does not mean it is ready for development today. He explained that he would propose the urban reserve use to be for properties that are no where near getting utility service. He confirmed that would not impact the density calculations of the Metropolitan Council.

Councilmember Musgrove also commended staff for attempting to make things smoother and easier for residents and staff.

8. COMMISSION / STAFF INPUT

Commissioner Anderson noted that he may be attending remotely for the next meeting.

Planning Manager Larson noted that there are not any development proposals at this time to be considered at the October meeting, therefore staff will continue to bring topics like the last two forward for continued discussion. He provided a brief update on the Lord of Life Church proposal that will come forward to the Commission in the future, perhaps in November, with a concept.

Chairperson Bauer stated that PACT will be doing their groundbreaking on October 6th at 4:30 p.m. He noted that now that the school owns the property, he and Commissioner VanScoy will no longer need to abstain should a future request come forward.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:31 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **6. 1.**

Meeting Date: 10/27/2022

By: Brian McCann, Community Development

Information

Title:

PUBLIC HEARING: Consider a Sketch Plan, Preliminary Plat, and Variance to Minimum Lot Size for Cedar Acres (Project #22-136); Case of Tom Dehn

Purpose/Background:

Tom Dehn (the "Applicant") has applied for a Major Plat (Sketch Plan and Preliminary Plat) and Variance to minimum lot size to subdivide his property at 15060 Armstrong Blvd NW (the "Subject Property"). The proposal is a three (3) lot subdivision, with all lot sized lower than the required 2.5 acres. This necessitates approval of a Variance to the minimum lot size for all three (3) parcels. The Applicant is also proposing to extend and upgrade the existing substandard cul-de-sac to a full-sized cul-de-sac.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Sketch Plan / Preliminary Plat and Variance consideration and the Public Hearing to be held by the Planning Commission on September 29, 2022. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. Two proposed development signs were placed on the property. A copy of the mailing map is provided in the case attachments.

The public hearing was continued to the October Planning Commission due to additional needed information and revisions to plans. Residents that attended the September 29, 2022, meeting were informed the request would go to the October meeting. Staff provided contact information for those that planned to attend in person and were instructed to email City Staff for updates on the public hearing.

Observations/Alternatives:

Summary

The Applicant is proposing a three (3) lot subdivision at the existing property of 15060 Armstrong Blvd NW. The request would require a Variance to all three (3) proposed lots for the minimum lot size (2.5 acre requirement). The property is zoned R-1 (Rural Developing) Residential and guided Rural Developing in the City's 2040 Comprehensive Plan. The property is currently 4.49 acres in size with an existing access onto Armstrong Blvd to the east. The two (2) new lots would have access to 151st Lane from the west, which is proposed to be extended by the Applicant and upgraded to a full cul-de-sac for the benefit of the public.

Preliminary Plat

The Preliminary Plat appears to meet all of the bulk standards of the current zoning district (with the exception of the minimum lot area), and does not propose a change to the Comprehensive Plan or approved zoning districts. A final plat will have to be reviewed and approved by the City Council at a later date, when the Preliminary Plat plans have been approved by City Staff.

Variance

The Applicant is proposing a Variance to minimum lot size for all three (3) lots of the subdivision. The minimum lot size for the R-1 (Rural Developing) District is 2.5 acres, and the proposed lot sizes are 1.11 acres, 1.40 acres, and 1.65 acres. When considering a Variance, the Planning Commission shall consider the following factors:

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

landowner?
3. Will the variance, if granted, alter the essential character of the locality?

The proposed subdivision is a reasonable use of the Subject Property (single family residences are a permitted use in the R-1 Residential District). This proposal is unique in the sense that it would expand the existing cul-de-sac, and create a full cul-de-sac which would benefit the public. The three (3) resulting residential parcels would be comparable or larger than any of the existing residential lots in the neighborhood to the west where lots range from 0.72 acres to 1.29 acres.

EPB Meeting - 10/17/2022

The Environmental Policy Board reviewed the proposed subdivision at their regular meeting on October 17, 2022, and recommended approval (6-0 vote) of the project in regards to the natural environment aspects of the project (tree preservation and inventory plans).

Continuation of the Public Hearing:

At the September 29, 2022 regular meeting, the Planning Commission voted (5-1) to continue the public hearing to the October 27, 2022 meeting. The notification for the September meeting satisfied the requirements for notification of a public hearing, but due to the absence of plans, the request was required to go to the October meeting. Residents who attended the meeting were notified of the changed date for the public hearing, and Staff followed up with those individuals to answer any questions or concerns they may have had about the request.

Public Comments:

Public comments received regarding the request are attached to this case.

Alternatives:

Alternative 1: Approve the Variance and recommend approval of the Preliminary Plat for Cedar Acres. The Applicant's proposal meets most of the minimum standards of the Zoning Code, is consistent with other properties in the neighborhood, and is a reasonable request. Staff supports this alternative.
Alternative 2: Recommend approval of the preliminary plat with modifications that the Planning Commission desires along with the Variance to minimum lot area.
Alternative 3: Deny the Variance and recommend denial of the Preliminary Plat for Cedar Acres based on certain findings. The request seems to satisfy the Variance criteria, and is a reasonable use of the property based on the surrounding property sizes. The extension of the cul-de-sac would have benefits for surrounding property owners, and the City for snowplowing in the winter. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends adopting Resolution #22-232 Approving a Variance to Minimum Lot Size for Cedar Acres

- and -

Recommend the City Council adopt Resolution #22-233 Approving a Sketch Plan and Preliminary Plat for Cedar Acres

Action:

Motion to adopt Resolution #22-232 Approving a Variance to Minimum Lot Size for Cedar Acres

- and -

Motion to recommend the City Council adopt Resolution #22-233 Approving a Sketch Plan and Preliminary Plat for Cedar Acres

Attachments

Site Location Map
Public Hearing Notice
Public Comments Received
Mailing Map - 700 Feet
Narrative
Preliminary Plat - Plan Set
Public Comments Received
ACTION - Resolution #22-232 Variance
Resolution #22-233 Preliminary Plat
City Staff Review Report

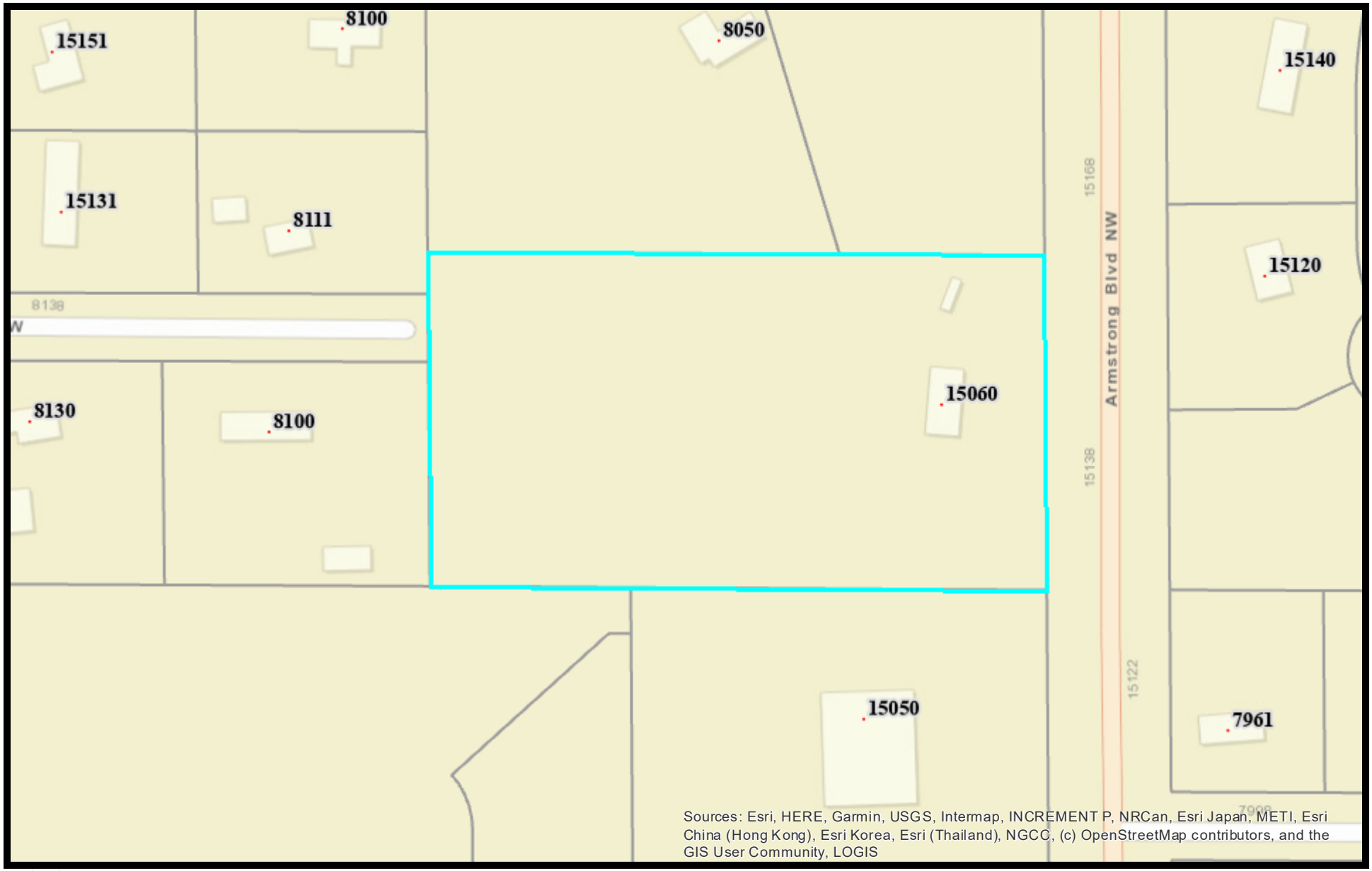
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/20/2022 10:24 AM
Form Started By: Brian McCann		Started On: 10/06/2022 04:25 PM
Final Approval Date: 10/20/2022		

20-32-25-41-0017

15060 Armstrong Blvd NW

Lot Split Proposal



08/29/2022

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 22-136: TOM DEHN PLAT

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, September 29, 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.

Due to scheduled technical maintenance, the meeting will be in the Lake Itasca Room at Ramsey Municipal Center and the meeting will not be broadcast through QCTV. You can still join remotely at www.cityoframsey.com/meetings.

The purpose of the hearing is to consider a request for a Sketch Plan, Preliminary Plat, and Variance to minimum lot size for a three lot subdivision with an extension of the cul-de-sac on 151st Ln on the property generally known as 15060 Armstrong Blvd NW and legally described as follows:

> THE S 325 FT OF E1/2 OF NE1/4 OF SE1/4 OF SEC 20 TWP 32 RGE 25, AS MEAS ALG E & W LINES THEREOF, EX RD, SUBJ TO EASE OF REC, 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, September 21, 2022.

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 September 29, 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: September 14, 2022

From: Dave Forsman
To: Brian McCann
Subject: Project 22-136: Tom Dehn Plat
Date: Tuesday, October 4, 2022 8:03:57 PM

Hello. Dave Forsman @ 8100 151st LN NW, Ramsey MN 55303. I have a few concerns about this development next to my property.

1. How is this going to change the drainage in the area. Currently I do not have any issues on my side. I do not want any extra drainage going my way.

2. My neighbor showed me a plan for the area. I do not want a pond next to my property. Whos going to take care of the bugs and what if it overfills? My pole barn I work in is back in that direction.

3. I have grass in my back area by my woods. If the trees and vegetation go away is that going to cause my area to become a flood zone. I have been in this house for three years and have not had any issues so far.

This is just a few questions I have for now. Please look at that pond going across next to my property. There is no issues now and I do not want any issues in the future.

Could you please let me know when the rescheduled meeting will be I will be there with my concerns.

Thank you for your time

Dave Forsman.

From: Ramsey Planning
To: "hlavka@usfamily.net"
Cc: Brian McCann
Subject: RE: Project 22-136: Tom Dehn Plat
Date: Wednesday, September 28, 2022 9:50:21 AM
Attachments: image001.png

Dave,
Thanks for reaching out. Your comments are helpful. We'll direct the applicant to look into this situation as he is refining the plans.

You originally received a public hearing notice that the Planning Commission would be hearing this proposal tomorrow night (9/29). Mr. Dehn didn't have all his plans together to meet this meeting, so it is being continued to next month's Planning Commission meeting (10/27). This is good since we can have your comments looked into more.

Brian McCann is the planner on the project (cc'd). Feel free to contact him with any other questions you may have.

Thanks,
Todd

Todd A. Larson
Todd A. Larson
Planning Manager | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9821 (Direct)
763-228-3660 (Cell)
763-427-1410 (City Hall)
tlarson@cityoframsey.com
www.cityoframsey.com

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

---

From: hlavka@usfamily.net <hlavka@usfamily.net>
Sent: Tuesday, September 27, 2022 11:54 PM
To: Ramsey Planning <planning@cityoframsey.com>
Subject: Re: Project 22-136: Tom Dehn Plat

To Whom It May Concern;
September 27, 2022

My name is Dave Hlavka and I reside at 8111 151st LN NW. Other than the

additional traffic on our roads, the 2 most involved homes in this plan would be our home and our neighbor at 8100 151st LN NW.

We are the homes that have Easements on our properties for the storm water drainage for the 50+ home area known as Whispering Pines Estates. I have seen the plot layout of my property and adjacent properties. These easements are in my back yard, front yard and side yard that extends beyond the end of the cul de sac into the 2 properties including that of 15060 Armstrong Blvd. There is a property document the City sent out that has this all layed out. The storm water run-off area was highlighted in light green.

I have lived here since 1992. The marshy area that would have the cul de sac extension go over it has been known as a storm water run-off/wetland area. A previous owner of 8100 151st told me he had spoken to the original owner of the home at 15060 Armstrong Blvd. They had inquired about building at the end of the cul de sac on the westside of their property initially. They were denied because it is the storm water run-off area for the entire Whispering Pines neighborhood. There used to be 4inches to 1foot of standing water. Now, since the Vegetation has grown, the water isn't a pond, it is an area that is marshy in the spring to summer months. The County of Anoka, every year, come and put pellets in the water for mosquito control. Thus, I believe, it is listed somewhere as a wetland area.

There are manmade berms in the wooded area to slow the water that comes downhill from the Armstrong Blvd area. This water winds around and also ends in the storm water run-off/wetland area. This is to prevent our 2 yards from being flooded during the rainy season, stormy weather and winter thaw. Both of our yards have our drain fields on the Eastside and we would like it if the water DID NOT back up into our yards and have problems. The cul de sac proposed would be built going uphill. That would add even more water run-off for the area that they are eliminating. You would be getting rid of all of the grown vegetation in the area so it will revert back to being a pond. Except, the area would now be a cul de sac. Therefore I expect that my yard would have about a foot of standing water in it after a snowy winter and a rainy spring. We would really like to avoid that!

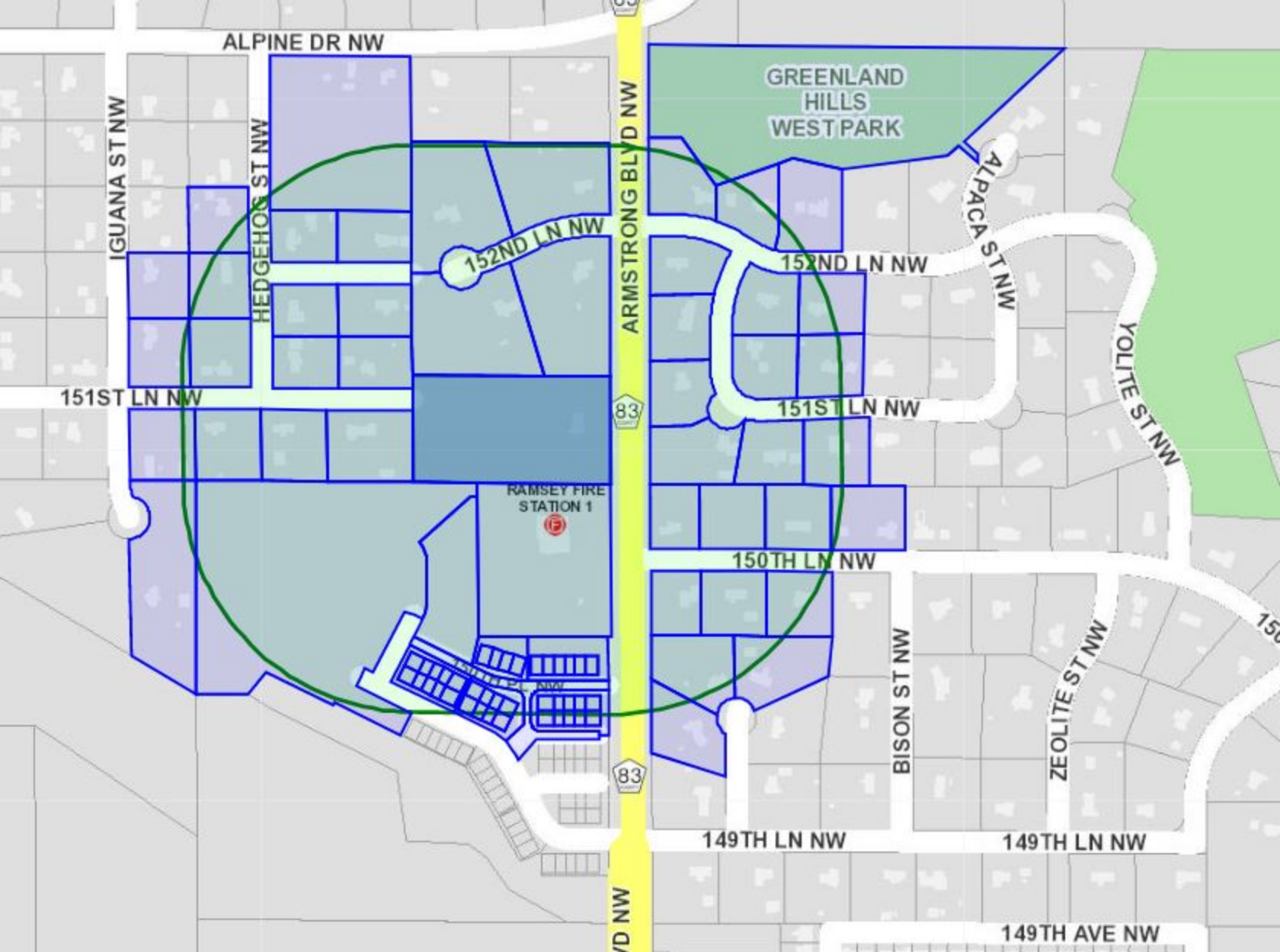
I hope you will take all of my concerns under consideration and thouroughly investigate them before you approve any plan for this development. Below you will find questions we would like answers to.

Sincerely,

Dave Hlavka

Questions

1. How are the new developers going to deal with the water run-off?
2. What is going to happen to the berms?
3. What has changed in the last 36 years that has made it acceptable to now build over the storm water drainage area for Whispering Pines Estates when it wasn't before?
4. Where would the new homes be built?
5. What is the minimum lot size for well and septic to be used?
6. How far would the cul de sac extend?
7. Who would be financially responsible if we develop well, septic, drain field or standing storm water issues because of this added development? The Developer and/or City of Ramsey?


