

City of Ramsey
Agenda
Regular Planning Commission
Thursday, December 1, 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 October Planning Commission Meeting Minutes

6. **Public Hearing**
 1. PUBLIC HEARING: Consider a Home Occupation Permit for Sewer Works at 17725 Nowthen Blvd NW
 2. PUBLIC HEARING: Gile Addition Sketch Plan and Preliminary Plat - 15710 St. Francis Blvd. NW

7. **Commission Business**
 1. Consider Sketch Plan for Parkside Townhomes (Project No. 22-143); Case of COR at Ramsey LLC
 2. Presbyterian Homes (Senior Housing Partners)/Lord of Life Church site - 14501 Nowthen Blvd. NW.
 3. Adopt the 2023 Meeting and Application Calendar
 4. Zoning Code Update Discussion - Lighting

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

5. 1.

Meeting Date: 12/01/2022

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title:

Approve October Planning Commission Meeting Minutes

Purpose/Background:

The purpose of this case is to approve the Planning Commission regular meeting minutes for the October 27, 2022 meeting.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

October PC Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 11/17/2022

Reviewed By

Brian Hagen

Date

11/17/2022 12:50 PM

Started On: 11/17/2022 09:59 AM

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

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

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Tom Hunt
 Commissioner Eric Peters
 Commissioner Gary VanScoy

Members Absent: Commissioner Brian Walker

Also Present: Planning Manager Todd Larson
 City Planner Brian McCann
 City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

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

5. CONSENT AGENDA

5.01: Approve the September 29, 2022 Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS

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

Public Hearing

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

Presentation

City Planner McCann presented the staff report stating that staff recommends approval of the variance to minimum lot size as well as the Sketch Plan and Preliminary Plat for Cedar Acres.

Chairperson Bauer asked and received confirmation that the drainage would be proposed south of the cul-de-sac and the cul-de-sac would then line up. He asked if the proposed cul-de-sac would be at the same elevation as the partial cul-de-sac that exists.

City Planner McCann stated that it would appear to be about the same elevation.

Chairperson Bauer referenced the property to the north and asked if that is vacant.

City Planner McCann replied that there is a home on that property.

Planning Manager Larson provided additional details on the elevations.

Commissioner VanScoy referenced the low area designated as stormwater and asked if that is wetland.

City Planner McCann replied that there is not verification but believed it to just be open land and not wetland.

Citizen Input

Tom Dehn, applicant, commented that the water from the cul-de-sac would go south to the retention area. He noted that they previously considered connecting to the Lennar development which would have included a request to include the property in the MUSA but instead have submitted a request for rural subdivision. He commented that they have verified that there are no wetlands on the site.

Chairperson Bauer referenced the two proposed lots on the south side and asked if those align with Lennar or the fire hall.

Mr. Dehn believed that those align with Lennar. He stated that the existing home on the property aligns with the fire barn.

Chairperson Bauer asked where the water from north of the cul-de-sac would go.

Mr. Dehn replied that he did not ask his engineer that question but noted that his engineer was confident that all the water would flow south.

Commissioner Peters stated that there was a case recently where development was proposed but the cost to connect to City services would have been so extensive that it was not required. He noted that this project is very close to City services and asked if that would be an issue.

City Planner McCann replied that the property is zoned and guided rural developing and therefore the property only allows for private utilities.

John Statton, 8050 152nd Lane, commented that when he purchased his lot in 1986, he was told that the row of trees on the south side would be drainage for the 11 acres. He commented that about 10 to 12 years ago there was some excavating that impacted the drainage in the area. He believed that his drainage pond is currently on the area proposed for cul-de-sac.

Chairperson Bauer asked where water ponds on the property after rain events.

Mr. Statton identified the area where water pools and the path that drainage follows.

Mrs. Statton commented that they have a cul-de-sac on the front of their home and now would have one on the back as well. She asked for details on the size of the property.

City Planner McCann reviewed the size of the subject property and proposed lot sizes between the existing lot and two new lots.

Mr. Statton asked what happened to the requirement to have 2.5-acre lot size.

Chairperson Bauer stated that part of the request includes a variance for the smaller lot size.

David Hlavka, 8111 151st Lane NW, commented that this property is in his backyard. He identified the low-lying area where drainage follows. He commented that along the back of his property he has stormwater easement and on the front of his property he has utility and stormwater easement. He believed that this property also has stormwater easement along the back. He commented that years ago one foot of water was common to find within that easement, noting that it has been dryer but that is still wet. He noted that Anoka County has also dropped mosquito pellets into that area.

Planning Manager Larson replied that Metropolitan Mosquito Control handles that duty and does treat hot spots but will also respond to resident requests.

Mr. Hlavka commented that there are berms on the property to divert and slow down water. He stated that if the cul-de-sac is installed, he is concerned with the high volume of water in the springtime.

Dave Foresman, 8100 151st, stated that his main concern is the water runoff pond proposed which is adjacent to his property. He was concerned with the nuisance that could be created from the pond such as bugs, mosquitos, and snakes. He asked who would maintain the pond and where water would go if the pond were to overflow.

Mr. Dehn commented that he has not spoken with the neighbors prior to tonight and could understand their concerns. He commented that they did not just draw lines to split the lots, noting that they are working with the engineer that is also working on the Lennar project. He stated that his engineer is working with the City Engineer to develop the appropriate stormwater plans.

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

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

Chairperson Bauer closed the public hearing closed at 7:30 p.m.

Commission Business

Commissioner Gengler asked the zoning of the Lennar property to the south.

City Planner McCann replied that property is R-1 MUSA.

Commissioner Anderson asked how comfortable staff is with the engineering details, as there have been a lot of comments about water tonight.

City Planner McCann replied that in the first round of review there were corrections to the plans. He stated that new plans were received this morning and he has not heard any new comments.

Planning Manager Larson replied that the stormwater had to do with around the cul-de-sac and out, noting that the flow area is unbuildable and would not impact the lots or septic areas.

Commissioner Anderson stated that he does have concerns with the adjacent property and the impact that this development could have on drainage and pooling water. He stated that he would like to hear from engineering that the stormwater pond would work.

Commissioner VanScoy stated that there have been a lot of concerns related to drainage and ponding. He asked the process that the City uses to validate plans. He asked if the Commission would need to wait to make a decision or whether the normal process would resolve those issues.

City Planner McCann replied that the normal process would address any concerns, as engineering holds the expertise in that area, not planning staff.

Commissioner VanScoy stated that if the variance and sketch plan were to be approved, engineering would then ensure that drainage would not impact adjacent properties.

City Planner McCann confirmed that one condition of approval would be to address the concerns and comments of staff.

Chairperson Bauer asked if the variance were to be approved but the project not move forward, the smaller lot sizes would then be allowed for something going forward.

City Planner McCann noted that the variance could be tied to the approval of the plat.

Commissioner Hunt commented that he is satisfied with the answers that have been provided, noting that there are not many properties in this area holding to the 2.5-acre lot size and therefore he supports the variance. He stated that he would agree with tying the approval of the variance to the approval of the preliminary plat.

Commissioner VanScoy commented that the lot sizes proposed would be similar to all other lots in this area with the exception of the lots to the north.

Councilmember Woestehoff asked if this would be reviewed by the Lower Rum River Water Management Organization (LRRWMO).

City Planner McCann replied that the LRRWMO review would not be triggered by this request.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to adopt Resolution #22-232 Approving a Variance to Minimum Lot Size for Cedar Acres, contingent upon approval of preliminary plat and sketch plan.

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

Chairperson Bauer commented that he is not comfortable with the drainage without additional review by engineering.

Motion by Commissioner VanScoy, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #22-233 Approving a Sketch Plan and Preliminary Plat for Cedar Acres, with a real focus for engineering to consider drainage.

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

6.02: 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

Public Hearing

Chairperson Bauer called the public hearing to order at 7:41 p.m.

Presentation

City Planner McCann presented the staff report stating that staff recommends approval of the Interim Use Permit (IUP) for open and outside storage on the subject property for five years.

Chairperson Bauer stated that he did reach out to staff about the four-year request as typically five years is allowed. He noted that part of the proposal for outdoor storage is because of decreased demand for indoor storage and therefore the five-year period would seem appropriate.

Citizen Input

Josh Peterson, applicant, thanked the Commission for the consideration. He stated that he was not aware the typical term for an IUP was five years and therefore would like that length of time. He noted that he has not been able to complete the full build out because of increase costs and interest rates and therefore he believes that this proposal will allow the business to continue to grow and scale up.

Commissioner VanScoy asked the demand for outdoor storage.

Mr. Peterson replied that they do receive calls but because they did not have the appropriate approvals, he did not want to go too far down that path.

Commissioner Anderson asked if the site is paved.

Mr. Peterson replied that the site is setup with curb and gutter around the perimeter with landscaping as a buffer and class five in any area where a building has not yet been constructed. He stated that they paved around the existing buildings and 12.5 feet around the north side. He stated that they would complete the paving as demand grows and buildings are constructed. He stated that there is class five material on the entire site.

Commissioner Gengler referenced the north end and asked if there is a fence.

Mr. Peterson replied that there is a fence around the entire facility.

Chairperson Bauer commented that he visited this property, and it looks like there are some outside storage items, campers.

Mr. Peterson confirmed that to be true and noted that they would be moving those items to the north and would propose to have 49 spaces allotted.

City Planner McCann stated that 50 spaces would be allowed.

Chairperson Bauer noted that the entire area is well screened.

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

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

Chairperson Bauer closed the public hearing closed at 7:51 p.m.

Commission Business

Commissioner Anderson asked if the IUP would be a continuation of what is already there.

City Planner McCann replied that the length of time would go from the date of approval at the City Council.

Commissioner Anderson noted that there is already outside storage of RVs on the property.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #22-243 Approving an Interim Use Permit for a Period of Five Years for Open and Outside Storage on a Portion of the Subject Property.