ALPINE DR NW
IGUANA ST NW
HEDGEHOG ST NW
ARMSTRONG BLVD NW
GREENLAND HILLS WEST PARK
ALPACA ST NW
YOLITE ST NW
152ND LN NW
152ND LN NW
151ST LN NW
151ST LN NW
83
RAMSEY FIRE STATION 1
150TH LN NW
BISON ST NW
ZEOLITE ST NW
83
149TH LN NW
149TH LN NW
149TH AVE NW

August 29, 2022

City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303
Attn: Brian McCann

Dear Mr. McCann:

We are requesting a variance of one of the two proposed lots to be less than the City of Ramsey requirements 2.5 acres for the following reasons:

1. The proposed lot split would match the character of the existing homes to the west on 151st Lane NW in the Whispering Pine Estates development. The average lot size in that development is .85 acres per lot with some of the larger lots being located closer to the proposed site being closer to 1.1 acres in size.

2. Initially we proposed to sub divide the property with city sewer and water and connect it with the Lennar project to the south of it.

   Although the proposed lot size is under the 2.5 acre requirement it would still be much larger than the newly platted lots directly to the south and larger to the lots to the west.

3. The existing lot at 15060 Armstrong Blvd. is a total of 4.56 acres.

4. There is city road access to the east and west side of the property, so it does not require any new roads.

5. On the West side of the property, we would improve 151st lane by building a new 100-foot cul-de-sac.

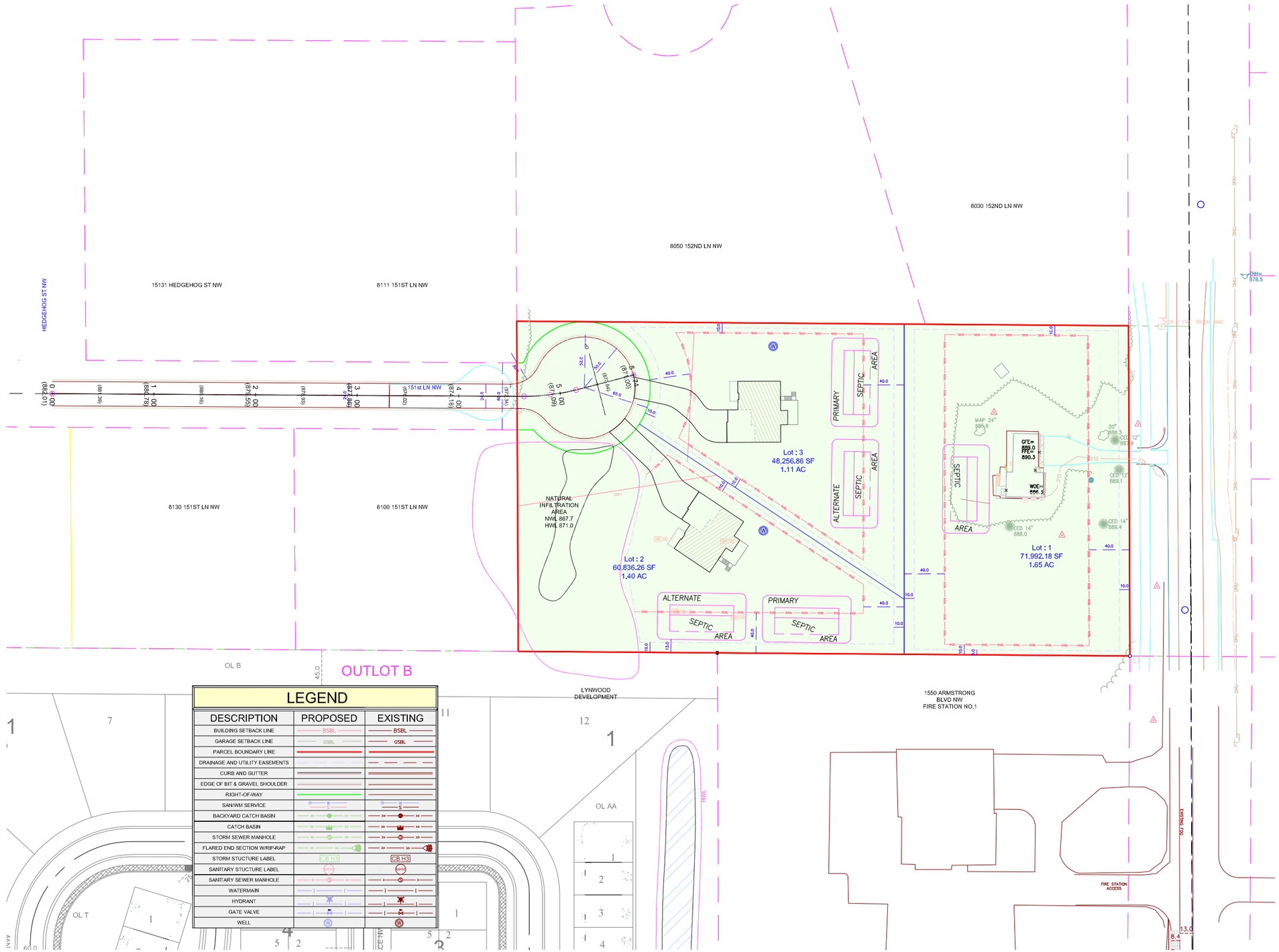
6. We have completed the septic boring and it confirms the property can handle new buildable sites.

We feel splitting the land would better utilize the property and bring further growth to the Community of Ramsey. We appreciate you taking time to consider this proposal.

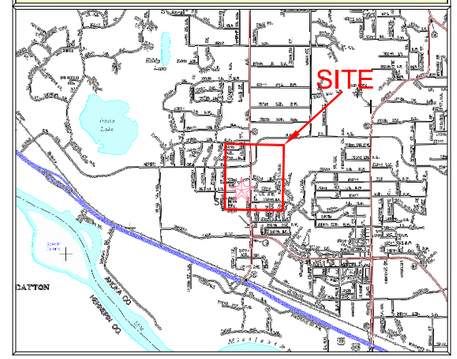
Sincerely,

5 Star Property Ventures, LLC

Thomas A. Dehn



LOCATION MAP



SHEET INDEX TABLE

SHEET	Description
SP	Site Plan
ALTA	ALTA Survey
PP	Preliminary Plat
UP	Preliminary Street Plan
GP	Preliminary Grading Plan
EC	Preliminary Erosion Control Plan

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
EDGE OF BIT & GRAVEL SHOULDER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	SAN	SAN
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		
WELL	W	W

DEVELOPMENT DATA

ZONGIN - R1 RURAL DEVELOPMENT
LARGE SINGLE FAMILY LOTS
2.5 AC MIN

MUSA - 65FT LOTS
MIN LOT WIDTH - 65FT
MIN DENSITY - 2.5UNITS/ AC
MAX DENSIT - 3UNITS/AC - 4
WITH PUD

Street: 66'
ROW - 32' B-B
CDS - 50' R
CDS ROW 65' R

SETBACKS

Frontyard Setback: 40'
Corner Setback: 40'
Sideyard Setback: 10/10'
Rearyard Setback: 40'
Setback at Major/Minor arterial: 60'

CUL-DE-SAC
Min Frontage - 100ft
MAX 600FT LENGTH
PROPOSED 574FT

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : CHARLES WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER DEHN DEVELOPMENT 17401 139TH AVE N. DAYTON, MN 55327 CONTACT: TOM DEHN PHONE: (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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

CHARLES A. WIEMERSLAGE, P.E.
Date: 09/20/2022 Llc. No. 49180

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

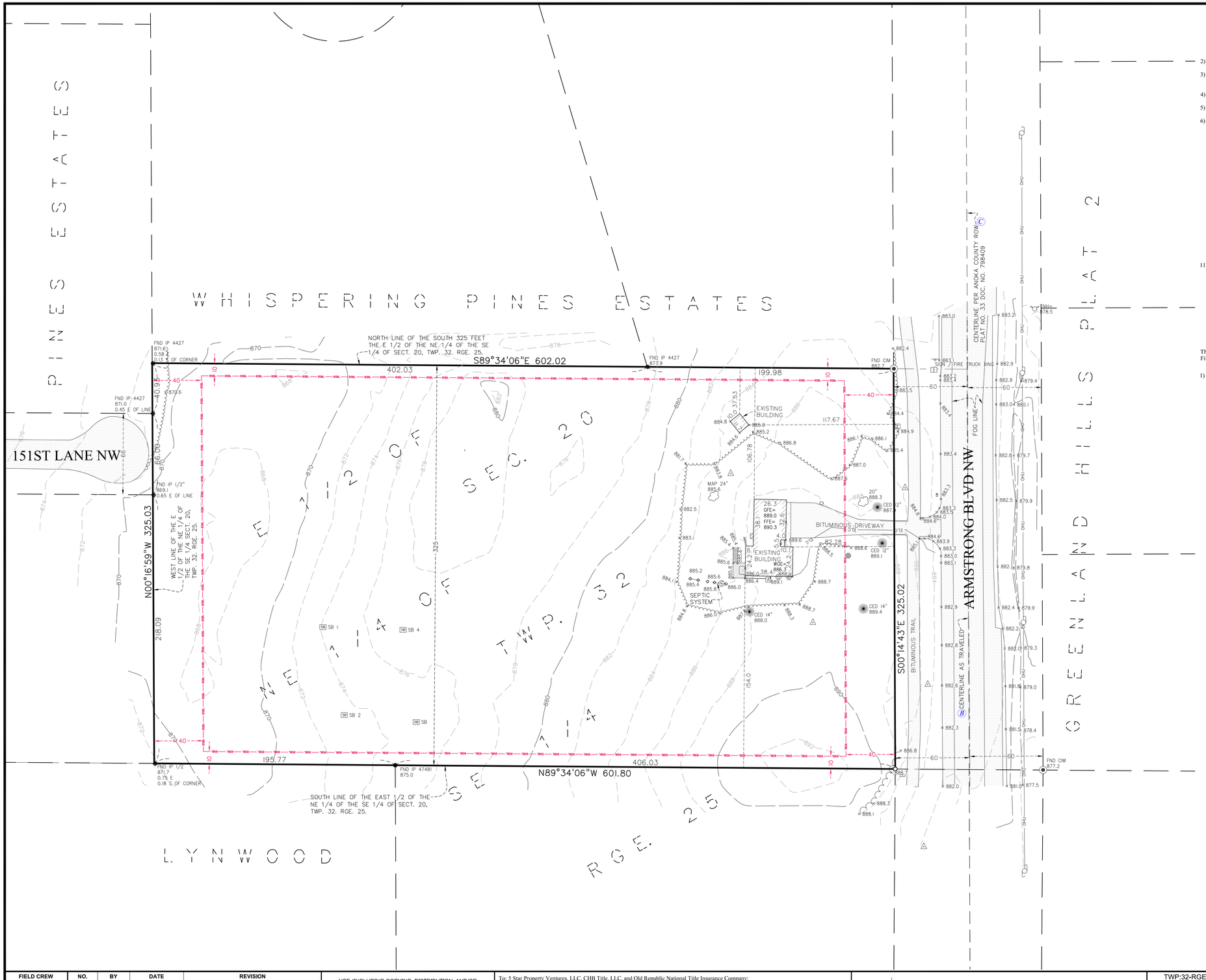
CITY PROJECT NO.
--

RAMSEY, MINNESOTA

SITE PLAN
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004

SP
SP



DESCRIPTION OF PROPERTY SURVEYED

The South 325 feet of the East Half (E 1/2) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) (as measured along the East and West lines of said East Half of the Northeast Quarter of the Southeast Quarter), Section 20, Township 32, Range 25, Anoka County, Minnesota.

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: 15060 Armstrong Boulevard Northwest, Ramsey, MN 55303

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0165E, effective date of December 16th, 2015.

4) **Parcel Area Information**: Gross Area: 195,620 s.f. ~ 4.49 acres

5) **Benchmark**: Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of: 890.186 feet (NAVD88). Contours derived from field observations.

6) **Zoning Information**: The current Zoning for the subject property is R-1 (Rural Developing) per the City of Ramsey's zoning map dated January, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 40 feet (Armstrong Blvd NW)
Side: 10 feet
Rear: 40 feet
Height: 35 feet
Hardcover: 35 percent of lot area

Accessory Structure Setbacks - Front: 25 feet
Side: 5 feet
Rear: 5 feet

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

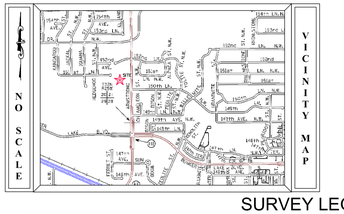
We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities**: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 221515347 for a list of utility operators in this area.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CBH Title, LLC as issuing agent for Old Republic National Title Insurance Company, File No. 56356, dated May 18th, 2022.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
a) Item no.'s 1-8 are not survey related
b) Item no. subject to Armstrong Boulevard NW as laid out and traveled. ***Shown Hereon.*** (B)
c) Item no. subject to Anoka County Highway Right-Of-Way Plat No. 33 filed March 1, 1988 as Document No. 798409. ***Shown Hereon.*** (C)





Bearings are based on the Anoka County Coordinate System (NAD 83 - 1986 adj.)

40 20 0 20 40 80
SCALE IN FEET

SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE	WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE	FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE	GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF	TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE	LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE		CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT		BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE		BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CTV	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN		CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION	960	CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS	960	CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS		GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DT	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELC	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE	X	FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FO	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OHU	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT		TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	S	SANITARY SEWER
FLAG POLE	WATER METER	SS	STORM SEWER
FUEL PUMP	WATER SPIGOT	TEL	TELEPHONE UNDERGROUND
FUEL TANK	WELL		RETAINING WALL
PROPANE TANK	MONITORING WELL	UTL	UTILITY UNDERGROUND
GAS METER	CURB STOP	W	WATERMAIN
GAS VALVE	GATE VALVE		TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT		RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE		RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE		RAILROAD SWITCH
HAND HOLE	SIGN		SATELLITE DISH
MAIL BOX	SOIL BORING		WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM/AK				
DRAWN				
JPM				
CHECKED				
DLS				
DATE				
06/14/22				

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To: 5 Star Property Ventures, LLC, CHB Title, LLC, and Old Republic National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 7a, 8, and 11b of Table A thereof. The field work was completed on June 8th, 2022.

Date of Plat or Map: June 17th, 2022

Daniel L. Schmidt

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120, PLYMOUTH MN. 55447
(952) 476-6000, WWW.SATHRE.COM

TWP:32-RGE.25-SEC.20
Anoka County

RAMSEY, MINNESOTA

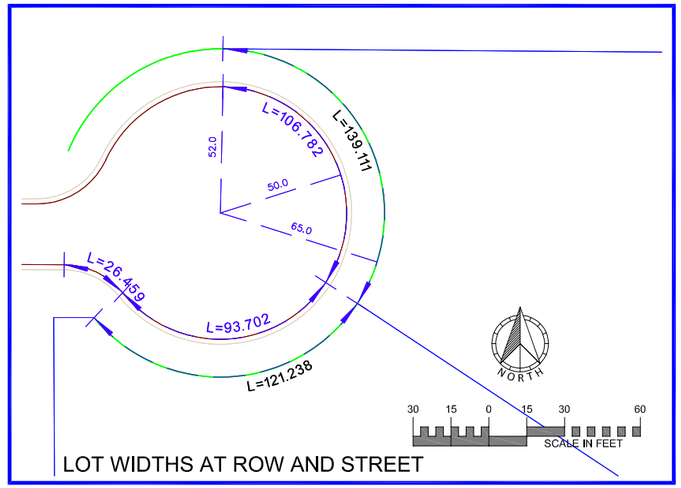
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

5 STAR PROPERTY VENTURES, LLC

FILE NO. 19214-004

1/1



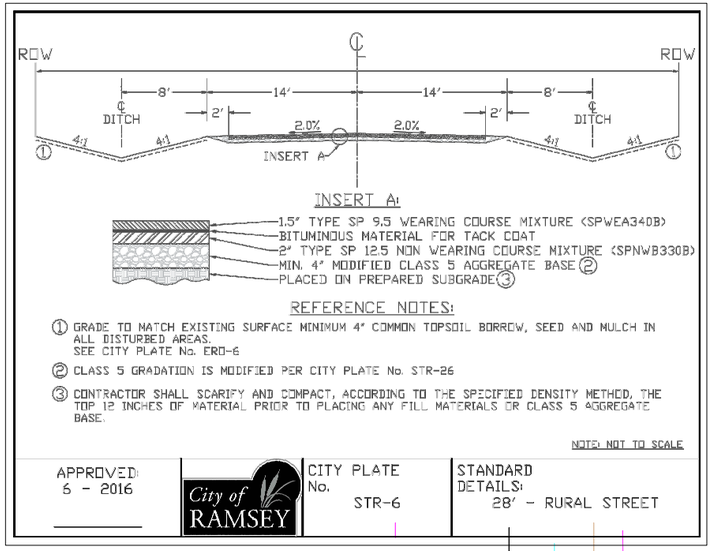
LOT WIDTHS AT ROW AND STREET

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
EDGE OF BIT & GRAVEL SHOULDER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	SAN	SAN
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		
WELL	W	W

STREET NOTES:

CUL-DE-SAC SHALL BE CROSS SLOPED TO DRAIN TO SOUTH



REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

NOTE: NOT TO SCALE

APPROVED: 6 - 2016	City of RAMSEY	CITY PLATE No. STR-6	STANDARD DETAILS: 28' - RURAL STREET

HEDGEHOG ST NW

15131 HEDGEHOG ST NW

8111 151ST LN NW

REMOVE EXISTING CUL-DE-SAC - REGRADE DITCH TO DRAIN EAST

151st LN NW

151ST LANE NW

8130 151ST LN NW

8100 151ST LN NW

NATURAL INFILTRATION AREA
NWL 867.7
HWL 871.0

Lot : 3
48,256.86 SF
1.11 AC

Lot : 2
60,836.26 SF
1.40 AC

Lot : 1
71,992.18 SF
1.65 AC

PRIMARY SEPTIC AREA

ALTERNATE SEPTIC AREA

EXISTING BUILDING

GFE= 889.0
FFE= 890.3
WOE= 886.3

BITUMINOUS DRIVEWAY

BITUMINOUS TRAIL

ARMSTRONG BLVD NW

OUTLOT B

OL B

LYNWOOD DEVELOPMENT

1550 ARMSTRONG BLVD NW
FIRE STATION NO.1

NORTH
40 20 0 20 40 80
SCALE IN FEET

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DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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

CHARLES A. WIEMERSLAGE, P.E.
Date: 09/20/2022 Llc. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004