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

7. COMMISSION BUSINESS

7.01: Discuss the Zoning Code Update Pertaining to Business Districts

Presentation

Planning Manager Larson presented the Staff Report and reviewed the recommended zoning districts and asked for the input of the Commission.

Commission Business

Chairperson Bauer stated that he never liked the employment district and therefore likes that simplification to general business or industrial.

Commissioner Anderson asked if a coffee shop would fall under B-1. He stated that he likes all the changes, especially the table.

Planning Manager Larson replied that every type of use does not need to be listed in B-1. He stated that the intent of the coffee shop serving the adjacent neighborhood would be acceptable. He provided some additional examples of neighborhood businesses.

Commissioner VanScoy commented that locations and the use of gas stations can be contentious and asked where that would fit.

Planning Manager Larson replied that a gas station is more vehicle driven and therefore would not fall under B-1, but more of B-2 or B-3.

Commissioner VanScoy asked if exclusions or allowed businesses would be listed anywhere. He asked for additional details on the CUP and when it would be eliminated.

Planning Manager Larson replied that a CUP would remain as a tool but there are some requests that do not have any additional conditions when approved and therefore it would be appropriate to use performance standards and eliminate the need for the CUP. He noted that the Commission would still be reviewing the site plan for those requests.

Commissioner VanScoy stated that he believed that the purpose for the CUP was that the use would be allowed for that property if found acceptable by the Commission and Council.

Planning Manager Larson replied that a conditional use is a permitted use that additional conditions could be placed upon. He provided examples of conditions that could be placed upon a CUP versus the conditions of the site plan review. He stated that a CUP can be revoked, and the business could be shut down if the conditions are not followed. He stated that cemeteries are currently listed as a conditional use, but in reality, could not be shut down and converted to something else, therefore that is most likely not the appropriate use of a CUP.

Chairperson Bauer asked for examples on how existing areas would fit into the new zoning districts.

Planning Manager Larson replied that the remapping exercise would come at a later time after additional review.

Commissioner Gengler commented that she likes the idea of looking at the scope of customers served for the business districts. She liked the reference of access by pedestrians and automobiles but noted that perhaps other multi-modal forms of transportation could be mentioned as well.

Planning Manager Larson commented that he believes that pedestrians is a broad term that could include bicycles and other forms of transportation of that nature.

Commissioner VanScoy asked how the different levels of outdoor storage would be defined.

Planning Manager Larson replied that at some point they will focus more on the performance standards and what would be allowed. He noted that the intent tonight was to focus on the districts

themselves and they will continue to work through the details at a later time. He reviewed some of the different outdoor storage categories such as outdoor display, outdoor vehicle storage, etc.

Commissioner Anderson commented that staff did an excellent job and believed this to be a huge step forward.

Planning Manager Larson provided additional explanation on different uses such as commercial recreation versus fitness clubs.

Councilmember Woestehoff stated that it seemed that hotels allowed in B-1 would be a bit odd and therefore liked the updated version. He believed that taprooms could be a conditional use within B-1. He asked for the definition of WCES.

Planning Manager Larson replied WCES is wind conversion energy system. He noted that there was concern that a brewery on boiling day could be stinky and impact a residential neighborhood which is why B-2 was decided.

Councilmember Woestehoff stated that agrees from a brewery perspective but commented that taprooms could be within B-1.

Planning Manager Larson replied that the second table is an accessory use list. He stated that the accessory use would be tied to a principal use, therefore, to have a taproom you would need to be associated with a brewery.

Chairperson Bauer commended staff for taking on this project and cleaning up something that has needed cleaning up for many years.

Planning Manager Larson commented that staff will continue to work on the next step and continue to check back with the Commission for input.

8. COMMISSION / STAFF INPUT

The Staff Update was noted. It was noted that the November meeting will take place on December 1st.

Chairperson Bauer noted that the developer for the site behind Casey's pulled out for the time being because of the disruption that will occur from the Highway 10 project.

Commissioner Anderson commented that he will be attending the December 1st meeting remotely.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:42 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 12/01/2022

By: Brian McCann, Community Development

Information

Title:

PUBLIC HEARING: Consider a Home Occupation Permit for Sewer Works at 17725 Nowthen Blvd NW

Purpose/Background:

The City received an application from Russell Peterson (the "Applicant") for a Home Occupation Permit for a septic maintenance business called Sewer Works at 17725 Nowthen Blvd NW (the "Subject Property"). The business has operated from the property since 1973, but has not been required to obtain a Home Occupation Permit until now. The Applicant is expanding the business with a second pumper truck on the property which they plan to continue to store outside, and necessitates a Level II Home Occupation Permit because of the increase in use of vehicles.

Notification:

The City attempted to send a mailing via Standard US Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of the public hearing. The notice was also published in the Anoka County UnionHerald

Observations/Alternatives:

Subject Property

The Subject Property is zoned R-1 (Rural Developing) Residential, and is guided Rural Developing in the City's 2040 Comprehensive Plan. It is 1.56 acres in size, with steep elevations on the western half of the property where the dwelling and accessory structure are located. The property accesses Nowthen Blvd to the west with a driveway consisting of unimproved surfacing. A Variance to the front setback was approved in 2009 for a 35' x 28' accessory structure, that was proposed to be utilized for personal storage. Surrounding properties are similar in size and also zoned and guided Rural Developing.

Summary

Sewer Works first started operations in 1973 at the Subject Property and has continued operations for the last 49 years. The business will mainly consist of storage of materials and vehicles. The Applicant has stated they have one helper that will come to the site and leave with him in the morning, and they anticipate leaving at 7:00 am, and returning at 5:00 pm from Monday through Friday. When the Applicant plans to retire, the business will be continued by his son at an alternate location outside of Ramsey. The Applicant is requesting to store one (1) of two (2) pumpers outside, and the other will be stored inside the accessory structure. This requires the Level II HOP due to an increase in use related to additional commercial vehicles and outdoor storage.

Additional Considerations

The request for a Home Occupation Permit was code enforcement initiated, after a complaint was received in March of 2022 regarding a semi-trailer visible from Nowthen Blvd. The complaint was verified and a letter was sent to the property owner. Over the last few months, the Applicant has stated that the semi-trailer was not used for storage of business items but was instead used for beekeeping, protection from potential crashes on Nowthen Blvd, and other various uses not related to the business. It has been determined that the semi-trailer is indeed being used for storage related to the home occupation, and is storing materials such as risers, tank lids, pumps, lime, etc. The existing accessory structure does not have space inside with a pumper truck, a large steamer, and other business materials. In the approving resolution, Staff proposes a condition of approval to remove the semi-trailer.

Within the last few weeks, City Staff were informed of a potential second business at the property. Berres Excavating is listed under the Minnesota business filings with an office located at that address. The Applicant's

daughter was contacted, and she stated that they're a family member who is temporarily using the address. They do not plan on conducting business from the property, but they are in the process of moving and wanted the State of Minnesota to have an accurate address where they could be reached in the interim. The approving resolution states that a second business is not allowed on the Subject Property. Berres Excavating will not be allowed to operate from this address.

Public Correspondence

At the time of writing this case, City Staff received one general inquiry call and they did not state opposition or support for the request.

Alternatives

- **Alternative 1:** Approve the Home Occupation Permit with conditions attached to the resolution. The use aligns with Zoning Code standards, and the approving resolution would require the removal of the semi-trailer in violation as well as impervious surfacing for the existing driveway. City Staff are supportive of this alternative.
- **Alternative 2:** Approve the Home Occupation Permit with additional requirements, based on certain findings. City Staff can be supportive of this alternative depending on the additional conditions.
- **Alternative 3:** Deny the Home Occupation Permit. The business has a longstanding history at the Subject Property, and has operated nearly 50 years without generating complaints regarding the business. The proposed use is compliant with the Zoning Code for home occupation standards. City Staff does not support this alternative.

Funding Source:

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

Recommendation:

Recommend the City Council adopt Resolution #22-271 Approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Blvd NW, with the contingency of removing the semi-trailer.

Action:

Recommend the City Council adopt Resolution #22-271 Approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Blvd NW, with the contingency of removing the semi-trailer.

Attachments

Site Location Map
Public Hearing Notice
Mailing Map - 350 Feet
Land Use Application
Home Occupation Questionnaire
Site Photos
Resolution #22-271