ST
ST

ROCK ENTRANCE BERM

SILT FENCE

POST GRADING SILT FENCE

BIO-ROLL

ROCK DITCH CHECK

CONCRETE WASHOUT

INLET PROTECTION

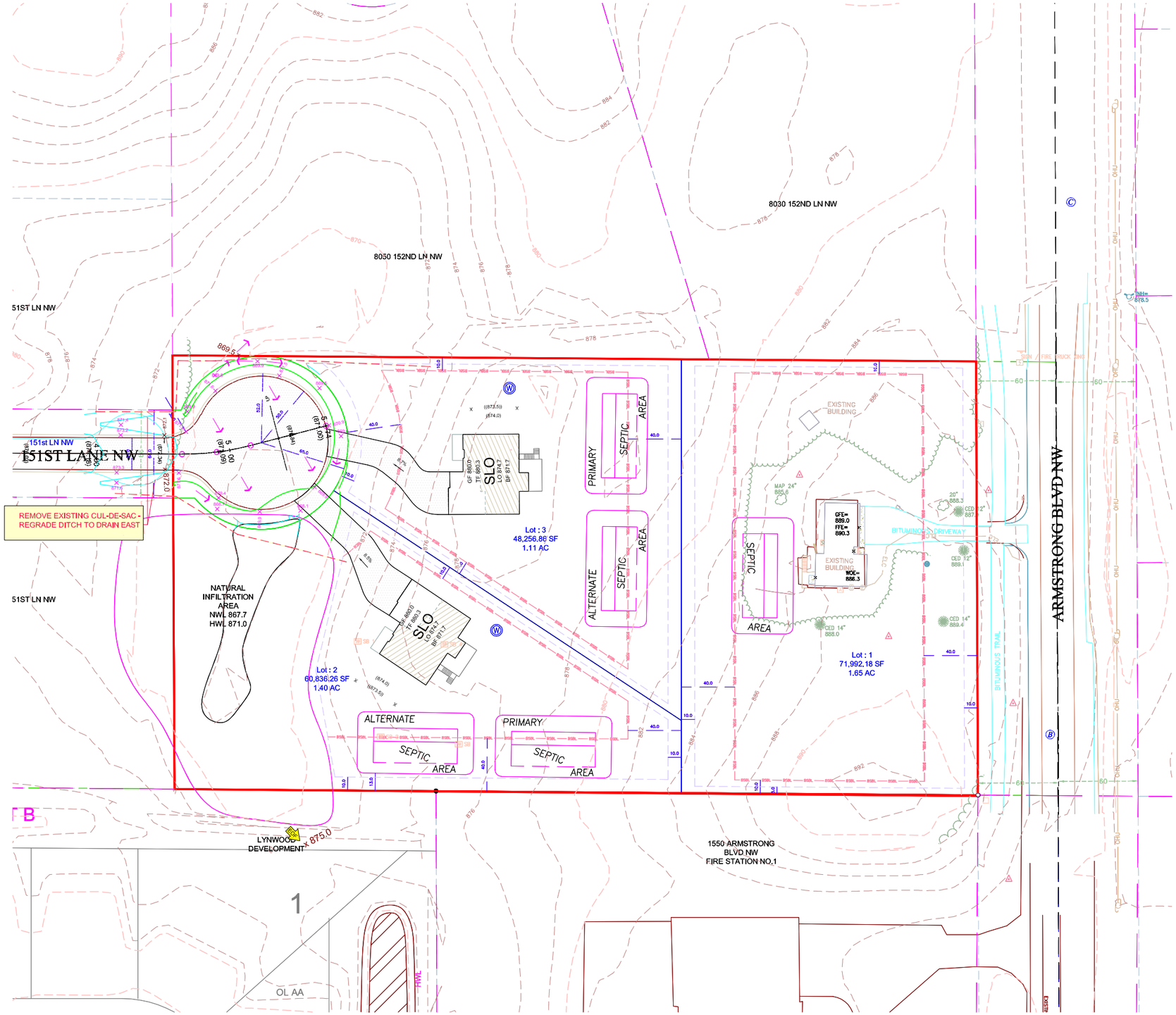
EROSION BLANKET

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	870	958
MAJOR CONTOUR	870	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
EDGE OF BIT & GRAVEL SHOULDER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	
WELL	W	W

GENERAL NOTES:

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
2. SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
3. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
4. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
5. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF RAMSEY FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
6. ALL RETAINING WALLS OVER 4FT HIGH WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
7. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
8. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
10. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
11. BUILDING PADS ARE 65' DEEP (SINGLE-FAMILY) & UNLESS OTHERWISE NOTED. PADS WILL BE CUSTOM GRADED AT TIME OF HOME BUILDING. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
12. INFILTRATION AREA IS A NATURAL LOW POINT FUNCTIONING AS IS - NO WORK IS PROPOSED HERE, TREES WITHIN THE INFILTRATION AREA ARE TO REMAIN. KEEP ALL EQUIPMENT OUT OF THIS AREA TO AVOID COMPACTION



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DRAWN	2			
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CHARLES A. WIEMERSLAGE, P.E.
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SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

PRELIMINARY GRADING PLAN

CEDAR ACRES

DEHN DEVELOPMENT

FILE NO.
19214-004

GP
GP

ROCK ENTRANCE BERM

SILT FENCE

POST GRADING SILT FENCE

Bio — BIO-ROLL

Rock Check — ROCK DITCH CHECK

CONCRETE WASHOUT

INLET PROTECTION

EROSION BLANKET

SYMBOL LEGEND

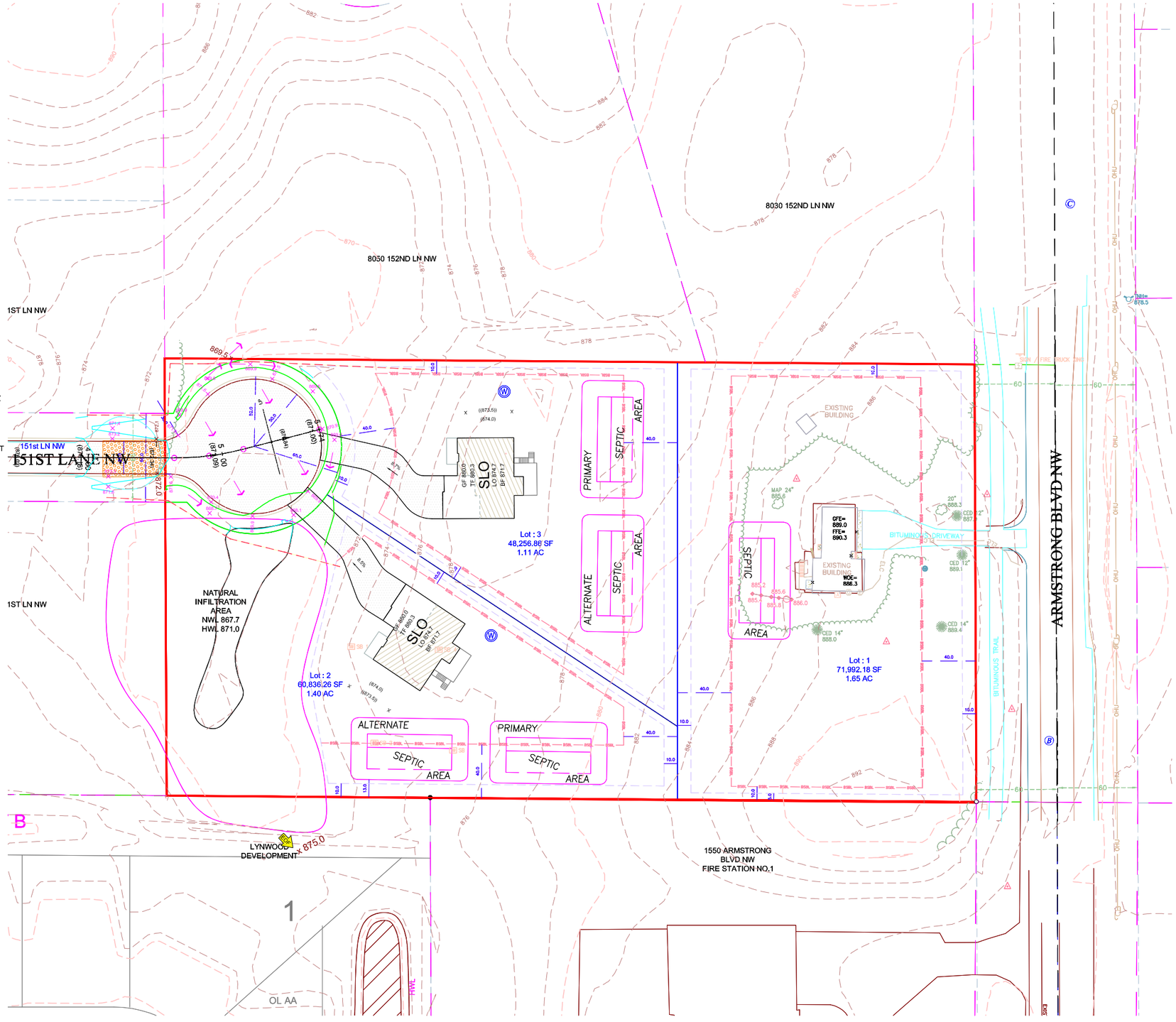
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	872	958
MAJOR CONTOUR	870	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
EDGE OF BIT & GRAVEL SHOULDER		
RIGHT-OF-WAY		
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DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	
WELL	W	W

RESTORATION NOTES
RESTORATION - 0.5 ACRES

A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATERIAL (NOT MORE THAN 35% SAND).
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
J. SILT FENCE, BEFORE GRADING - 425 LF
AFTER GRADING - 100 LF
K. WOODFIBER BLANKET - 100 SY - AS NECESSARY

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11. BUILDING PADS ARE 60' DEEP (SINGLE-FAMILY) & 40' DEEP (TOWNHOMES), UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.



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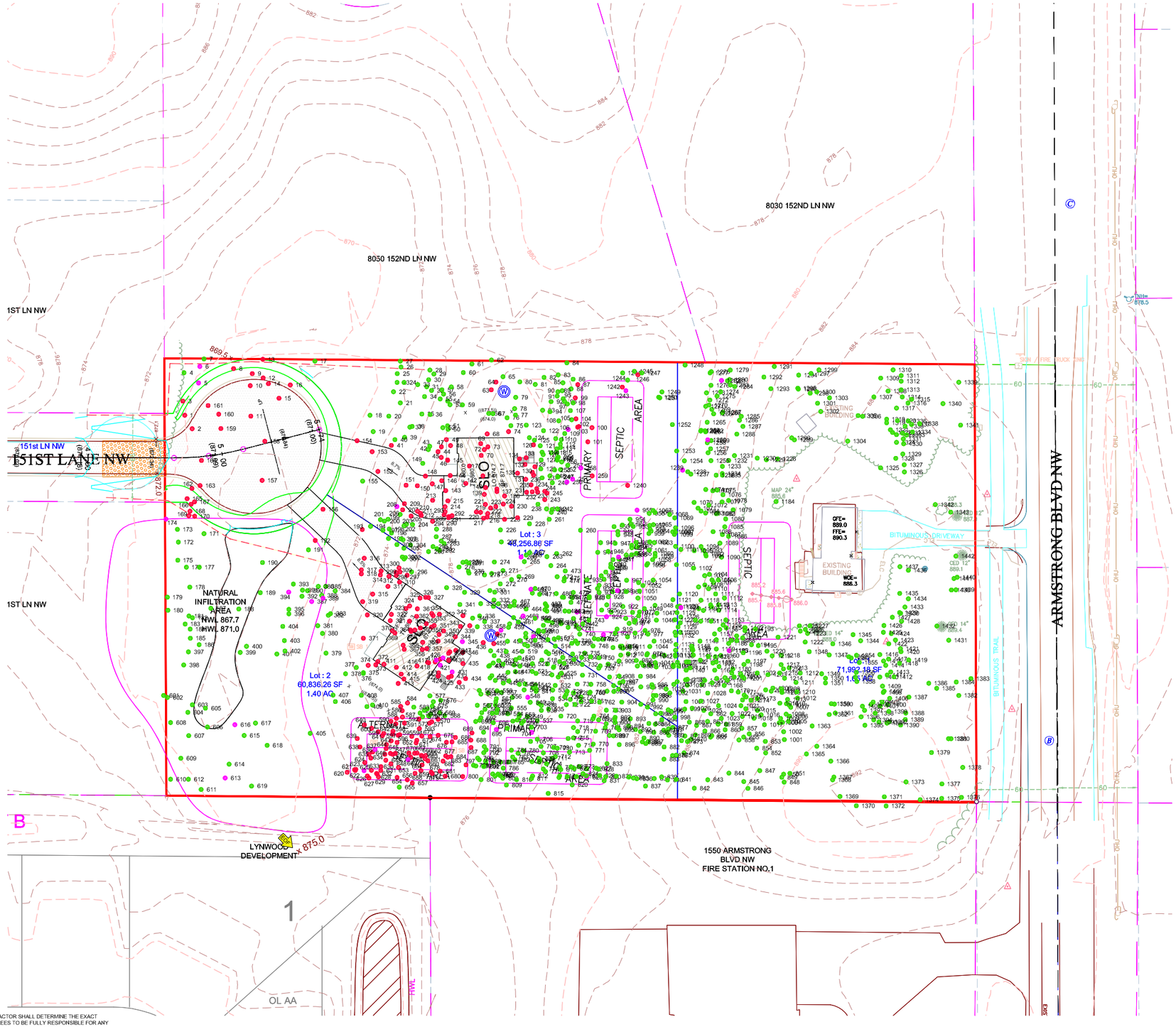
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.

RAMSEY, MINNESOTA

PRELIMINARY EROSION CONTROL PLAN
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004
EC
EC



Notes:

TREE REMOVAL FOR HOUSE, DRIVEWAY& SEPTIC SYSTEMS ARE GENERAL AND MAY CHANCE WITH CUSTOM HOUSE PLACEMENT / CONSTRUCTION. GENERAL REMOVAL IS SHOWN TO INDICATE REMOVALS ARE WELL BELOW 60% THRESHOLD

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14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

TREE SURVEY
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004
TS1
TS5

Tree #	Species	Saved	Removed	Dead
1	Box		13.5	
2	Box		13	
3	Box		8.5	
4	Box	15.5		
5	Ced			11
6	Ced			12
7	Ced	16		
8	Pin		13	
9	Asp		9.5	
10	Asp		9	
11	Elm		15	
12	Asp		10	
13	Asp		9.5	
14	Asp		16	
15	Asp		9	
16	Asp		10.5	
17	Wil	31		
18	Ced	6		
19	pin	12		
20	pin	9		
21	pin	8.5		
22	pin	12		
23	Ced	9.5		
24	Ced	13		
25	pin	4.5		
26	pin	5		
27	pin	5		
28	Ced	12		
29	Ced	7		
30	Ced	6.5		
31	Ced	6		
32	Ced	6.5		
33	Ced	12		
34	Ced	10.5		
35	Ced	10		
36	Ced	7.5		
37	Ced	8.5		
38	Ced	8.5		
39	Ced	11		
40	Ced	14		
41	Ced		9	
42	Ced	7.5		
43	Ced	8.5		
44	Ced		8.5	
45	Ced		7	
46	Ced		5.5	
47	Ced		9	
48	Ced		10.5	
49	Ced		10.5	
50	Ced	9.5		
51	Ced	10		
52	Ced	13		
53	Ced	9		
54	Ced	6.5		
55	Ced	10		
56	Ced	6		
57	Ced	10.5		
58	Ced	11.5		
59	Ced	11		
60	Ced	11.5		
61	pin	10		
62	pin	9		
63	Ced		6	
64	Ced		7	
65	Ced	18		
66	Ced	8		
67	Ced	22.5		
68	Ced		7	
69	Ced		5	
70	Ced		4.5	
71	Ced		8.5	
72	Ced		9	
73	Ced		5.5	
74	Ced		7.5	
75	Ced	17		
76	Ced	9		
77	Ced	8		
78	Ced	14		
79	Ced	16		
80	Ced	6.5		
81	Ced	30		
82	Ced	9		
83	Ced	10		
84	pin	8.5		
85	Ced	7.5		
86	Ced	8.5		
87	Ced		9.5	
88	Ced	6.5		
89	Ced	7.5		
90	Ced	7.5		
91	Ced	5		
92	Ced	8.5		
93	Ced	5.5		
94	Ced	7		
95	Ced	6		
96	Ced	6.5		
97	Ced	6		
98	Ced	6		
99	Ced		4	
100	Ced		12	
101	Ced		11.5	
102	Ced		10	
103	Ced		5.5	
104	Ced		8.5	
105	Ced	6.5		
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107	Ced	7.5		
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121	Ced	7		
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123	Ced	5		
124	Ced	11.5		
125	Ced	5		
126	Ced		7	
127	Ced	6		
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132	Ced		6	
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144	Ced		10	
145	Ced		8	
146	Ced		10	
147	Ced		11	
148	Ced		8.5	
149	Ced	9		
150	Ced		9	
151	Ced		16	
152	Ced		13	
153	Pin		12.5	
154	Ced		5.5	
155	pin	8.5		
156	Ced		10.5	
157	Wal10			
158	Box		12	
159	Box		13	
160	Box		13.5	
161	Box		12	
162	Box		14	
163	Box		9.5	
164	Elm		20	
165	Box		8.5	
166	Box		11	
167	Box		18	
168	Box		9.5	
169	Box		11	
170	Box		13	
171	Box	24.5		
172	Box	10		
173	Box	10.5		
174	Box			8
175	Box	11		
176	Box	12		
177	Box	8		
178	Elm	11		
179	Box	14.5		
180	Hack	16.5		
181	Asp	14		
182	Box	8		
183	Box	9.5		
184	Asp	12.5		
185	Box	15		
186	Box	9.5		
187	Box	12.5		
188	Elm	11.5		
189	Box	16		
190	Wal	10.5		
191	Ced	10		
192	Ced		10	
193	Ced		9	
194	Ced	8.5		
195	Ced	12.5		
196	Ced	7.5		
197	Ced	13.5		
198	Ced	6		
199	Ced	7		
200	Ced	8		
201	Ced	9.5		
202	Ced	4.5		
203	Ced	5.5		
204	Ced	9		
205	Ced		10.5	
206	Ced	4.5		
207	Ced		5	
208	Ced			7
209	Ced		9	
210	Ced		8.5	
211	Ced		4.5	
212	Ced		9	
213	Ced		8.5	
214	Ced		6.5	
215	Ced		10	
216	Ced		5.5	
217	Ced		6.5	
218	Ced		6.5	
219	Ced		5.5	
220	Ced		5	
221	Ced		7.5	
222	Ced		4	
223	Ced		9	
224	Ced		7.5	
225	Ced		8.5	
226	Ced	9		
227	Ced	9.5		
228	Ced	10		
229	Ced		10	
230	Ced		12	
231	Ced		9	
232	Ced		8	
233	Ced		6.5	
234	Ced		6.5	
235	Ced		9	
236	Ced		5	
237	Ced	5		
238	Ced	9.5		
239	Ced	8.5		
240	Ced	9		
241	Ced	10.5		
242	Ced	9		
243	Ced		8	
244	Ced		7	
245	Ced		4	
246	Ced	6		
247	Ced	9		
248	Ced	6.5		
249	Ced	5.5		
250	Ced			6
251	Elm			10
252	Ced	4		
253	Ced	6.5		
254	Ced	7		
255	Ced	8.5		
256	Ced	5		
257	Ced	8		
258	Ced			5
259	Ced		18	
260	Box	9		
261	Ced	9		
262	Ced	10.5		
263	Ced	24		
264	Ced	10		
265	Ced	11		
266	Ced			4.5
267	Ced	8		
268	Ced	6.5		
269	Ced	11		
270	Ced	7		
271	Ced	10.5		
272	Ced	8		
273	Ced	9		
274	Ced	9		
275	Ced	9.5		
276	Ced	7		
277	Ced	5		
278	Ced	7		
279	Ced	7		
280	Ced	9.5		
281	Ced	7		
282	Ced	7		
283	Ced	8		
284	Ced	6		
285	Ced	8		
286	Ced	5.5		
287	Ced	6.5		
288	Ced	7.5		
289	Ced		8	
290	Ced		4.5	
291	Ced		6	
292	Ced		6.5	
293	Ced		9	
294	Ced		6.5	
295	Ced	4.5		
296	Ced	8.5		
297	Ced		6	
298	Ced		5.5	
299	Ced		6.5	
300	Ced		11.5	
301	Ced	7		
302	Ced	6.5		
303	Ced	5.5		
304	Ced	8.5		
305	Ced	4.5		
306	Ced	5.5		
307	Ced	7		
308	Ced	5.5		
309	Ced		8	
310	Ced		6	
311	Ced		10	
312	Ced		8	
313	Ced		9	
314	Ced		7.5	
315	Ced		9	
316	Ced		6.5	
317	Ced		7	
318	Ced		10.5	
319	Pin		10.5	
320	Ced		8.5	
321	Ced		9	
322	Ced		11	
323	Ced		8	
324	Ced		10.5	
325	Ced		8	
326	Ced		5.5	
327	Ced		7.5	
328	Ced	9		
329	Ced	10		
330	Ced	17		
331	Ced	7		
332	Ced	5.5		
333	Ced	5		
334	Ced	7.5		
335	Ced	8		
336	Ced	7.5		
337	Ced	9		
338	Ced	8.5		
339	Ced		6.5	
340	Ced	9		
341	Ced	9		
342	Ced		6.5	
343	Ced		6.5	
344	Ced		9	
345	Ced			5.5
346	Ced		5	
347	Ced		7.5	
348	Ced		12	
349	Ced		6	
350	Ced		7.5	
351	Ced		5	
352	Ced		11	
353	Ced		11	
354	Ced		5.5	
355	Ced		7.5	
356	Ced		4.5	
357	Ced		7.5	
358	Ced		9.5	
359	Ced		8	
360	Ced		4.5	
361	Ced		9	
362	Ced		6	
363	Ced		6.5	
364	Ced		7	
365	Ced		6	
366	Ced		4.5	
367	Ced		6.5	
368	Ced		9	
369	Ced		11	
370	Ced		9	
371	Ced		9	
372	Ced		23	
373	Ced		4	
374	Ced		9.5	
375	Ced	6.5		
376	Ced	13		
377	Ced	6.5		
378	Ced	6		
379	Ced	11		
380	Ced	4.5		
381	Box	10		
382	Ced	5		
383	Ced	9		
384	Ced	6.5		
385	Ced	17		
386	Ced	12		
387	Ced			10.5
388	Ced	8.5		
389	Ced			6
390	Ced	4.5		
391	Ced	7		
392	Ced	11		
393	Ced	8.5		
394	Ced			7.5
395	Ced	10		
396	Ced	7.5		
397	Box	10.5		
398	Elm	27.5		
399	Box	9		
400	Box	8.5		

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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

Charles A. Wiemerslage

CHARLES A. WIEMERSLAGE, P.E.
Date: 09/20/2022 Lic. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

TREE SURVEY
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004

TS2
TS5

Tree #	Species	Saved	Removed	Exempt / Dead
401	Box	9.5		
402	Box	8.5		
403	Box	11		
404	Ced	10.5		
405	Ced	9		
406	Ced	5.5		
407	pin	8.5		
408	Ced	6		
409	Ced	11.5		
410	Ced	12		
411	Ced		8	
412	Ced		7.5	
413	Ced		8.5	
414	Ced		7.5	
415	Ced		7	
416	Ced		7.5	
417	Ced		6	
418	Ced		4.5	
419	Ced		7	
420	Ced		6	
421	Ced			4
422	Ced		9	
423	Ced		7	
424	Ced		4	
425	Ced		10	
426	Ced			4.5
427	Ced			6.5
428	Ced		7	
429	Ced		8.5	
430	Ced		9	
431	Ced			4.5
432	Ced		5.5	
433	Ced		7	
434	Ced		6.5	
435	Ced		8.5	
436	Ced		8.5	
437	Ced	6.5		
438	Ced	5.5		
439	Ced	7		
440	Ced	6		
441	Ced	5		
442	Ced	5		
443	Ced	5		
444	Ced	6		
445	Ced	5.5		
446	Ced	6		
447	Ced	6.5		
448	Ced	5.5		
449	Ced	5		
450	Ced	6		
451	Ced	6		
452	Ced	5.5		
453	Ced	5		
454	Ced	7		
455	Ced		6	
456	Ced	8.5		
457	Ced		6.5	
458	Ced			4
459	Ced	8		
460	Ced	7.5		
461	Ced	7.5		
462	Ced	4		
463	Ced			4
464	Ced	7.5		
465	Ced	5.5		
466	Ced	4		
467	Ced	7		
468	Ced	11		
469	Ced			6.5
470	Ced	5		
471	Ced	7		
472	Ced	7		
473	Ced	8		
474	Ced	6		
475	Ced	9		
476	Ced	4		
477	Ced	5		
478	Ced	4.5		
479	Ced	7.5		
480	Ced			4.5
481	Ced	5		
482	Ced	5		
483	Ced	5		
484	Ced	7		
485	Ced	6		
486	Ced	8		
487	Ced	5.5		
488	Ced	5		
489	Ced	5		
490	Ced	5		
491	Ced	5		
492	Ced	6		
493	Ced	6		
494	Ced	6		
495	Ced	4.5		
496	Ced	4.5		
497	Ced	5		
498	Ced	5		
499	Ced			4.5
500	Ced	4.5		
501	Ced	5.5		
502	Ced	4		
503	Ced	4.5		
504	Ced	4		
505	Ced	5		
506	Ced	7		
507	Ced			5
508	Ced	5.5		
509	Ced	5		
510	Ced	4		
511	Ced	9		
512	Ced	4.5		
513	Ced	4.5		
514	Ced	5.5		
515	Ced	6.5		
516	Ced	5		
517	Ced	5		
518	Ced	4		
519	Ced	4		
520	Ced	5		
521	Ced	4		
522	Ced	5		
523	Ced	13.5		
524	Ced	6.5		
525	Ced	6		
526	Ced	9		
527	Ced	5.5		
528	Ced	4.5		
529	Ced	5		
530	Ced	6.5		
531	Ced	4		
532	Ced	4.5		
533	Ced	5.5		
534	Ced	6		
535	Ced	4.5		
536	Ced	5.5		
537	Ced	4.5		
538	Ced	6		
539	Ced	5		
540	Ced	6.5		
541	Ced	7.5		
542	Ced	5.5		
543	Ced	5		
544	Ced	7.5		
545	Ced	5		
546	Ced	5		
547	Ced	6		
548	Ced			7
549	Ced	5		
550	Ced	4		
551	Ced	5		
552	Ced	5		
553	Ced	6		
554	Ced	9		
555	Ced	5		
556	Ced	5.5		
557	Ced	4		
558	Ced	4.5		
559	Ced	7		
560	Ced	4.5		
561	Ced	7		
562	Ced	6.5		
563	Ced	5.5		
564	Ced	8		
565	Ced	5		
566	Ced	5.5		
567	Ced	5		
568	Ced	4.5		
569	Ced	5.5		
570	Ced		8	
571	Ced		6.5	
572	Ced		4.5	
573	Ced	4		
574	Ced	6.5		
575	Ced	6.5		
576	Ced	9		
577	Ced	15		
578	Ced	9.5		
579	Ced	4		
580	Ced	4.5		
581	Ced	5		
582	Ced	4.5		
583	Ced	10.5		
584	Ced		14	
585	Ced		7.5	
586	Ced		10.5	
587	Ced		5.5	
588	Ced		6.5	
589	Ced		7	
590	Ced		4	
591	Ced		6.5	
592	Ced		4	
593	Ced		6.5	
594	Ced		6.5	
595	Ced		5.5	
596	Ced		6.5	
597	Ced		5	
598	Ced		6	
599	Ced		4	
600	Ced		8.5	
601	Box	13		
602	Box	9		
603	Box	13		
604	Box	9.5		
605	Box	9		
606	Box	14.5		
607	Box	8		
608	Box	14		
609	elm	9.5		
610	Box	11.5		
611	elm	10		
612	Box	42		
613	Asp			13
614	Box	8.5		
615	Asp	9.5		
616	Elm			11.5
617	Asp	10.5		
618	Box	12		
619	Box	15		
620	Ced		14	
621	Ced		6.5	
622	Ced		8.5	
623	Ced		8	
624	Ced		5.5	
625	Ced			4
626	Ced		7	
627	Ced		9	
628	Ced		6	
629	Ced		5	
630	Ced		8	
631	Ced		6	
632	Ced		6.5	
633	Ced		8	
634	Ced		6	
635	Ced		5	
636	Ced		8	
637	Ced			4
638	Ced		9	
639	Ced		20	
640	Ced		6	
641	Ced		7	
642	Ced		9	
643	Ced		6	
644	Ced		5.5	
645	Ced		5	
646	Ced		7.5	
647	Ced		4	
648	Ced		6.5	
649	Ced		4	
650	Ced		4	
651	Ced		11	
652	Ced		6	
653	Ced		8.5	
654	Ced		5.5	
655	Ced	9.5		
656	Ced		8.5	
657	Ced		7	
658	Ced		8	
659	Ced		8	
660	Ced		4	
661	Ced		6	
662	Ced		4	
663	Ced		4.5	
664	Ced		5	
665	Ced		4.5	
666	Ced		4	
667	Ced		4.5	
668	Ced		5.5	
669	Ced			4
670	Ced		5.5	
671	Ced		4	
672	Ced		5	
673	Ced		5	
674	Ced		4.5	
675	Ced		5.5	
676	Ced		4	
677	Ced		5	
678	Ced		4.5	
679	Ced		5	
680	Ced		9	
681	Ced		13	
682	Ced		8	
683	Ced		5	
684	Ced		9.5	
685	Ced		7	
686	Ced		7	
687	Ced		5.5	
688	Ced		7	
689	Ced		7	
690	Ced	6.5		
691	Ced	6		
692	Ced	6.5		
693	Ced	7.5		
694	Ced	4		
695	Ced			4
696	Ced	7		
697	Ced	4		
698	Ced	4		
699	Ced	5.5		
700	pin	13		
701	Ced	5.5		
702	Ced	5		
703	pin	14		
704	Ced			4
705	Ced	4		
706	Ced	7		
707	Ced	6		
708	Ced	6.5		
709	Ced	5		
710	Ced	5		
711	Ced	5		
712	Ced	7.5		
713	Ced	6		
714	Ced	4.5		
715	Ced	5		
716	Ced	6		
717	Ced	5.5		
718	Ced	4.5		
719	Ced	7.5		
720	Ced	4		
721	Ced	5		
722	Ced	7		
723	Ced	4		
724	Ced	6.5		
725	Ced	4		
726	Ced	4		
727	Ced	4.5		
728	Ced	4.5		
729	Ced	5.5		
730	Ced	4.5		
731	Ced	4		
732	Ced	6.5		
733	Ced	8		
734	Ced	4		
735	Ced	5.5		
736	Ced	4		
737	Ced	4.5		
738	Ced	6.5		
739	Ced	5		
740	Ced	5.5		
741	Ced	4		
742	Ced	4.5		
743	Ced	8		
744	Ced			4
745	Ced	7		
746	Ced	5.5		
747	Ced	5.5		
748	Ced	5.5		
749	Ced	4.5		
750	Ced	4.5		
751	Ced	4		
752	Ced	5.5		
753	Ced	4		
754	Ced	4.5		
755	Ced	5.5		
756	Ced	5.5		
757	Ced	5		
758	pin	11		
759	Ced	6		
760	Ced	5		
761	Ced	4.5		
762	Ced	5.5		
763	Ced	4.5		
764	Ced	5		
765	Ced	5		
766	Ced	4.5		
767	Ced	5		
768	Ced	7		
769	Ced	6.5		
770	Ced	6		
771	Ced	7.5		
772	Ced	4		
773	Ced	14.5		
774	Ced	4.5		
775	Ced	5.5		
776	Ced	5		
777	Ced	5		
778	Ced	4.5		
779	Ced	4		
780	Ced	4.5		
781	Ced	5.5		
782	Ced	4.5		
783	Ced	4.5		
784	Ced	5.5		
785	Ced	5		
786	Ced	7.5		
787	Ced	6		
788	Ced	8		
789	Ced	4		
790	Ced	4.5		
791	Ced	8		
792	Ced	4.5		
793	Ced	5		
794	Ced	4		
795	Ced	8.5		
796	Ced	5		
797	Ced		5	
798	Ced	7		
799	Ced	6		
800	Ced		12	

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DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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CHARLES A. WIEMERSLAGE, P.E.
Date: 09/20/2022 Lic. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

TREE SURVEY
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004

TS3
TS5

Tree #	Species	Saved	Removed	Exempt / Dead
801	Ced	10		
802	Ced	5.5		
803	Ced	7		
804	Ced	5		
805	Ced	5		
806	Ced	4.5		
807	Ced	7		
808	Ced	8.5		
809	Ced	6.5		
810	Ced	5		
811	Ced	6.5		
812	Ced	5.5		
813	Ced	5		
814	Ced	4		
815	pin	12		
816	Ced	4.5		
817	Ced	4		
818	Ced	5		
819	Ced	6.5		
820	Ced	6.5		
821	Ced	8		
822	Ced	6.5		
823	Ced	4.5		
824	Ced	6		
825	Ced			6
826	Ced	5		
827	Ced	7.5		
828	Ced	11		
829	Ced	4		
830	Ced	4		
831	Ced	5.5		
832	Ced	8.5		
833	Ced	8.5		
834	Ced	4		
835	Ced	7		
836	Ced	7.5		
837	Ced	7.5		
838	Ced	9.5		
839	Ced	6		
840	Ced	9		
841	Ced	10		
842	Ced	8		
843	Ced	12		
844	Ced	10.5		
845	Ced	8.5		
846	Ced	12		
847	Ced	13		
848	Ced	11		
849	Ced	6.5		
850	Ced	8.5		
851	Ced	11		
852	Ced	7.5		
853	Ced	8.5		
854	Ced	10		
855	Ced	9.5		
856	Ced	4		
857	Ced	4		
858	Ced	8.5		
859	pin	10.5		
860	Ced	5.5		
861	pin	14		
862	Ced	4		
863	Ced	4.5		
864	Ced	4		
865	Ced	4		
866	Ced	4		
867	pin	10.5		
868	Ced	4.5		
869	Ced	4		
870	Ced	5		
871	Ced	4		
872	Ced	4.5		
873	Ced	13.5		
874	Ced	14		
875	Ced	6.5		
876	Ced	8.5		
877	Ced	4.5		
878	Ced	5.5		
879	Ced	6		
880	Ced	4		
881	Ced	6		
882	Ced	9		
883	Ced	5.5		
884	Ced	6		
885	Ced	4		
886	Ced	4.5		
887	Ced	10.5		
888	Ced	8		
889	Ced	5		
890	Ced	8		
891	Ced	4		
892	Ced	6.5		
893	Ced	5.5		
894	Ced	6.5		
895	Ced	4.5		
896	Ced	5.5		
897	Ced	6.5		
898	Ced	4.5		
899	Ced	5.5		
900	Ced	4.5		
901	Ced	5		
902	Ced	4		
903	Ced	6		
904	Ced	4.5		
905	Ced	5.5		
906	Ced	4		
907	Ced	4.5		
908	Ced	5.5		
909	Ced	8.5		
910	Ced	5.5		
911	Ced	6.5		
912	Ced	4		
913	Ced	6		
914	Ced	5		
915	Ced	5		
916	Ced	5		
917	Ced	7		
918	Ced	5		
919	Ced	4		
920	Ced	7.5		
921	Ced	4.5		
922	Ced	8		
923	Ced	5		
924	Ced			4
925	Ced	7		
926	Ced	6.5		
927	Ced	7		
928	Ced	4.5		
929	Ced	5.5		
930	Ced	9		
931	Ced	4		
932	Ced	7		
933	Ced	5.5		
934	Ced	8.5		
935	Ced	9		
936	Ced	5		
937	Ced	4.5		
938	Ced	6.5		
939	Ced	6		
940	Ced	5		
941	Ced	8		
942	Ced	11		
943	Ced			5.5
944	Ced	11		
945	Ced	11		
946	Ced	10		
947	Ced	8.5		
948	Ced	8.5		
949	Ced	8		
950	Ced	12		
951	Ced	5		
952	Ced	7		
953	Ced	9		
954	Ced	9		
955	Ced			5.5
956	Ced	8		
957	Ced	6.5		
958	Ced	4		
959	Ced	5.5		
960	Ced	5.5		
961	Ced	5.5		
962	Ced	5		
963	Ced	6		
964	Ced	5		
965	Ced	6		
966	Ced	4.5		
967	Ced	6		
968	Ced			4.5
969	Ced	6		
970	Ced	5		
971	Ced	5		
972	Ced	6		
973	Ced	6.5		
974	Ced	5		
975	Ced	6.5		
976	Ced	5.5		
977	Ced	4		
978	Ced	11		
979	Ced	4		
980	Ced	4.5		
981	Ced	5		
982	Ced	4.5		
983	Ced	4.5		
984	Ced	5		
985	Ced	4.5		
986	Ced	4		
987	Ced	5.5		
988	Ced	6		
989	Ced	4.5		
990	Ced	5		
991	Ced	4		
992	Ced	6		
993	Ced	6		
994	Ced	4.5		
995	Ced	4.5		
996	Ced	5.5		
997	Ced	5		
998	Ced	5		
999	Ced	4.5		
1000	Ced	4		
1001	Ced	8.5		
1002	Ced	13.5		
1003	Ced	6		
1004	Ced	4.5		
1005	Ced	7.5		
1006	Ced	8.5		
1007	Ced	6		
1008	Ced	7.5		
1009	Ced	6		
1010	Ced	5		
1011	Ced	7		
1012	Ced	8		
1013	Ced	6		
1014	Ced	8		
1015	pin	10		
1016	Ced	5		
1017	Ced	8.5		
1018	Ced	4.5		
1019	Ced	5.5		
1020	Ced	6		
1021	Ced	5		
1022	Ced	5		
1023	Ced	4.5		
1024	Ced	5		
1025	Ced	5		
1026	Ced	6		
1027	pin	11.5		
1028	Ced	5		
1029	Ced	5		
1030	Ced	5.5		
1031	Ced	4		
1032	Ced	5		
1033	Ced	5.5		
1034	Ced	4		
1035	Ced	4		
1036	Ced	6		
1037	Ced	6		
1038	Ced	5.5		
1039	Ced	6.5		
1040	Ced	6.5		
1041	Ced	4		
1042	Ced	5		
1043	Ced	4		
1044	Ced	4.5		
1045	Ced	10.5		
1046	Ced	6.5		
1047	Ced	9		
1048	Ced	6		
1049	Ced	7		
1050	Ced	6		
1051	Ced	7		
1052	Ced	8.5		
1053	Ced	8.5		
1054	Ced	14.5		
1055	Ced	8		
1056	Ced	12		
1057	Ced	4.5		
1058	Ced	6		
1059	Ced	7		
1060	Ced	5		
1061	Ced	4		
1062	Ced	7.5		
1063	Ced	11.5		
1064	Ced	5.5		
1065	Ced	7		
1066	Ced	7.5		
1067	Ced	6.5		
1068	Ced	6.5		
1069	Ced	8		
1070	Ced	10.5		
1071	Ced	8.5		
1072	Ced	6.5		
1073	Ced	6.5		
1074	Ced	10.5		
1075	Ced	6		
1076	Ced	5		
1077	Ced	7		
1078	Ced	13.5		
1079	Ced	10.5		
1080	Ced	7.5		
1081	Ced	7.5		
1082	Ced	7.5		
1083	Ced	8		
1084	Ced	7		
1085	Ced	9		
1086	Ced	11.5		
1087	Ced	7.5		
1088	Ced	7		
1089	Ced	10.5		
1090	Ced	8.5		
1091	Ced	5.5		
1092	Ced	10		
1093	Ced	13		
1094	Ced	7		
1095	Ced	8		
1096	Ced	11.5		
1097	Ced	7.5		
1098	Ced	6		
1099	Ced	7		
1100	Ced	7.5		
1101	Ced	6		
1102	Ced	8		
1103	Ced	10		
1104	Ced	7		
1105	Ced	7.5		
1106	Ced	9.5		
1107	Ced	4.5		
1108	Ced	5.5		
1109	Ced	12.5		
1110	Ced	7		
1111	Ced	7.5		
1112	Ced	10.5		
1113	Ced	6.5		
1114	Ced	6		
1115	Ced	6		
1116	Ced	4.5		
1117	Ced	8		
1118	Ced	9.5		
1119	Ced	7.5		
1120	Ced	8		
1121	Ced	7		
1122	Ced	6.5		
1123	Ced	5.5		
1124	Ced			4
1125	Ced	8.5		
1126	Ced	5.5		
1127	Ced	5		
1128	Ced	6		
1129	Ced	6		
1130	Ced	7		
1131	Ced	6		
1132	Ced	15		
1133	Ced	7		
1134	Ced	5		
1135	Ced	4.5		
1136	Ced	5.5		
1137	Ced	5		
1138	Ced	4		
1139	Ced	5.5		
1140	Ced	6.5		
1141	Ced	4.5		
1142	Ced	6		
1143	Ced	5		
1144	Ced	4.5		
1145	Ced	6		
1146	Ced	4		
1147	Ced	4.5		
1148	Ced	5		
1149	Ced	8		
1150	Ced	8		
1151	Ced	5.5		
1152	Ced	7		
1153	Ced	10.5		
1154	Ced	7		
1155	Ced	5.5		
1156	Ced	6.5		
1157	Ced	7		
1158	Ced	5.5		
1159	Ced	7		
1160	Ced	5		
1161	Ced	4		
1162	Ced	6.5		
1163	Ced	4		
1164	Ced	5		
1165	Ced	4		
1166	Ced	6		
1167	Ced	4		
1168	Ced	6.5		
1169	Ced	6		
1170	Ced	4.5		
1171	Ced	5		
1172	Ced	5.5		
1173	Ced	8.5		
1174	Ced	4		
1175	Ced	6		
1176	Ced	6.5		
1177	Ced	6.5		
1178	Ced	5		
1179	Ced	6		
1180	Ced	5		
1181	Ced	4.5		
1182	Ced	4.5		
1183	Ced	10		
1184	SMaple	25		
1185	Ced			4
1186	Ced	5		
1187	Ced	4		
1188	Ced	7		
1189	Ced	6.5		
1190	Ced	5.5		
1191	Ced	7.5		
1192	Ced	6.5		
1193	Ced	8.5		
1194	Ced	5.5		
1195	Ced	8.5		
1196	Ced	6		
1197	Ced	8		
1198	Ced	6		
1199	Ced	7		
1200	Ced	5.5		