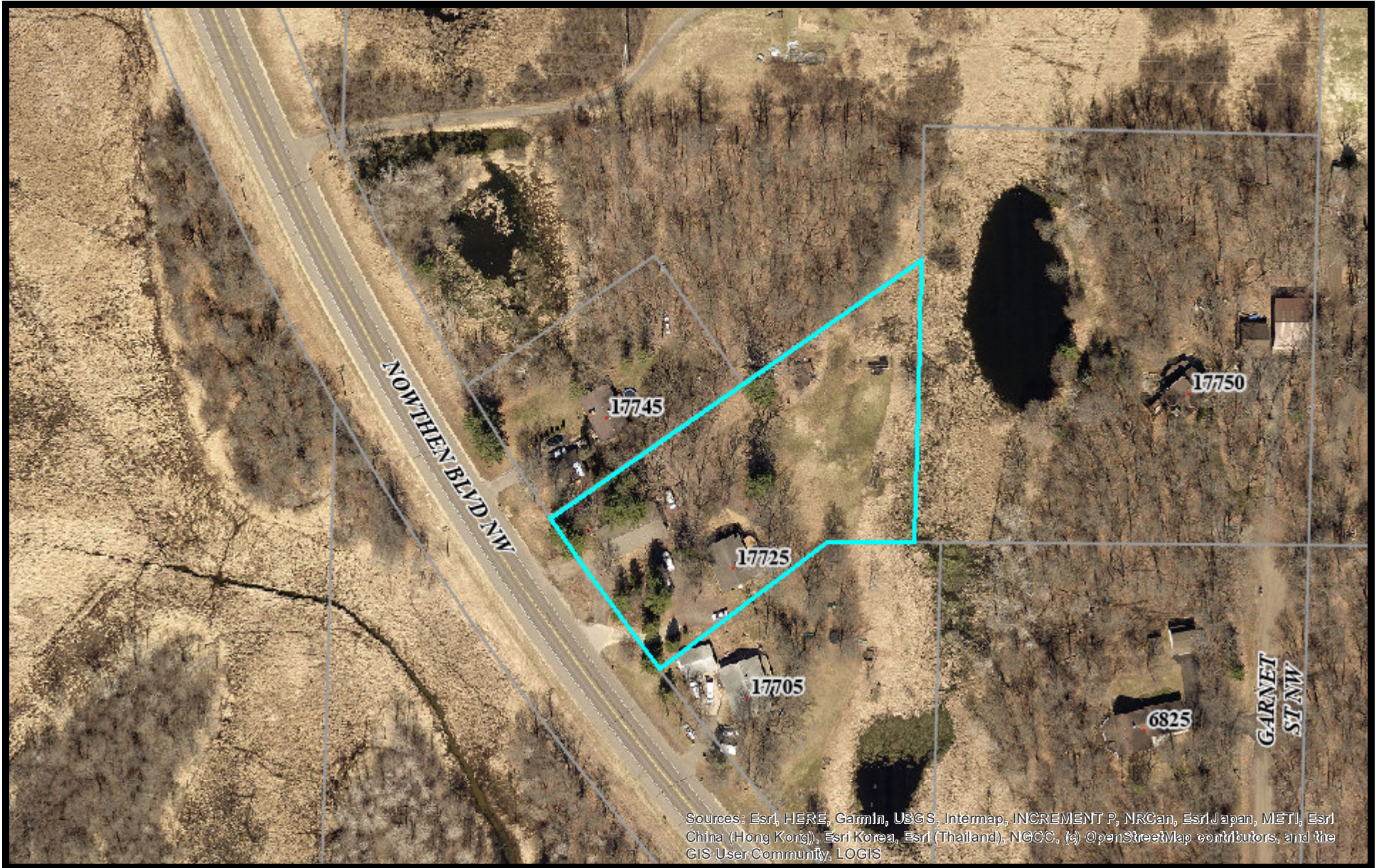
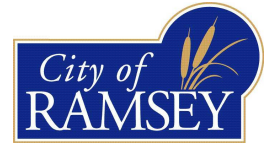
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/23/2022 08:51 AM
Form Started By: Brian McCann		Started On: 11/03/2022 01:14 PM
Final Approval Date: 11/23/2022		

03-32-25-24-0003
17725 Nowthen Blvd NW

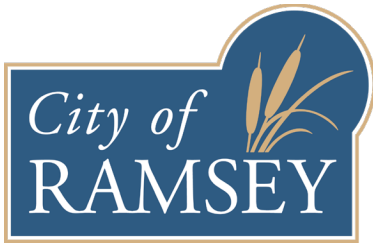
Sewer Works

Home Occupation Permit



10/14/2022

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mi



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

**NOTICE OF PUBLIC HEARING
PROJECT 22-139: SEWER WORKS - HOP**

**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, December 1, 2022 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of the hearing is to consider a request for a Home Occupation Permit for a septic business located at the property generally known as 17725 Nowthen Blvd NW, and legally described as follows:

THAT PRT OF SE1/4 OF NW1/4 OF SEC 3 TWP 32 RGE 25 DESC AS FOL: COM AT INTER OF S LINE OF SD 1/4 1/4 & C/L OF CSAH NO 5 , SD PT BEING 862.82 FT W OF SE COR OF SD 1/4 1/4, TH NWLY ALG SD C/L ALG A CUR CONC TO NE RAD OF 1800.40 FT A CEN ANG OF 8 DEG 47 MIN 276 FT TO POB, CHORD TO SD CUR BEARS N 40 DEG 02 MIN 05 SEC W, TH CONT NWLY ALG SD C/L ALG SAME DESC CUR TO RT HAV A RAD OF 1800.40 FT WITH A CEN ANG OF 1 DEG 03 MIN 32.99 FT, TH N 35 DEG 07 MIN 05 SEC W 150 FT, TH NELY AT RT ANG & TO A PT 749.56 FT W OF E LINE OF SD 1/4 1/4, AS MEAS ALG S LINE THEREOF, TH SLY PRL/W E LINE OF SD 1/4 1/4 TO A PT 373.37 FT N OF S LINE OF SD 1/4 1/4, AS MEAS ALG E LINE THEREOF, TH W PRL/W S LINE OF SD 1/4 1/4 TO INTER/W A LINE DRAWN FROM POB ON A BRG OF N 53 DEG 49 MIN 55 SEC E, TH S 53 DEG 49 MIN 55 SEC W TO POB, 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 Dana Verbeek at 763-433-9824 by noon on Wednesday, November 23, 2022.