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DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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CHARLES A. WIEMERSLAGE, P.E.
Date: 09/20/2022 Lic. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

TREE SURVEY
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004

TS4
TS5

Tree #	Species	Saved	Removed	Exempt / Dead
1201	Ced	5		
1202	Ced	7.5		
1203	Ced	9.5		
1204	Ced	7		
1205	Ced	7		
1206	Ced	5		
1207	Ced	5.5		
1208	Ced	4		
1209	Ced	5.5		
1210	Ced	4.5		
1211	Ced	9.5		
1212	Ced	10.5		
1213	Ced	8		
1214	Ced	4.5		
1215	Ced	5.5		
1216	Ced	7		
1217	Ced	6		
1218	Ced	9		
1219	Ced	7.5		
1220	Ced	7		
1221	Ced	11		
1222	Ced	8.5		
1223	Ced	7.5		
1224	Ced	8		
1225	Ced	9.5		
1226	Ced	5		
1227	Ced	11.5		
1228	Ced	10.5		
1229	Ced	11.5		
1230	Ced	11.5		
1231	Ced	20.5		
1232	Ced	6.5		
1233	Ced	8		
1234	Ced	7		
1235	Ced	11		
1236	Ced	5.5		
1237	Ced	10		
1238	Ced	10		
1239	Ced			8.5
1240	Elm		10	
1241	Ced	11.5		
1242	Ced		9	
1243	Ced			9
1244	Ced	9		
1245	Ced	11		
1246	Ced		10	
1247	Ced	11.5		
1248	pin	10		
1249	Box	9.5		
1250	Ced	21.5		
1251	Ced	14		
1252	Ced	12		
1253	Ced	14		
1254	Ced	10		
1255	Ced	10.5		
1256	Ced	9.5		
1257	Ced	6.5		
1258	Ced	6		
1259	Ced	10		
1260	Ced			4
1261	Ced	7		
1262	Ced	6		
1263	Ced	6		
1264	Ced	5.5		
1265	Ced	13		
1266	Ced	4.5		
1267	Ced	9.5		
1268	Ced	4		
1269	Ced	8		
1270	Ced	5.5		
1271	Ced	10.5		
1272	Ced	8		
1273	Ced	7		
1274	Ced	11		
1275	Ced	7		
1276	Ced	7		
1277	Ced	4.5		
1278	Ced	12		
1279	Ced	8		
1280	Ced	7		

Tree #	Species	Saved	Removed	Exempt / Dead
1281	Ced	5		
1282	Ced			4.5
1283	Ced	10		
1284	Ced	6.5		
1285	Mulberry	8		
1286	Ced	9		
1287	Ced	6		
1288	Ced	15		
1289	Ced	11.5		
1290	Ced	12.5		
1291	pin	14.5		
1292	Ced	4.5		
1293	Ced	5		
1294	Ced	12		
1295	Ced	10		
1296	Ced	12		
1297	Ced	8.5		
1298	Ced	16.5		
1299	Ced	13		
1300	Ced	4.5		
1301	Ced	8		
1302	Ced	12		
1303	Ced	9		
1304	Ced	12.5		
1305	elm	14.5		
1306	Ced	9		
1307	Ced	9.5		
1308	elm	12		
1309	Ced	14.5		
1310	Ced	10		
1311	elm	9		
1312	Ced	7.5		
1313	Ced	9		
1314	Ced	10		
1315	Ced	9.5		
1316	Ced	9		
1317	Ced	6.5		
1318	Ced	9		
1319	Ced	11.5		
1320	Ced	10		
1321	Ced	5		
1322	Ced	6.5		
1323	Ced	5		
1324	Ced	5		
1325	Ced	12.5		
1326	Ced	13		
1327	Ced	11		
1328	Ced	8.5		
1329	Ced	7.5		
1330	Ced	5.5		
1331	Ced	6		
1332	Ced	6.5		
1333	Ced	4		
1334	Ced	12.5		
1335	Ced	5		
1336	Ced	7		
1337	Ced	5.5		
1338	Ced	10		
1339	Ced	15.5		
1340	Ced	16		
1341	Ced	11		
1342	elm	25.5		
1343	Ced	11.5		
1344	Ced	15		
1345	Ced	10		
1346	Ced	10.5		
1347	Ced	8.5		
1348	Ced	8.5		
1349	Ced	9.5		
1350	Ced	7		
1351	Ced	7		
1352	Ced	6.5		
1353	Ced	7		
1354	Ced	6.5		
1355	Ced	6.5		
1356	Ced	6.5		
1357	Ced	6.5		
1358	Ced	8		
1359	Ced	8		
1360	Ced	8		

Tree #	Species	Saved	Removed	Exempt / Dead
1361	Ced	9		
1362	Ced	9		
1363	Ced	10.5		
1364	Ced	10		
1365	Ced	11		
1366	Ced	10.5		
1367	Ced	11		
1368	Ced	7		
1369	elm	18.5		
1370	Ced	46		
1371	elm	12.5		
1372	Ced	16		
1373	Ced	10		
1374	elm	37		
1375	elm	10.5		
1376	elm	13		
1377	Ced	10.5		
1378	Ced	13		
1379	Ced	10.5		
1380	Ced	10.5		
1381	Ced	10.5		
1382	Ced	12.5		
1383	elm	9		
1384	Ced	9.5		
1385	Ced	11		
1386	Ced	10.5		
1387	Ced	11.5		
1388	Ced	8		
1389	Ced	14		
1390	Ced	11.5		
1391	Ced	8		
1392	Ced	6.5		
1393	Ced	8		
1394	Ced	8.5		
1395	Ced	8.5		
1396	Ced	7		
1397	Ced	6		
1398	Ced	6		
1399	Ced	7.5		
1400	Ced	7		
1401	Ced	6.5		
1402	Ced	8		
1403	Ced	7.5		
1404	Ced	7.5		
1405	Ced	6.5		
1406	Ced	8		
1407	Ced	6.5		
1408	Ced	7		
1409	Ced	6.5		
1410	Ced	8		
1411	Ced	7		
1412	Ced	9		
1413	Ced	6		
1414	Ced	7.5		
1415	Ced	8.5		
1416	Ced	7.5		
1417	Ced	5.5		
1418	Ced	10		
1419	Ced	10.5		
1420	Ced	8		
1421	Ced	8		
1422	Ced	9		
1423	Ced	8.5		
1424	Ced	7		
1425	Ced	8		
1426	Ced	9		
1427	Ced	8		
1428	Ced	9		
1429	Ced	7.5		
1430	Ced	9.5		
1431	Ced	13		
1432	Ced	14.5		
1433	Ced	8		
1434	Ced	9.5		
1435	Ced	12.5		
1436	Ced	12		
1437	Ced	11.5		
1438	Ced	12.5		
1439	Ced	6.5		
1440	Ced	10		

Total DBH (in)	8519	2256.5	260.5

Total Caliber Inches	11036
Exempt/Dead/Offsite Inches	260.5
Net Caliper Inches	10775.5
60% Removal Limit	6465.3
Proposed Removal	2256.5
Required Reforestation	N/A

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DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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Charles A. Wiemerslage

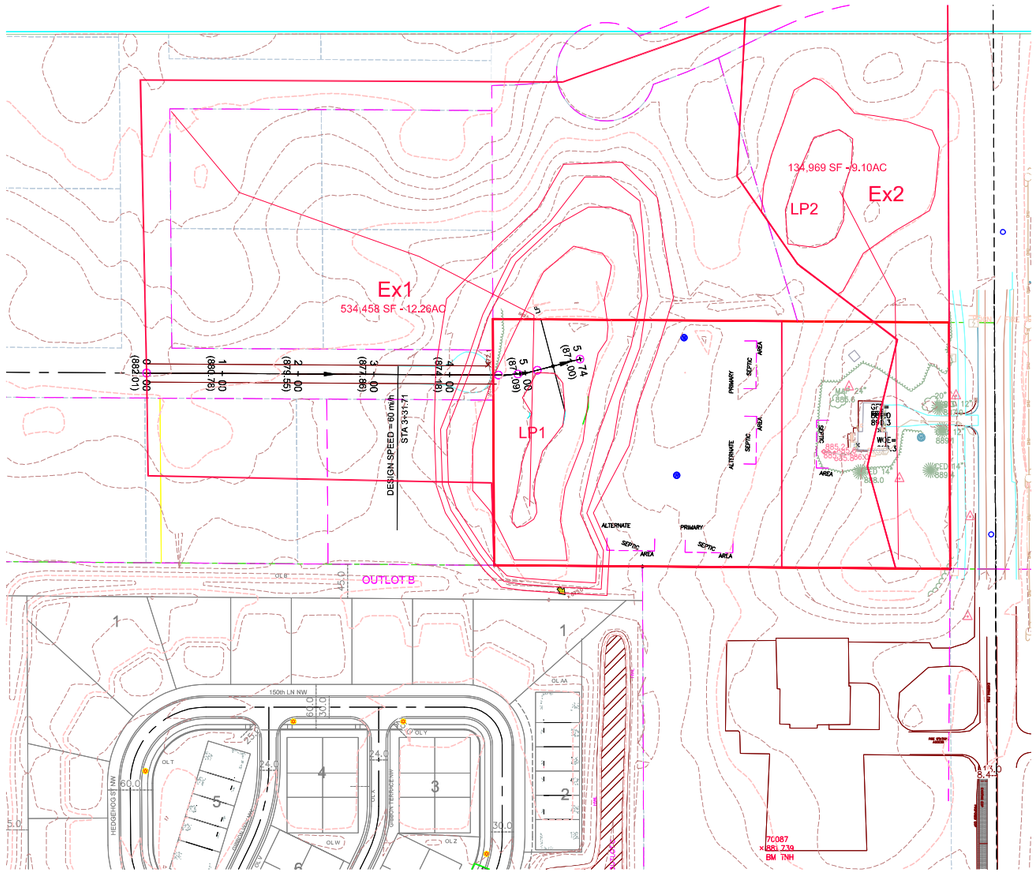
CHARLES A. WIEMERSLAGE, P.E.
Date: 09/20/2022 Lic. No. 49180

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH, MN 55447 (952) 476-6000

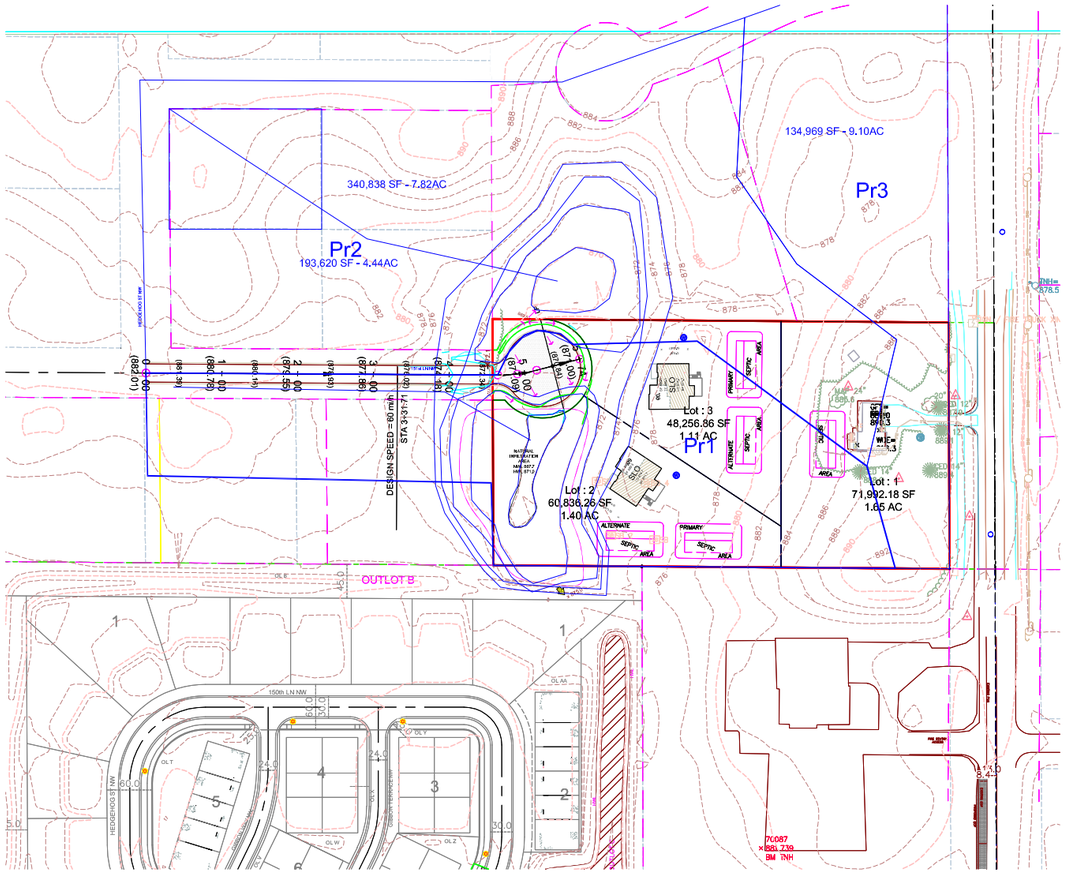
CITY PROJECT NO.
--
RAMSEY, MINNESOTA

TREE SURVEY
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004
TS5
TS5



EXISTING DRAINAGE AREAS



PROPOSED DRAINAGE AREAS

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DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
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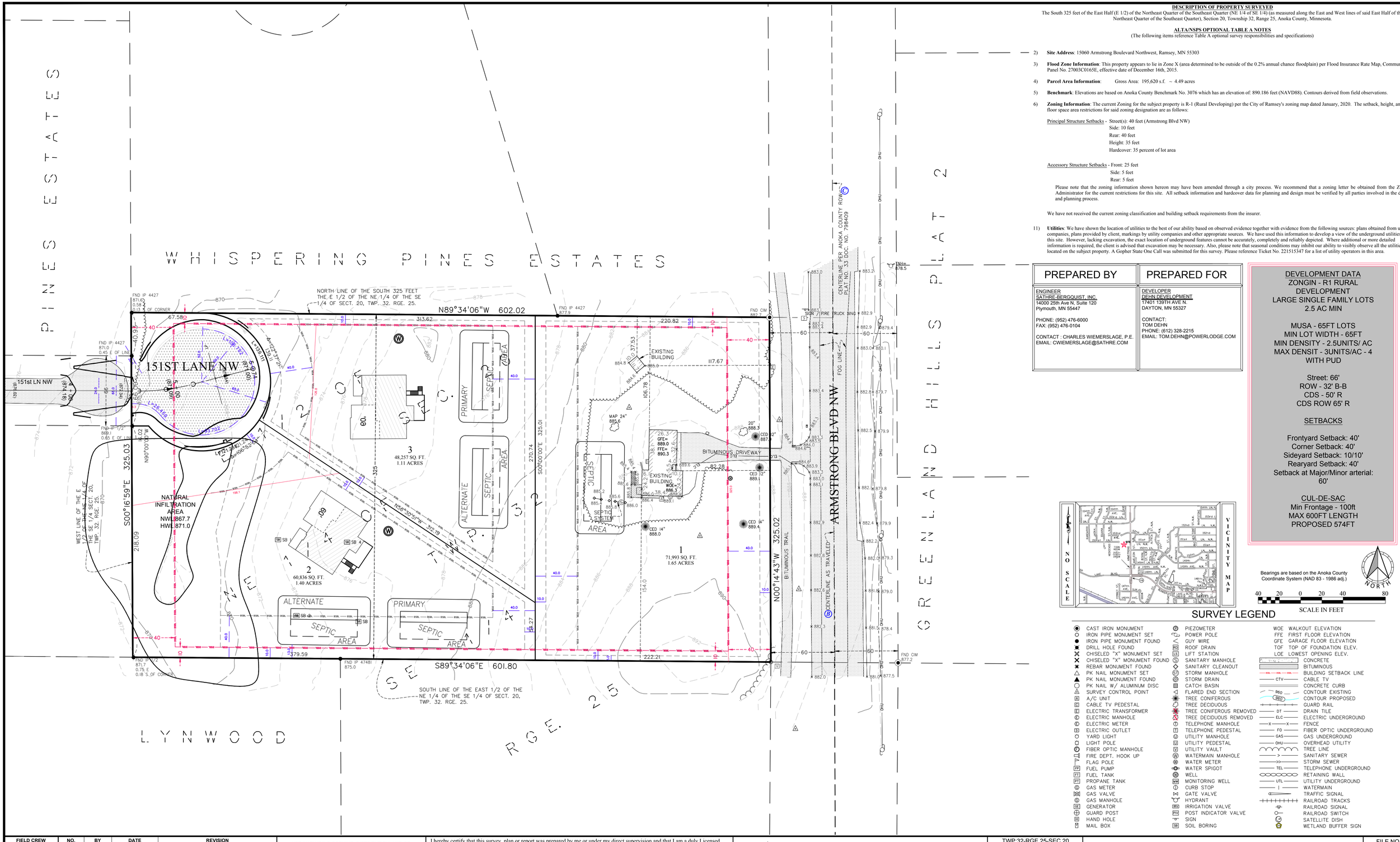
CITY PROJECT NO.
--

RAMSEY,
MINNESOTA

DRAINAGE AREAS
CEDAR ACRES
DEHN DEVELOPMENT

FILE NO.
19214-004

DA
DA



DESCRIPTION OF PROPERTY SURVEYED

The South 325 feet of the East Half (E 1/2) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) (as measured along the East and West lines of said East Half of the Northeast Quarter of the Southeast Quarter), Section 20, Township 32, Range 25, Anoka County, Minnesota.

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: 15060 Armstrong Boulevard Northwest, Ramsey, MN 55303

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0165E, effective date of December 16th, 2015.

4) **Parcel Area Information**: Gross Area: 195,620 s.f. ~ 4.49 acres

5) **Benchmark**: Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of: 890.186 feet (NAVD88). Contours derived from field observations.

6) **Zoning Information**: The current Zoning for the subject property is R-1 (Rural Developing) per the City of Ramsey's zoning map dated January, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 40 feet (Armstrong Blvd NW)
Side: 10 feet
Rear: 40 feet
Height: 35 feet
Hardcover: 35 percent of lot area

Accessory Structure Setbacks - Front: 25 feet
Side: 5 feet
Rear: 5 feet

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities**: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 221515347 for a list of utility operators in this area.

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : CHARLES WIEMERSLAGE, P.E. EMAIL: CWIEMERSLAGE@SATHRE.COM	DEVELOPER DEHN DEVELOPMENT 17401 139TH AVE N. DAYTON, MN 55327 CONTACT: TOM DEHN PHONE: (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM

DEVELOPMENT DATA
ZONGIN - R1 RURAL DEVELOPMENT
LARGE SINGLE FAMILY LOTS
2.5 AC MIN

MUSA - 65FT LOTS
MIN LOT WIDTH - 65FT
MIN DENSITY - 2.5UNITS/ AC
MAX DENSIT - 3UNITS/AC - 4 WITH PUD

Street: 66'
ROW - 32' B-B
CDS - 50' R
CDS ROW 65' R

SETBACKS

Frontyard Setback: 40'
Corner Setback: 40'
Sideyard Setback: 10/10'
Rearyard Setback: 40'
Setback at Major/Minor arterial: 60'

CUL-DE-SAC
Min Frontage - 100ft
MAX 600FT LENGTH
PROPOSED 574FT

Bearings are based on the Anoka County Coordinate System (NAD 83 - 1986 adj.)

NORTH

40 20 0 20 40 80
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
-				
DRAWN				
EJ / CMT				
CHECKED				
DLS				
DATE				
9/20/2022				

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

Dated this 20th day of September, 2022.

Daniel L. Schmidt

Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120, PLYMOUTH MN. 55447
(952) 476-6000, WWW.SATHRE.COM

TWP:32-RGE.25-SEC.20
Anoka County

RAMSEY, MINNESOTA

PRELIMINARY PLAT
CEDAR ACRES
PREPARED FOR:
5 STAR PROPERTY VENTURES, LLC

FILE NO. 19214-004

1 / 1

CEDAR ACRES

Ramsey, Minnesota

Project # 19214-004 **Date** September 20, 2022

Prepared for: Dehn Development
17401 139th Avenue North
Dayton, MN 55327
Contact: Tom Dehn
tel: 612-328-2215

Prepared by: Sathre-Bergquist, Inc.
14000 25th Avenue North, Suite 120
Plymouth, MN 55447
Contact: Dan Schmidt
tel: 952-476-6000

BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	71,993	s.f.	1.65	acres	0	s.f.	71,993	s.f.	1.65	acres	325	+/-	l.f.
Lot 2	60,836	s.f.	1.40	acres	0	s.f.	60,836	s.f.	1.40	acres	198.1	+/-	l.f.
Lot 3	48,257	s.f.	1.11	acres	0	s.f.	48,257	s.f.	1.11	acres	126.8	+/-	l.f.
Total	181,086	s.f.	4.16	acres	0	s.f.	181,086	s.f.	4.16	acres			

R/W	GROSS AREA				WETLAND AREA		NET AREA			
	14,534	s.f.	0.33	acres	0	s.f.	14,534	s.f.	0.33	acres

TOTAL	GROSS AREA				WETLAND AREA		NET AREA			
	195,620	s.f.	4.49	acres	0	s.f.	195,620	s.f.	4.49	acres

From: Ramsey Planning
To: "hlavka@usfamily.net"
Cc: Brian McCann
Subject: RE: Project 22-136: Tom Dehn Plat
Date: Wednesday, September 28, 2022 9:50:21 AM
Attachments: image001.png

Dave,
Thanks for reaching out. Your comments are helpful. We'll direct the applicant to look into this situation as he is refining the plans.

You originally received a public hearing notice that the Planning Commission would be hearing this proposal tomorrow night (9/29). Mr. Dehn didn't have all his plans together to meet this meeting, so it is being continued to next month's Planning Commission meeting (10/27). This is good since we can have your comments looked into more.

Brian McCann is the planner on the project (cc'd). Feel free to contact him with any other questions you may have.

Thanks,
Todd

Todd A. Larson
Todd A. Larson
Planning Manager | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9821 (Direct)
763-228-3660 (Cell)
763-427-1410 (City Hall)
tlarson@cityoframsey.com
www.cityoframsey.com

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

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From: hlavka@usfamily.net <hlavka@usfamily.net>
Sent: Tuesday, September 27, 2022 11:54 PM
To: Ramsey Planning <planning@cityoframsey.com>
Subject: Re: Project 22-136: Tom Dehn Plat

To Whom It May Concern;
September 27, 2022

My name is Dave Hlavka and I reside at 8111 151st LN NW. Other than the

additional traffic on our roads, the 2 most involved homes in this plan would be our home and our neighbor at 8100 151st LN NW.

We are the homes that have Easements on our properties for the storm water drainage for the 50+ home area known as Whispering Pines Estates. I have seen the plot layout of my property and adjacent properties. These easements are in my back yard, front yard and side yard that extends beyond the end of the cul de sac into the 2 properties including that of 15060 Armstrong Blvd. There is a property document the City sent out that has this all layed out. The storm water run-off area was highlighted in light green.

I have lived here since 1992. The marshy area that would have the cul de sac extension go over it has been known as a storm water run-off/wetland area. A previous owner of 8100 151st told me he had spoken to the original owner of the home at 15060 Armstrong Blvd. They had inquired about building at the end of the cul de sac on the westside of their property initially. They were denied because it is the storm water run-off area for the entire Whispering Pines neighborhood. There used to be 4inches to 1foot of standing water. Now, since the Vegetation has grown, the water isn't a pond, it is an area that is marshy in the spring to summer months. The County of Anoka, every year, come and put pellets in the water for mosquito control. Thus, I believe, it is listed somewhere as a wetland area.

There are manmade berms in the wooded area to slow the water that comes downhill from the Armstrong Blvd area. This water winds around and also ends in the storm water run-off/wetland area. This is to prevent our 2 yards from being flooded during the rainy season, stormy weather and winter thaw. Both of our yards have our drain fields on the Eastside and we would like it if the water DID NOT back up into our yards and have problems. The cul de sac proposed would be built going uphill. That would add even more water run-off for the area that they are eliminating. You would be getting rid of all of the grown vegetation in the area so it will revert back to being a pond. Except, the area would now be a cul de sac. Therefore I expect that my yard would have about a foot of standing water in it after a snowy winter and a rainy spring. We would really like to avoid that!

I hope you will take all of my concerns under consideration and thouroughly investigate them before you approve any plan for this development. Below you will find questions we would like answers to.

Sincerely,

Dave Hlavka

Questions

1. How are the new developers going to deal with the water run-off?
2. What is going to happen to the berms?
3. What has changed in the last 36 years that has made it acceptable to now build over the storm water drainage area for Whispering Pines Estates when it wasn't before?
4. Where would the new homes be built?
5. What is the minimum lot size for well and septic to be used?
6. How far would the cul de sac extend?
7. Who would be financially responsible if we develop well, septic, drain field or standing storm water issues because of this added development? The Developer and/or City of Ramsey?

From: Dave Forsman
To: Brian McCann
Subject: Project 22-136: Tom Dehn Plat
Date: Tuesday, October 4, 2022 8:03:57 PM

Hello. Dave Forsman @ 8100 151st LN NW, Ramsey MN 55303. I have a few concerns about this development next to my property.

1. How is this going to change the drainage in the area. Currently I do not have any issues on my side. I do not want any extra drainage going my way.

2. My neighbor showed me a plan for the area. I do not want a pond next to my property. Whos going to take care of the bugs and what if it overfills? My pole barn I work in is back in that direction.

3. I have grass in my back area by my woods. If the trees and vegetation go away is that going to cause my area to become a flood zone. I have been in this house for three years and have not had any issues so far.

This is just a few questions I have for now. Please look at that pond going across next to my property. There is no issues now and I do not want any issues in the future.

Could you please let me know when the rescheduled meeting will be I will be there with my concerns.

Thank you for your time

Dave Forsman.

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

RESOLUTION #22-232

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO MINIMUM LOT SIZE IN THE R-1 RESIDENTIAL (RURAL DEVELOPING) DISTRICT FOR THREE (3) LOTS

RECITALS

1. The City of Ramsey received an application from Thomas A. Dehn (the "**Developer**") requesting a Variance to Section 117-111 (R-1 Residential District) of the Ramsey City Code with regard to the minimum lot size requirement to facilitate a subdivision of the property legally described as follows:

   The south 325 feet of the east half of the northeast half of the section quarter of Section 20 Township 32 Range 25, as measured along east and west lines thereof, excluding road, subject to easement of record, Anoka County, Minnesota

   -Or upon recording-

   Lot 1, Block 1, Cedar Acres, Anoka County, Minnesota

   and

   Lot 2, Block 1, Cedar Acres, Anoka County, Minnesota

   and

   Lot 3, Block 1, Cedar Acres, Anoka County, Minnesota

   (the "**Subject Property**")

2. That the **Subject Property** is approximately 4.49 acres in size and zoned R-1 Residential (Rural Developing).

3. That the **Subject Property** abuts Armstrong Blvd to the east with an existing access for the single-family dwelling.

4. That the parcels to the west and north of the **Subject Property** range in size from about 0.81 acres to about 2.47 acres and are also zoned R-1 Residential (Rural Developing).

5. That the parcels to the south of the **Subject Property** are Outlot B of Lynwood Addition (10.17 acres) which is split-zoned R-1 (MUSA-80) and R-2 Residential, and the Ramsey Fire Station (4.33 acres) which is zoned Public/Quasi-Public.

6. That the **Subject Property** is guided as Rural Developing on the City's Future Land Use Map as are the parcels to the west, east, and north; the parcels to the south are guided Medium-Density Residential and Public.

7. That the **Developer** has also applied for a Major Plat to facilitate a subdivision to create three (3) buildable lots.

8. That the minimum required lot size in the R-1 Residential (Rural Developing) District is 2.5 acres.

9. That the resulting lots would not have the required 2.5 acre minimum of lot size.

10. That the **Developer** appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on October 27, 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 **reduced lot area** of the resulting lots will not impair an adequate supply of light and air to adjacent property.

2. That the **reduced lot area** of the resulting lots will not unreasonably increase the congestion on the public street.

3. That the **reduced lot area** of the resulting lots will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.

4. That the **reduced lot area** of the resulting lots will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.

5. That the **reduced lot area** of the resulting lots will not increase the danger of fire or endanger the public safety.

6. That the **reduced lot area** of the resulting lots will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.

7. That the **reduced lot area** of the resulting lots will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

8. That the **reduced lot area** of the resulting lots will not violate the intent and purpose of the Comprehensive Plan.

9. That the **reduced lot area** of the resulting lots will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

10. That the **reduced lot area** of the resulting lots is the minimum necessary to accomplish the **Developer**'s intended purpose.

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

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

CONDITIONS

1. That this **Variance** shall allow the lot size of the **Subject Property** to be less than the required 2.5 acres, upon Final Plat approval of Cedar Acres by the City Council.

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

3. That the **Developer** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

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

5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Developer**.

6. That this **Variance** shall automatically expire if the use is not initiated by October 27, 2023, and initiation shall be considered recording of the Final Plat of Cedar Acres with Anoka County.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Chairperson

ATTEST:

City Clerk

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

RESOLUTION #22-233

RESOLUTION APPROVING SKETCH PLAN AND PRELIMINARY PLAT FOR CEDAR ACRES

WHEREAS, Thomas A. Dehn, hereafter referred to as "**Developer**," properly applied for Sketch Plan and Preliminary Plat approval of the following described property located in the City of Ramsey:

> The south 325 feet of the east half of the northeast half of the section quarter of Section 20 Township 32 Range 25, as measured along east and west lines thereof, excluding road, subject to easement of record, Anoka County, Minnesota
>
> (the '**Subject Property'**);

WHEREAS, the **Subject Property** is zoned MU-PUD: Mixed-Use PUD and guided for mixed use on City Utilities in the 2040 Comprehensive Plan, and the proposal aligns with the zoning and guidance; and

WHEREAS, the Planning Commission held a Public Hearing on October 27, 2022 and recommended approval of the Sketch Plan and Preliminary Plat; and

WHERAS, the City Council reviewed the request during their regular meeting on November 7, 2022 and approved the Sketch Plan and Preliminary Plat.

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

1. That the Ramsey City Council hereby grants sketch plan and preliminary plat approval of Cedar Acres in accordance with relevant City Codes, subject to the following conditions:
    a. Plans subject to compliance with Staff Review Comments.
    b. Final approval by City Engineer and City Attorney.
    c. The **Developer** entering in a Development Agreement with the City.

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.

_____
Mayor

ATTEST:

_____
City Clerk

ProjectDox

Changemarks Report

Project Name: Cedar Acres

Workflow Started: 09/30/2022 10:19 AM

Report Generated: 10/18/2022 09:16 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	17	False	Unresolved	Civil Engineer IV		05 Cedar Ac GP.pdf	LL	proposed contour labels	add lables to the proposed contours.	10/17/2022 2:23 PM	Len Linton	
		18	False	Unresolved	Civil Engineer IV		05 Cedar Ac GP.pdf	LL	Plan Clarity	several lines look alike and lots of text is covered by linework. Need to be able to read the text,objects should have distinguishable line types. Ex. the major contour line is the same as the ROW and they run parallel.	10/17/2022 2:23 PM	Len Linton	

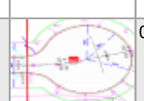
ProjectDox

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	19	False	Unresolved	Civil Engineer IV		05 Cedar Ac GP.pdf	LL	Correlation between Grading Plan and Stormwater Model	Numerous items need to be addressed. Plan sheets must be added that show the location of the existing and proposed subcatchments and ponds. The low point on the grading plan is 867.6. The low point for proposed Pond LP2 is 878, with a rim of 880. We do not see a closed basin matching these elevations on the plans. We have attached a map based on the 2011 lidar data for the area, broken out in 1 foot elevation differences for your reference. It appears the Cul-de-sac will fill a large portion of the existing low area. The proposed HydroCAD model is not clear on the filling of the existing low area is accounted for in the model.	10/17/2022 2:23 PM	Len Linton	
		16	False	Unresolved	Civil Engineer II		PP-CEDAR Ac.pdf	jf	Drainage Easement on Lot 3	The north low area has a HWL of 871, this should be contained within the front drainage & utility easement similar to the easement on Lot 2.	10/14/2022 2:07 PM	Joe Feriancek	

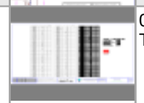
ProjectDox

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	15	False	Unresolved	Civil Engineer II		06 Cedar Ac EC.pdf	JF	Structure Lowest Floor Elevation	Lowest Floor Elevation must be minimum 2-feet above the HWL Elev of 871.0, needs to be revised to be minimum 873.0. The soil boring show mottles 68" down which looks to be near an elevation of 870. Recomend confirming the soil boring location and setting lowest floor elevation at least 3 feet above the mottles elevation.	10/14/2022 2:00 PM	Joe Feriancek	
		13	False	Unresolved	Civil Engineer II		05 Cedar Ac GP.pdf	JF	proposed contour labels	add lables to the proposed contours.	10/14/2022 1:46 PM	Joe Feriancek	
		14	False	Unresolved	Civil Engineer II		05 Cedar Ac GP.pdf	JF	Plan Clarity	several lines look alike and lots of text is covered by linework. Need to be able to read the text,objects should have distinguishable line types. Ex. the major contour line is the same as the ROW and they run parallel.	10/14/2022 1:46 PM	Joe Feriancek	
		12	False	Unresolved	Civil Engineer II		04 Cedar Ac ST.pdf	JF	Centerline Profile Text	Cannot read many of the proposed elevation callouts.	10/13/2022 10:42 AM	Joe Feriancek	
		11	False	Unresolved	Civil Engineer II		01 Cedar Ac TI.pdf	JF	Connection of the exisitng low point?	The existing low point takes in water from a much larger area than this development. Should a culvert be placed to connect the lowpoints which the cul-de-sac is splitting?	10/13/2022 10:35 AM	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	10	False	Unresolved	Engineering Tech		01 Cedar Ac TI.pdf	LC	Max Density	Density is misspelled	10/10/2022 10:25 AM	Logan Czech	
		9	False	Unresolved	Environmental Review		07 Cedar Ac TS5.pdf	CA	Clearing of Oaks	It is unclear whether Pin is a pine or pin oak. So, add note to this sheet that specifies any clearing activities involving oaks or stands of oaks shall be conducted prior to April 15 or after July 15 to minimize chances of introducing oak wilt.	10/05/2022 4:04 PM	Chris Anderson	
		8	False	Unresolved	Environmental Review		02 ALTA -Cedar Ac 6-20-22.pdf	CA	Accessory Structure Setbacks	Update this information as follows: Front: 40 feet or same as principal structure, whichever is greater Side: 10 feet Rear: 5 feet	10/05/2022 3:46 PM	Chris Anderson	
		7	False	Unresolved	City Planner		PP-CEDAR Ac.pdf	BM	Bulb on Cul-de-sac	Fix the cul-de-sac bulge south of this changemark note.	10/05/2022 2:14 PM	Brian McCann	
		6	False	Unresolved	City Planner		01 Cedar Ac TI.pdf	BM (2)	Purple Line	What is this purple line around the infiltration basin? It's not marked in the legend and it goes outside the property boundaries.	10/05/2022 2:04 PM	Brian McCann	
		1	False	Unresolved	City Planner		01 Cedar Ac TI.pdf	BM	Lot Areas	Can the lot areas be evenly distributed (~1.40 acres each)?	10/05/2022 2:02 PM	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	2	False	Unresolved	City Planner		01 Cedar Ac TI.pdf	BM	Homes Closer to Front Setback	Move the homes closer to the front setback line to allow for rear yard improvements (structures, pools, etc.) and reduce impervious surface coverage with driveways.	10/05/2022 2:02 PM	Brian McCann	
		3	False	Unresolved	City Planner		01 Cedar Ac TI.pdf	BM	*Zoning	Mispelled	10/05/2022 2:02 PM	Brian McCann	
		4	False	Unresolved	City Planner		01 Cedar Ac TI.pdf	BM	Rural Developing Standards	These should be the Rural Developing density and lot width standards, not the MUSA standards (Section 117-111 of City Code).	10/05/2022 2:02 PM	Brian McCann	
		5	False	Unresolved	City Planner		01 Cedar Ac TI.pdf	BM	Cul-de-sac Length	Need a plan sheet or exhibit showing the length of the cul-de-sac from the intersection from the west.	10/05/2022 2:02 PM	Brian McCann	

Regular Planning Commission **6. 2.**

Meeting Date: 10/27/2022

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for an Interim Use Permit to Allow Open and Outside Storage on a Portion of the Property Located at 9525 156th Avenue NW (Project No. 22-138); Case of Name Brand Self Storage Ramsey LLC

Purpose/Background:

The City has received an application from Josh Peterson (the "Applicant"), on behalf of Name Brand Self Storage Ramsey LLC, requesting an Interim Use Permit (IUP) to temporarily allow open and outside storage on a portion of the property located at 9525 156th Avenue NW (the "Subject Property"). In 2019, the Applicant received Site Plan approval to construct fourteen (14) self-storage buildings on the Subject Property. Presently, five (5) of the fourteen (14) self-storage buildings have been constructed; however, per the Applicant, the demand for self-storage has slowed and thus, the request for a temporary alternative form of storage.