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

Comments are welcome and shall be sent to planning@cityoframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on December 1, 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: November 16, 2022

180TH AVE NW

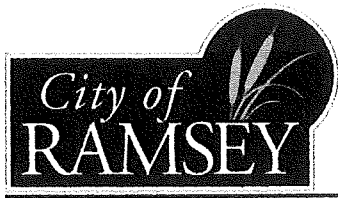
5
COUNTY ROAD



NOWTHEN BLVD NW

COUNTY ROAD
63

5
COUNTY ROAD



Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input type="checkbox"/> Plat – Preliminary Plat	<input type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Easement/ROW Vacation
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input checked="" type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

Applicant Contact Information

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

Name:	Russell J. Peterson			
Street Address:	17725 Nowthen Blvd.			
City, State, ZIP:	Ramsey MN 55303			
Home Phone:	763-568-3989	Work Phone:	-	
Email:	sewerworks111@gmail.com		Fax Number:	-
Name of Business (if applicable):	-			
Business Address (if applicable)	-			
Business City, State, ZIP	-			
Business Phone:	-	Business Fax:	-	

Subject Property Information

(Location of Application)

Address	17725 Nowthen Blvd, Ramsey MN
PIN	
Legal Description	
Zoning District	

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

Property Owner Information

(If different than Applicant)

Name:	Russell J Peterson		
Street Address:	17725 Nowthen Blvd		
City, State, ZIP:	Ramsey MN 55303		
Home Phone:	Cell 763-568-3989	Work Phone:	-
Email:	sewerwrks11@gmail.com	Fax Number:	-

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

<p>If you live in a single-family home with a private septic system, you depend on a business like mine. A Septic Maintainer aka a pumper. My property has a large hill in the front yard and lots of mature trees. I have been parking my pumper truck in my lower driveway since 1995. I have been leaving from my home in Ramsey to help service our neighbor's septic needs. When the truck is parked, it is tucked to the side of the property, hidden by the garage and a trailer that has been there since 1973 also hidden behind mature trees. As you drive by (see attached pictures) you don't really see either of these things, unless you were to pull over and stop.</p> <p>My request is to be able to continue to park my septic truck at my property so I can service / help my neighbors that need me.</p>	
---	--

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

Applicant Signature	Russell J Peterson	Co-Applicant Signature	
Printed Name	Russell J Peterson	Printed Name	
Title	owner	Title	
Date	10/5/2022	Date	

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

Property Owner Signature	Russell J Peterson	Property Owner Signature	
Printed Name	Russell J Peterson	Printed Name	
Title	owner	Title	
Date	10/5/2022	Date	

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

Address: 17725 Nowthen Blvd, Ramsey, MN 55303

Home Occupation Supplemental Questionnaire

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

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

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

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

What is the gross living area of the home? N/A

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

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

If so, explain:

<u>Garage + driveway</u>

Will there be at least 200 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes -or- No

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

If so, explain:

<u>Existing trailer</u>

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

If yes, how many non-resident employees will work on the site? 0

How many non-resident ^{Contractor} employees will work off-site? 1, my helper

Will it be necessary ^{Contractor} employees working off-site to come to the home? yes

If so, explain:

he parks at my home and we ride together

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

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

2 when we leave for the day + when we come back

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

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

2 Pumper trucks approx 28' long
one truck fits in the detached garage.

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

Please describe items to be stored and where?

Risers, lids, lime, etc... to be stored in garage and/or trailer.

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

If so, explain and/or provide necessary documents.

Homeowner's Name: Russell J Peterson

Date: 10/13/2022

Homeowner's Signature: Russell J. Peterson

Email: sewerworks111@gmail.com

Phone: 763-568-3989

Brief Description of Home Occupation:

I have been parking my pumper truck in my lower driveway since 1995. I have been leaving from my home in Ramsey to help service our neighbor's septic needs.

My request is to be able to continue to park my septic truck at my property so I can service/help my neighbors that need me.

This truck will only be parked here during warm weather. During the winter it will be stored in Isanti in a garage.





3112



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

RESOLUTION #22-271

**A RESOLUTION APPROVING A HOME OCCUPATION PERMIT
FOR A SEPTIC MAINTENACE BUSINESS ON THE PROPERTY LOCATED AT 17725
NOWTHEN BLVD NW AND DECLARING TERMS OF PERMIT**

RECITALS

1. Russell J. Peterson, hereinafter referred to as the “**Permittee**”, has properly applied for a Home Occupation Permit (the “**Permit**”) to operate a septic maintenance business (the “**Home Occupation**”) on the property located at 17725 Nowthen Blvd NW and legally described as follows:

THAT PRT OF SE1/4 OF NW1/4 OF SEC 3 TWP 32 RGE 25 DESC AS FOL: COM AT INTER OF S LINE OF SD 1/4 1/4 & C/L OF CSAH NO 5 , SD PT BEING 862.82 FT W OF SE COR OF SD 1/4 1/4, TH NWLY ALG SD C/L ALG A CUR CONC TO NE RAD OF 1800.40 FT A CEN ANG OF 8 DEG 47 MIN 276 FT TO POB, CHORD TO SD CUR BEARS N 40 DEG 02 MIN 05 SEC W, TH CONT NWLY ALG SD C/L ALG SAME DESC CUR TO RT HAV A RAD OF 1800.40 FT WITH A CEN ANG OF 1 DEG 03 MIN 32.99 FT, TH N 35 DEG 07 MIN 05 SEC W 150 FT, TH NELY AT RT ANG & TO A PT 749.56 FT W OF E LINE OF SD 1/4 1/4, AS MEAS ALG S LINE THEREOF, TH SLY PRL/W E LINE OF SD 1/4 1/4 TO A PT 373.37 FT N OF S LINE OF SD 1/4 1/4, AS MEAS ALG E LINE THEREOF, TH W PRL/W S LINE OF SD 1/4 1/4 TO INTER/W A LINE DRAWN FROM POB ON A BRG OF N 53 DEG 49 MIN 55 SEC E, TH S 53 DEG 49 MIN 55 SEC W TO POB, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the “**Subject Property**”)