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 an Interim Use Permit for open and outside storage and the Public Hearing to be held by the Planning Commission on October 27, 2022. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper.

Observations/Alternatives:

As noted, a Site Plan was approved by the City in 2019 for fourteen (14) self-storage buildings to be constructed on the Subject Property. The Applicant has completed most of the site improvements, with the exception of nine (9) self-storage buildings and pavement around those nine building pads. A Class V gravel base was installed, pavement is in around the existing five (5) self-storage buildings, there is curb and gutter in around the perimeter of the Subject Property, and all landscaping has been installed. The Applicant has stated that this additional use would provide some added cash flow until the demand for indoor storage units grows again.

The Subject Property is approximately 8.5 acres in size, is zoned E-1 Employment District, and is guided as Business Park in the 2040 Comprehensive Plan. The surrounding properties to the west (in the city of Elk River), south and north are also industrial uses, and they are of similar acreages as well. The property to the north/east, across the BNSF railroad tracks, is the Links at Northfork golf course. The E-1 Employment District does allow open and outside storage as an accessory use or a conditional use if it is the principal use of a property. However, the Applicant has stated that his goal is still to finish out the site improvements in accordance with the 2019 approved Site Plan, which is why this is being processed as an Interim Use Permit.

The proposal is to offer open and outside storage to prospective customers for up to four (4) years. The Applicant has noted a demand for this type of self-storage for items such as vehicles, RVs, boats, fish houses, etc. The Applicant has prepared a Site Plan for the proposed open and outside storage, which includes fifty (50) 'storage stalls', each at least sixteen (16) feet in width with a depth of forth (40) feet. As shown on the Site Plan, all the 'storage stalls' would be accessible by a drive aisle that is no less than twenty-eight (28) feet wide, which exceeds the minimum requirement of City Code. The open and outside storage area is proposed to be on the existing Class V gravel base that was previously installed.

The proposed area for open and outside storage is in the northern portion of the Subject Property. This would be screened from 156th Avenue by the five (5) existing self-storage buildings. The nearest residential home is

approximately 900-1,000 feet away (to the northeast). There is landscaping, in the form of both trees and shrubs, around the perimeter of the Subject Property (in accordance with the 2019 approved Site Plan) that should provide some screening.

As drafted, the IUP would require that each of the 'storage stalls' to be marked (striping, stakes, or some other means approved by the City). This should not only help keep items in an orderly fashion, but should also assist in keeping the drive aisles free and clear, should public safety staff ever need to get through there. Furthermore, it requires all items to be operable and properly licensed. Finally, it includes a condition that as more self-storage buildings are constructed, the open and outside storage areas needs to be reduced to accordingly and that the remaining 'storage stalls' and drive aisles maintain the minimum dimensions identified on the Site Plan.

Alternatives

Alternative 1: Recommend approval of an IUP for four (4) years, allowing open and outside storage on the Subject Property in accordance with the attached Site Plan. The temporary use of a portion of the Subject Property for open and outside storage is reasonable, fits within the zoning standards and the Comprehensive Plan, and will be mostly out of view of the general public. City Code states that an area used for open and outside storage shall be surfaced to control dust. There is an existing Class V gravel base, which could be periodically treated with a product such as magnesium chloride to control dust should it be needed. Staff supports this option.

Alternative 2: Recommend denial of the requested IUP. This type of use is not prohibited in the zoning district. It would be screened from view from the public road and is adjacent to other industrial type uses and a golf course. There is also existing perimeter landscaping that would provide some screening. This seems to be a reasonable companion use to the indoor self-storage on the Subject Property. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approval of the IUP for open and outside storage on the Subject Property for four (4) years.

Action:

Motion to recommend City Council adopt Resolution #22-243 approving an Interim Use Permit for open and outside storage on a portion of the Subject Property.

Attachments

Site Location Map

Aerial Image with Existing Improvements

2019 Approved Site Plan

Site Plan

Resolution #22-243: Interim Use Permit

Form Review

Inbox	Reviewed By	Date
Brian McCann	Brian McCann	10/18/2022 10:24 AM
Brian Hagen	Brian Hagen	10/20/2022 10:31 AM
Form Started By: Chris Anderson		Started On: 10/18/2022 08:39 AM
Final Approval Date: 10/20/2022		

Site Location Map

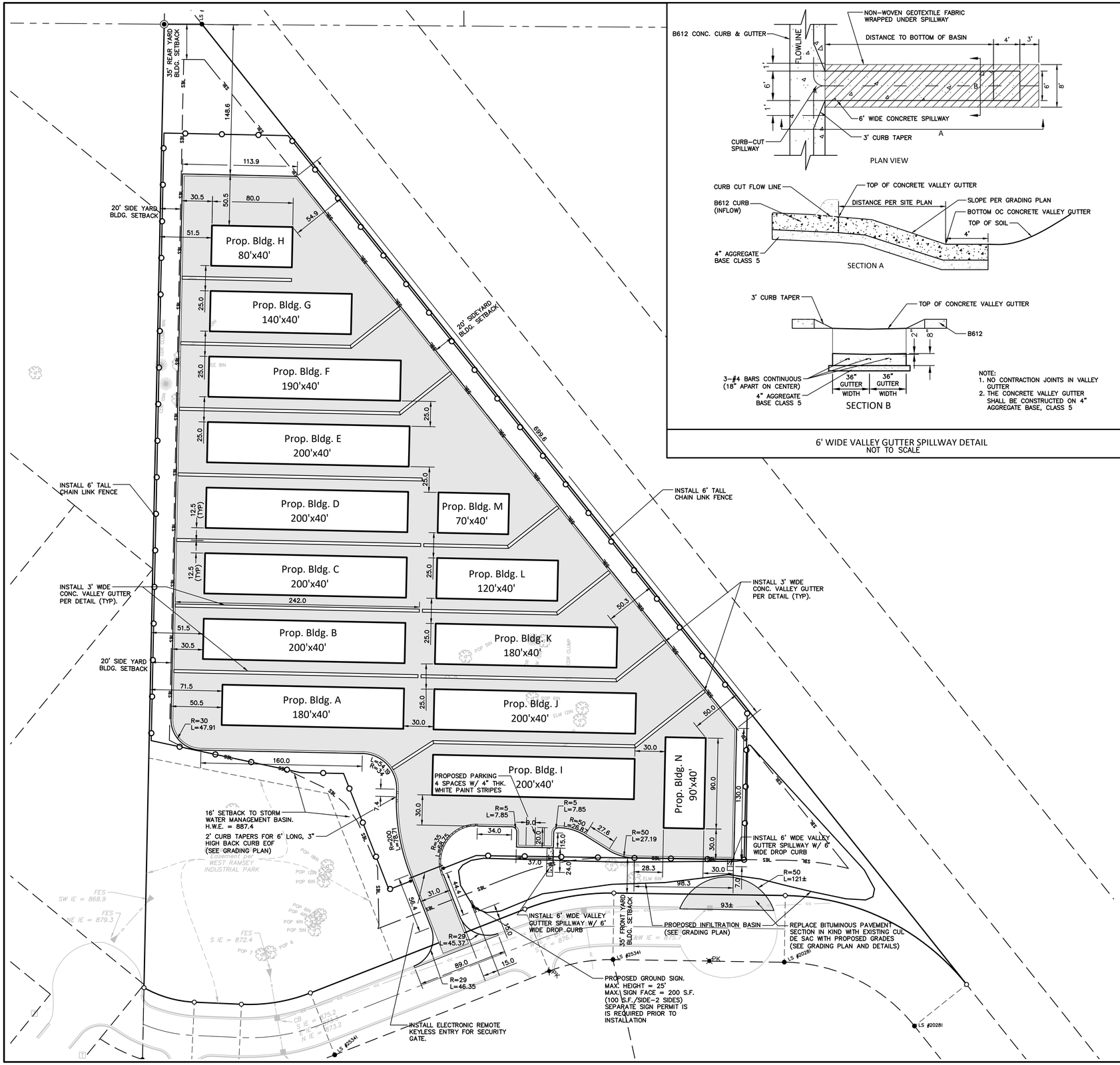
9525 156th Avenue



Print Date: October 18, 2022

0 0.0375 0.075 0.15 0.225 0.3 mi


cy Services
Corporation
Name Brand Self
Storage Ramsey
156th Ave NW
Riverside Auto
Used car dealer



6' WIDE VALLEY GUTTER SPILLWAY DETAIL
NOT TO SCALE

0 50
SCALE: 1" = 50

LEGEND:

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED B612 CONCRETE CURB & GUTTER (INFLOW)
- PROPOSED B612 CONCRETE CURB & GUTTER (OUTFLOW)

GENERAL NOTES:

1. Min. Lot Size = 1 Acre
   Actual Lot Size= 8.44 Acres +/-
2. PID#: 19-32-25-22-0005
3. Zoning Designation: E-1 Employment District
4. Proposed Land Use: Name Brand Self-Storage Facility
5. Description: Outlot A of West Ramsey Industrial Park
6. There is no Address Assigned to the Subject Property at this Time.
7. SETBACKS:
   Front= 35'
   Side = 20'
   Rear = 35'
8. Max. Lot Coverage (Building Area): 45%
   Actual Lot Coverage: 24%
   (90,000 Bldg. s.f./367,646 Lot s.f.= ~ 24%
9. Proposed Building Sizes:

Bldg. ID	Prop. Area
A	7,200 s.f.
B	8,000 s.f.
C	8,000 s.f.
D	8,000 s.f.
E	8,000 s.f.
F	7,600 s.f.
G	5,600 s.f.
H	3,200 s.f.
I	8,000 s.f.
J	8,000 s.f.
K	7,200 s.f.
L	4,800 s.f.
M	2,800 s.f.
N	3,600 s.f.
Total =	90,000 s.f.

10. Min. Width = 200'
    Actual Width = (Irregular Shape-Refer to Plans)
11. Developer: Name Brand Storage
    Josh Peterson
    901 West Main Street, Ste. 102
    Anoka, MN 55305
    (612) 290-6266
12. Proposed # of Employees On-Site: 0.

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB OR OUTER EDGE OF IMPROVEMENT DEPICTED, UNLESS OTHERWISE NOTED ON DRAWINGS.
2. RADII ARE 5' RADIUS UNLESS OTHERWISE NOTED ON PLANS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF RAMSEY COMMISSION.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. NO FREE-STANDING LIGHTING IS PROPOSED. WALL PACKS SHALL BE INSTALLED FOR SECURITY PURPOSES. REFER TO LIGHTING PLAN FOR DETAILS.
9. BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF SITE CONSTRUCTION WORK.

REV NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW
2	07/08/2019	REVISED PER CITY COMMENTS
3	08/22/2019	REVISED INFILTRATION BASIN GRADING
4	09/04/2019	TEMP. EASEMENT & INFIL. BASIN REVISION
5	09/11/2019	REVISED PER CITY COMMENTS
6	09/12/2019	REVISED PER WMO COMMENTS

DATE: 09/12/2019
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: NAA
DWG FILE: 4-SITE
FILE NO.: 19-0173.01

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.

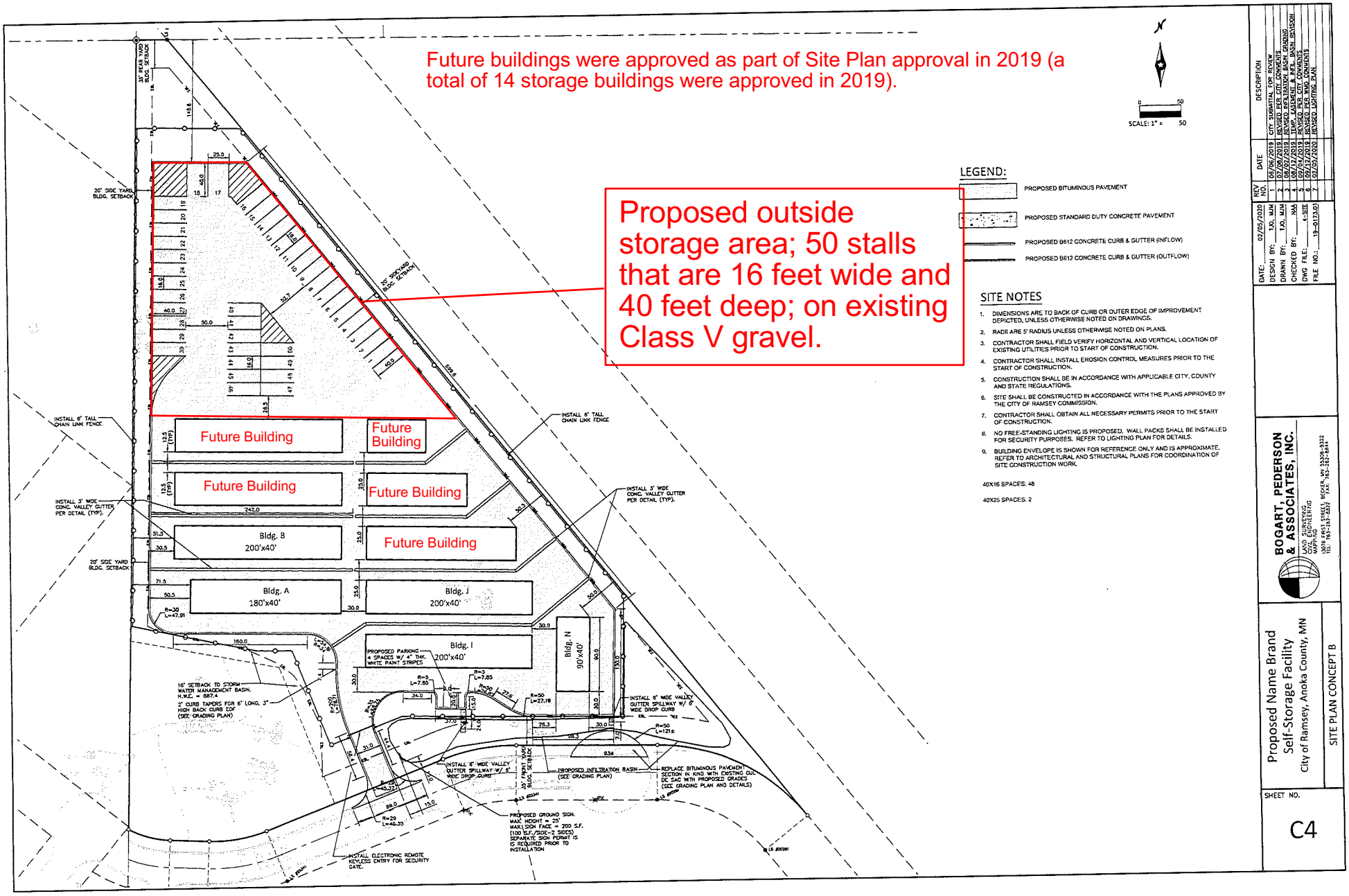
Signed: Nicholas A. Anderson
Date: 09/12/19 Lic. No. 40100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET BECKER, MN 55308-4322
TEL: 763-262-4832 FAX: 763-262-4844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SITE DIMENSION PLAN

SHEET NO.
C4


Future buildings were approved as part of Site Plan approval in 2019 (a total of 14 storage buildings were approved in 2019).
Proposed outside storage area; 50 stalls that are 16 feet wide and 40 feet deep; on existing Class V gravel.
Future Building
Bldg. B 200'x40'
Bldg. A 180'x40'
Bldg. J 200'x40'
Bldg. I 200'x40'
Bldg. N 90'x40'
LEGEND:
PROPOSED BITUMINOUS PAVEMENT
PROPOSED STANDARD DUTY CONCRETE PAVEMENT
PROPOSED B612 CONCRETE CURB & GUTTER (INFLOW)
PROPOSED B612 CONCRETE CURB & GUTTER (OUTFLOW)
SITE NOTES
1. DIMENSIONS ARE TO BACK OF CURB OR OUTER EDGE OF IMPROVEMENT DEPICTED, UNLESS OTHERWISE NOTED ON DRAWINGS.
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8. NO FREE-STANDING LIGHTING IS PROPOSED. WALL PACKS SHALL BE INSTALLED FOR SECURITY PURPOSES. REFER TO LIGHTING PLAN FOR DETAILS.
9. BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF SITE CONSTRUCTION WORK.
40X16 SPACES: 48
40X25 SPACES: 2
SCALE: 1" = 50
DESCRIPTION
CITY SUBMITTAL FOR REVIEW
REVISED PER CITY COMMENTS
REVISED RETENTION BASIN GRADING
TEMP. EASEMENT & INFIL. BASIN REVISION
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED LIGHTING PLAN
DATE: 02/05/2020
DESIGN BY: TJO, MJM
DRAWN BY: TJO, MJM
CHECKED BY: MAA
DWG FILE: 4-SITE
FILE NO.: 19-0173.01
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING CIVIL ENGINEERING LAND PLANNING
1474 FIRST STREET, BECKER, MN 55308-4322
TEL: 763-261-5512 FAX: 763-261-5514
Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN
SITE PLAN CONCEPT B
SHEET NO.
C4

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

RESOLUTION #22-243

RESOLUTION APPROVING AN INTERIM USE PERMIT FOR FOR OUTSIDE STORAGE AT 9525 156TH AVENUE NW

RECITALS

1. Name Brand Self Storage Ramsey LLC, hereinafter referred to as the "**Permittee**", has properly applied for an Interim Use Permit to offer open and outside storage for customers on a portion of the property located at 9525 156th Avenue NW and legally described as follows:

   Lot 1, Block 1 Name Brand 1st Addition, Anoka County, Minnesota

   (the **"Subject Property")**

2. That the Subject Property is zoned E-1 Employment and is approximately 8.5 acres in area.

3. That the Subject Property is guided as Business Park in the 2040 Comprehensive Plan.

4. That the Subject Property abuts industrial lands to the west (Elk River), BNSF railroad tracks to the north (and north of the tracks, industrial land and the Links at Northfork golf course), and industrial land on the south side of 156th Avenue.

5. That in 2019, the Permittee received Site Plan approval for fourteen (14) individual, self-storage buildings on the Subject Property.