2. That on August 6, 2009, a Variance was approved to the front setback for an accessory structure to be used for personal storage only.
3. That on March 29, 2022, a code enforcement case was opened for off-street parking, open privy vault, and home occupation violations at the **Subject Property**, and a first notice of violation was sent to the **Permittee**.
4. That on September 6, 2022, the **Permittee**’s daughter contacted Staff and stated that he would address the violations and apply for the Home Occupation Permit.
5. That on October 14, 2022, the **Permittee**, submitted a completed questionnaire and land use application for a Home Occupation Permit to operate a septic maintenance business on the **Subject Property**.
6. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and the surrounding parcels are also zoned R-1 Residential (Rural Developing).

7. That the **Subject Property** is approximately 1.56 acres in size and is surrounded by lots ranging in size from 0.77 acres to 15.42 acres.
8. That the **Subject Property** is guided for Rural Developing (residential) in the City's Future Land Use Map.
9. That the **Permittee** owns the **Subject Property**, and will occupy the dwelling while conducting business on the **Subject Property**.
10. That the **Home Occupation** is proposed to be based out of the home, and the 35' x 28' accessory structure on site where equipment, one pumper truck, and materials will be stored.
11. That the **Permittee** has stated there will be at least 400 square feet of garage space reserved for indoor residential parking and storage in an attached garage related to residential use on the **Subject Property**, as established in City Code Section 117-351 (Home Occupation).
12. There are no business signs at the **Subject Property**.
13. That the **Permittee** has stated they will work with one employee who will come to the **Subject Property**. The employee vehicle will be stored on the driveway of the property.
14. That the **Permittee** has proposed to store two (2) septic pumping trucks related to the **Home Occupation**.
15. That the **Home Occupation** does not involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the **Subject Property** but does involve operating the business via phone call and email in an office inside the home. Customers do not come to the **Subject Property**.
16. The **Permittee** is requesting hours of operation of 7:00 am through 5:00 pm Monday through Friday.
17. That the City finds the **Home Occupation** operates beyond the parameters of Level I Home Occupation Permit requirements (City Code Section 117-351) and therefore requires Planning Commission and City Council review and approval.
18. That the Planning Commission met and held a duly noticed public hearing on December 1, 2022, during their regularly scheduled meeting and recommended **approval/denial** of the **Permit**.
19. That the City Council reviewed the request during their regularly scheduled meeting on December 13, 2022, and **approved/denied** the request.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** be compatible with the residential neighborhood due to (in part) density, lot size and use of the surrounding lots.
3. That the proposed use **will not** be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or the public welfare.
4. That the proposed use **will not** substantially or adversely impair the use, enjoyment, or market value of neighboring properties.
5. That the proposed use **will not** be hazardous or disturbing to existing or future neighboring uses.
6. That the proposed use **will** be served adequately by public facilities and services such as highways and streets.
7. That the proposed use **will not** create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.
8. That the proposed use **will not** involve activities and uses that would 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 request for a Home Occupation Permit (the “**Permit**”) for the operation of Sewer Works on the **Subject Property** is hereby approved pursuant to Sections 117-51 and 117-351 of the Ramsey City Code with the following conditions:

1. That this agreement shall permit the **Home Occupation** of a septic maintenance business on the **Subject Property**.
2. That customers never visit the **Subject Property**.
3. That the **Permittee** must remove the semi-trailer onsite.
4. That this **Permit** allows for one (1) employee to come to the **Subject Property**.
5. That there shall not be any additional businesses allowed to operate on the **Subject Property**. This **Permit** allows for the single business, Sewer Works.

6. That the **Permittee** must improve the driveway to impervious surfacing allowed for the R-1 (Rural Developing) Zoning District, and receive a zoning permit from the City.
7. That equipment and vehicles will be placed on the driveway; not at any time on the public streets.
8. That the **Permittee** agrees there will be no exterior evidence of the **Home Occupation** permitted on the **Subject Property** unless in compliance with Chapter 117-351 (Home Occupations) of City Code except the vehicles mentioned above.
9. That the **Permittee** is responsible to verify and ensure that the accessory structure is compliant with all applicable state and local codes.
10. That should the **Permittee** die or should the **Subject Property** be sold, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the **Home Occupation**, written notice to that effect shall be given to the Zoning Administrator may authorize continuation of the **Permit** without further hearing.
11. The **Permittee** shall reside on the **Subject Property**; if the **Permittee** does not reside on the **Subject Property**, the **Permit** shall be automatically terminated.
12. That the **Permittee** agrees that if the operation expands, they will notify the City of Ramsey and reapply for a **Permit**.
13. That the **Permittee** is limited to hours of operation of 7:00 am to 5:00 pm, Monday through Friday.
14. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
15. The **Permittee** shall be responsible for obtaining and having in full force and effect all applicable State, County and City licenses. This includes a Business License with the City and registering with the State of Minnesota.
16. The **Permittee** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.
17. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request to the **Permittee**.