6. That, to date, the Permittee has constructed five (5) of the fourteen (14) buildings, has installed a class V gravel base across all areas that were to be paved, pavement around the five constructed buildings, curb and gutter and landscaping per the approved Site Plan.

7. That the Permittee has stated that the demand for self-storage units has slowed down, which is impacting the timeframe for constructing additional storage units on the Subject Property.

8. That the Permittee has applied for an Interim Use Permit (IUP) to allow outside storage of items such as vehicles, boats, RVs, fish houses, etc. (the "**Items**") temporarily until demand increases for storage units.

9. That the Permittee is requesting use of the existing class V gravel base as acceptable surfacing for the proposed outside storage.

10. That the Permittee has provided an updated Site Plan indicating a total of fifty (50) outside storage 'stalls', with stall widths of at least sixteen (16) feet, stall depths of forty (40) feet, and drive aisles of twenty-eight (28) feet in width.

11. That based on the proposed location of the outside storage area, together with the existing landscaping around the perimeter of the Subject Property, the outside storage would not be readily visible by the general public.

12. That the Permittee has stated that the goal is still to build out the Subject Property in accordance with the approved Site Plan from 2019 (which would mean constructing another nine (9) self-storage buildings and eliminating all outside storage).

13. That the Planning Commission held a public hearing on October 27, 2022, and recommended approval/denial of the permit with conditions included in this Resolution.

14. That the City Council reviewed the permit on November _____, 2022.

FINDINGS OF FACT

1. That the interim use of a portion of the Subject Property for open and outside storage will not be unduly dangerous or detrimental to persons residing or working in the area.

2. That the interim use of a portion of the Subject Property for open and outside storage will not substantially adversely impair the use, enjoyment or market value of any surrounding property.

3. That the interim use of a portion of the Subject Property for open and outside storage 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 interim use of a portion of the Subject Property for open and outside storage will not be hazardous to existing or future neighboring uses.

5. That the interim use of a portion of the Subject Property for open and outside storage will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the interim use of a portion of the Subject Property for open and outside storage 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 interim use of a portion of the Subject Property for open and outside storage will not involve uses, activities or 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 (the "**Permit**") for open and outside storage on a portion of the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for open and outside storage on the **Subject Property**, as shown on Exhibit A attached hereto, for no more than four (4) years from the date of approval. After this date, the use will cease and vacate the **Subject Property** and the **Permittee** shall claim no rights to this use continuing on the **Subject Property**.

2. That the **Permittee** shall stripe, stake, or otherwise demark, with prior approval from the **City**, the fifty (50) storage 'stalls', which will aid in maintaining the **Subject Property** in an orderly and tidy fashion, while also ensuring the drive aisles remain unobstructed for public safety purposes.

3. That any **Items** stored outside on the **Subject Property** shall be operable and properly licensed.

4. That should the **Permittee** construct additional self-storage buildings (in accordance with the approved 2019 Site Plan) on the **Subject Property**, the outside storage area shall be reduced accordingly so that the remaining storage 'stalls' maintain the dimensions shown on Exhibit A and that drive aisle widths remain compliant with City Code.

5. That all storage 'stalls' shall abut a drive aisle on at least one side (no double stacking unless each row has direct access from a drive aisle and no triple stacking).

6. Outdoor storage of materials or debris is not authorized by this interim use permit.

7. That the **Permittee** shall, as needed, apply treatment(s) to the class V gravel surface to control dust.

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

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:

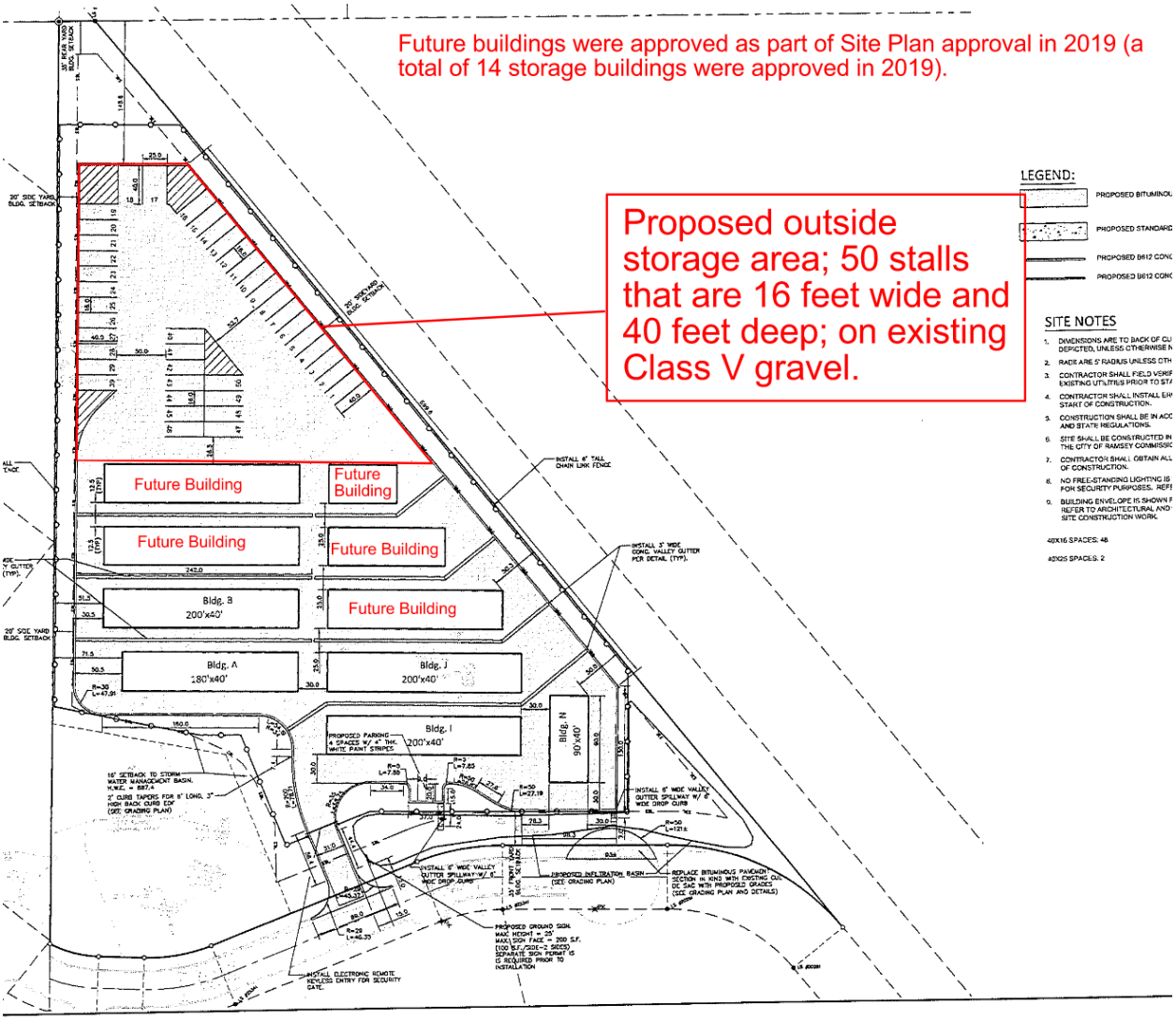
whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the ___ day of November, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A


Future buildings were approved as part of Site Plan approval in 2019 (a total of 14 storage buildings were approved in 2019).
Proposed outside storage area; 50 stalls that are 16 feet wide and 40 feet deep; on existing Class V gravel.
Future Building
Future Building
Future Building
Future Building
Future Building
Bldg. B 200'x40'
Bldg. A 180'x40'
Bldg. J 200'x40'
Bldg. I 200'x40'
Bldg. N 90'x40'
LEGEND:
SITE NOTES

Regular Planning Commission **7. 1.**

Meeting Date: 10/27/2022

By: Todd Larson, Community Development

Information

Title:

Discuss the Zoning Code update pertaining to business 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 business land use and zoning 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.

Also attached is a draft of the various proposed zoning districts and combined use tables for primary, accessory, and temporary/seasonal uses.

Notification:

None required at this time. When ready, a public hearing will be noticed for the proposed new Zoning Code.

Observations/Alternatives:

This discussion follows up from the discussion on September 27. At that meeting, we discussed the relationship between the Comprehensive Plan and the various zoning districts. Zoning is the tool that is used to implement the Comprehensive Plan. Direction was given that there should be a neighborhood-based business district where uses are good neighbors to residential uses and is walkable and connected to the neighborhood. Staff took this direction and is proposing five business districts--three business "B" districts that scale in intensity from neighborhood/walkable businesses, to community-based businesses, and to community/regional-based businesses as well as two industrial "I" districts that are differentiated by low impact/low outdoor needs and higher impact/greater outdoor needs. Staff also prepared a draft table of the existing uses listed in the current Zoning Code and how they could be applied in the proposed districts. Additional uses were added as well.

The proposed table also lists staff's suggested classification of uses: permitted, conditional, or not permitted. A permitted use is one by right. A conditional use is still a permitted use, though one that reasonable conditions can be added so that it is a better neighbor. A use not permitted is one that cannot operate in that district, even by variance or conditional use permit. For the permitted and conditional uses, performance standards can be created. These are essentially standard conditions applicable to that use type. Many conditional uses tend to have the same conditions, so requiring a conditional use permit is not really site specific. Having performance standards sends a clear, transparent, and understandable message of what the expectations are for that business type.

Tonight's discussion will include the following:
1. Are the proposed districts sufficient and will they meet the needs of Ramsey?
2. Is the proposed distribution of uses reflective of those districts? Are there other use categories that should be added?

3. What performance standards (general conditions) should be added to these uses?

Please note that the mixed use districts are not being discussed directly tonight. These districts are mainly the COR and one other district south of Highway 10 currently. Mixed use districts will be a future discussion.

Funding Source:

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

Recommendation:

Staff is proposing these zoning districts. Please provide feedback on the proposal.

Action:

Please provide direction on the proposed districts, use assignments, and performance standards.

Attachments

Comprehensive Plan - Zoning Comparison
2040 Land Use Plan
Business District Uses

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/20/2022 02:56 PM
Form Started By: Todd Larson		Started On: 10/18/2022 09:09 AM
Final Approval Date: 10/20/2022		

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.

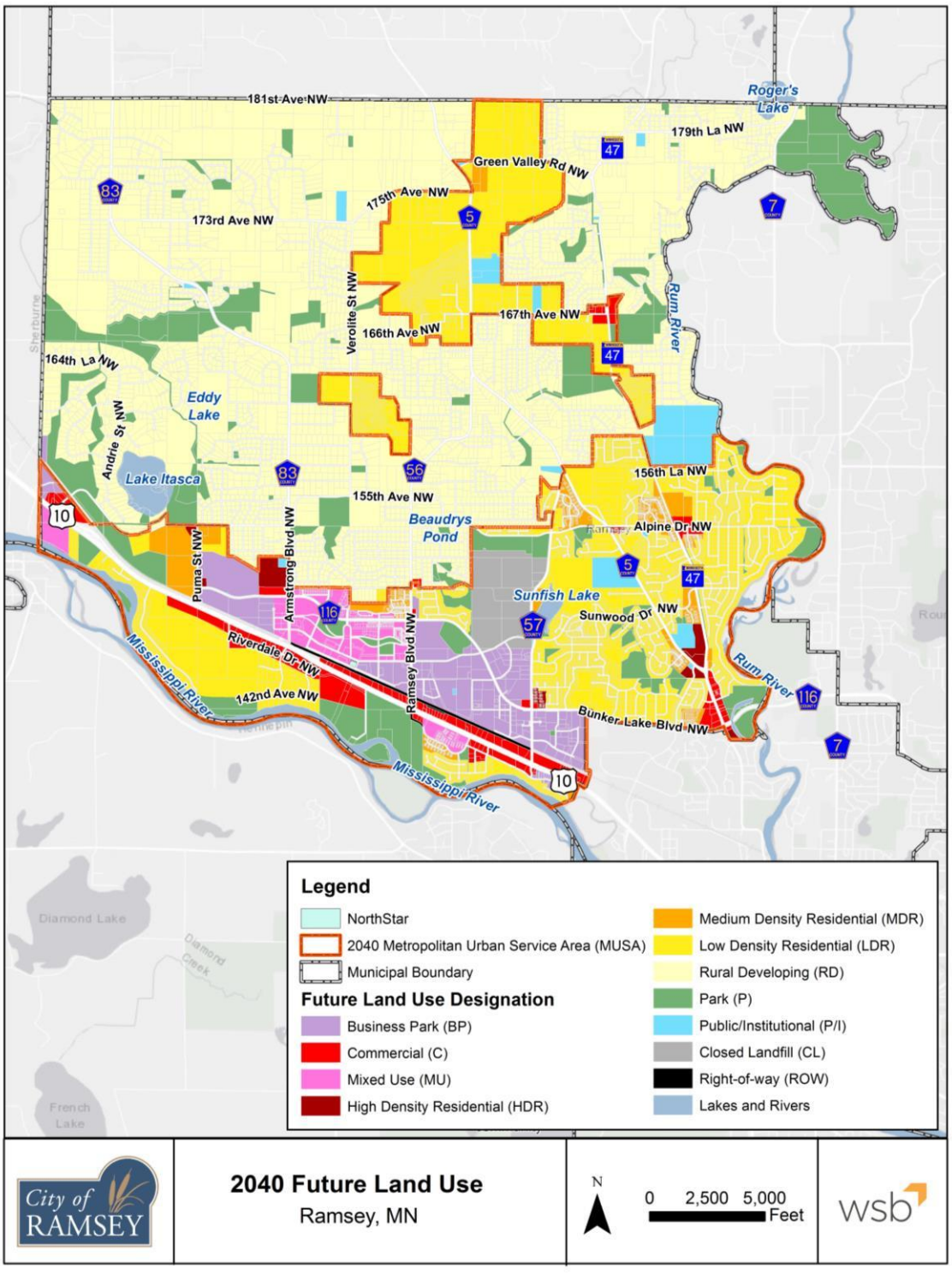
Mixed Use	
Comprehensive Plan Land Use Designations	**Zoning Code Applicable Districts**
Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories: **Mixed Use (Low).** Areas 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



Green Text = copied over existing language
Gold Text = paraphrased or combined from existing language
Blue Text = New language

500 Business Districts

510 Districts Established and Purpose

The following businesses districts are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called "business districts."

511 B-1 Neighborhood Business District

(A) Purpose. This district is intended to provide a district which encourages compact walkable centers for office, retail sales, and personal services that connect to and serve the adjacent neighborhoods and to preserve and protect the general character of the adjacent areas.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

512 B-2 Community Business District

(A) Purpose. This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

513 B-3 Regional Business District

(A) Purpose. This district is intended to provide for largI-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The district is intended to provide a commercial environment that is functional for both pedestrians and automobiles serving the community and region.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

514 I-1 Light Industrial District

(A) Purpose. This district is intended to provide areas in which to locate businesses that enhance the city's tax base, have a large employee base, involve manufacturing, warehousing, distribution, office uses, and other accessory retail and service uses offered on site with minimal outdoor storage. This district also accommodates large users such as indoor recreational complexes.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

515 I-2 General Industrial District

(A) Purpose. This district is designed to provide a district for intense manufacturing, warehousing, distribution, and industrial uses due to the characteristics of the use of the property, and/or have an extensive amount of outdoor processing and/or outdoor storage.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

520 Uses

The following sections establish listings of the permitted, conditional, principle, accessory, and temporary uses for the business zoning districts (B-1, B-2, B-3, I-1, I-2). The uses have been allocated to the individual

districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each business zoning district, and the overall purpose of this chapter. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

521 Primary Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 525.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2
Adult Uses – Principal	NP	NP	C	NP	NP
Agriculture	NP	NP	NP	P	P
Animal Service Business and Veterinary Clinics	P	P	P	NP	NP
Asphalt and Concrete Plants	NP	NP	NP	NP	C
Assembly Halls, Banquet Halls, or Conference Centers	NP	C	C	NP	NP
Banks	NP	P	P	P	P
Breweries and Distilleries	NP	C	C	P	P
Car Washes and Detailing Services	NP	C	C	C	C
Commercial Recreation, Indoor	NP	C	C	C	C
Commercial Recreation, Outdoor	NP	C	C	NP	NP
Communications Towers	C	C	C	C	C
Daycare Centers	P	P	P	P	P
Digital Billboards	NP	C	C	C	C
Distribution Facility	NP	NP	NP	NP	P
Equipment, tool, and party supply rental business	NP	NP	C	C	C
Funeral Homes	P	P	P	NP	NP
Gas Station, CNG Fuel Sales	NP	C	C	C	C
Governmental or Public Utility	P	P	P	P	P
Hotels	P	P	P	NP	NP
Manufacturing, Assembly, Production, Research and Testing Labs, and the like	NP	NP	NP	P	P
Medical and Dental Offices and Clinics	P	P	P	P	P
Motor Vehicle Repair	NP	C	C	C	C
Motor Vehicle Sales and Rental	NP	NP	C	C	C
Offices and Professional Services	P	P	P	P	P
Personal Services	P	P	P	P	P
Post-Secondary Educational Facility	NP	P	P	P	P
Private Clubs or Lodges	C	C	C	NP	NP
Religious Institutions	P	P	P	NP	NP
Restaurants	P	P	P	P	P
Retail Sales and Showrooms	P	P	P	P	P
Self-Storage Facility	NP	NP	C	C	C
Theaters, Movie Theaters	NP	P	P	NP	NP
Transportation Terminals	NP	NP	NP	C	C
Truck Terminal	NP	NP	NP	NP	C
Vehicle Impound Yards, Tow Yards	NP	NP	NP	NP	NP
Warehousing	NP	NP	NP	P	P
Wholesale Sales	NP	NP	NP	P	P

522 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 525. All accessory uses must be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Accessory Use	B-1	B-2	B-3	I-1	I-2
Accessory Dwelling Units	C	C	C	NP	NP
Accessory Storage Buildings and Garages	P	P	P	P	P
Adult Uses – Accessory	NP	P	P	NP	NP
DrivI-Thrus	NP	C	C	C	C
Electric Vehicle Charging Stations	P	P	P	P	P
Mobile Food Units	P	P	P	P	P
Motor Fuel Stations, CNG Stations	NP	NP	NP	P	P
Outdoor Animal Runs	NP	C	C	NP	NP
Outdoor Displays and Sales	NP	C	C	C	C
Outdoor Storage	NP	NP	C	C	C
Parking Lots and Structures	P	P	P	P	P
Retail Sales	P	P	P	P	P
Solar Energy Systems	P	P	P	P	P
Taprooms and Cocktail Rooms	NP	C	C	C	C
Vehicle and Equipment Storage	NP	NP	NP	P	P
WCES	P	P	P	P	P
Vehicle sales inventory and show lots	NP	NP	C	NP	NP

523 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established business use listed in Section 521. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 525.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

Use	B-1	B-2	B-3	I-1	I-2
Construction Trailers/Field Offices	P	P	P	P	P
Outdoor retail sales of Christmas trees, wreaths, and the like *November 1 – December 31.*	P	P	P	NP	NP
Outdoor retail sales of fireworks *June 15-July 15*	P	P	P	NP	NP
Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15*	P	P	P	P	P
Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.*	C	C	C	C	C
Seasonal outdoor storage of marine boats *September 1 through May 31*	NP	NP	C	C	C

525 Performance Standards

Some permitted and conditional uses are further regulated based on the standards below.

(performance standards for the various uses here)