18. That the **Permittee** agrees to take additional measures to keep the **Subject Property** in compliance with City Code regulations related to off-street parking and nuisance violations.
19. That this **Permit** does not authorize a future homeowner of the **Subject Property** from utilizing the detached accessory building for a home-based business.
20. That there shall be no outdoor storage at any time related to the **Home Occupation** besides the two (2) vehicles associated with the use.
21. That the salvage of inoperable commercial vehicles for purposes of parts for other operable commercial vehicles is not a permitted use within the District and is declared a public nuisance.
22. That the use shall not cause any other nuisance violations or City Code violations, and the **Subject Property** must remain in compliance with off-street parking violations, public nuisance code provisions, and in compliance with the International Property Maintenance Code. This includes but is not limited to: no junk being stored outside, parking only on the driveway(s), no driving on the grass, etc.
23. That the City reserves the right to revoke the permit for any violation of the above conditions.

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 approved and adopted by the Ramsey City Council this the 13th day of December, 2022.

Mayor

ATTEST:

City Clerk

Meeting Date: 12/01/2022

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING: Gile Addition Sketch Plan and Preliminary Plat - 15710 St. Francis Blvd. NW

Purpose/Background:

Ms. Debra Gile, the applicant, owns and resides at 15710 St. Francis Blvd. NW. Her current property is a combination of a homestead parcel from the plat of Apple Ridge and a wetland outlot that was acquired via tax forfeit from the plat of Wildlife Sanctuary 3rd Addition. She is proposing to subdivide her property to create one additional buildable parcel at the southwest corner of 157th Lane NW and Krypton Street NW, currently just a stub street. This new parcel was anticipated with the plat of "Apple Ridge" in the late 1990s. Sanitary sewer and water services are already in place for that lot (Lot 2). The proposed new lot meets all of the R-1 MUSA-80 requirements. The lot (Lot 1) the applicant will retain for her home meets all of the area requirements. It will be 11.29 acres, though most of it is wetland and unbuildable.

A half-right-of-way is proposed for Krypton St. since Lot 1 would not have met the general intent of having frontage on a public roadway. The lot is situated between two Krypton Street stub streets to the north and south of the property. By dedicating the 30-foot for Krypton Street, the right-of-way is preserved for its eventual connection between 157th Avenue and 157th Lane. When the property to the east (15700 St. Francis Blvd. NW) develops, the remaining 30 feet will be dedicated. An assessment agreement for the applicant's share of the costs of the eventual construction of the roadway and utilities will be required in lieu of constructing the street at this time. These agreements run with the land and any future owners of the properties will be required to contribute to half of the total construction costs (the property to the east would be responsible for the other half at the time of subdivision).

The applicant's home is serviced by private utilities. The well and septic system are not affected by the subdivision and may remain in place. When Krypton Street is constructed, the water main will be looped between the neighborhoods to the north and south and sanitary sewer will be extended. The homeowner at that time will have the opportunity to connect if desired. The parcel is large enough that if the home is removed, the lot can be further subdivided and those new homes will be required to hook up to city services.

There is a shed with a lean-to that straddles the property line into the proposed Krypton St. right-of-way that must be removed. There is an accessory structure in the 2020 air photo that has recently been moved to the western part of the property so that it will not cross the proposed lot line between Lots 1 and 2.

Two small outlots are proposed. The intent of these parcels is to be combined with the adjacent single-family lots to the north. The applicant is in discussion with those property owners about transferring the outlots to them.

Notification:

Notification was mailed to 208 property owners within 700 feet of the site. A legal notice was placed in the 11/18/2022 Anoka Union Herald.

Observations/Alternatives:

Recommend approval of the preliminary plat as recommended by staff.

Recommend approval of the preliminary plat with any modifications that the Planning Commission desires

Recommend denial of the preliminary plat based on certain findings.

Funding Source:

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

Recommendation:

Staff recommends approval of the sketch plan and preliminary plat.

Action:

Motion to recommend approval of Resolution #22-275 for the sketch plan and preliminary plat of "Gile Addition."

Attachments

Draft Resolution #22-275

Site Location Map

Preliminary Plat

Unresolved Changemarks

Draft Assessment Agreement

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 11/23/2022

Reviewed By

Brian Hagen

Date

11/23/2022 08:56 AM

Started On: 11/17/2022 01:38 PM

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

RESOLUTION #22-275

**RESOLUTION APPROVING SKETCH PLAN AND PRELIMINARY PLAT FOR
“GILE ADDITION”**

WHEREAS, Ms. Debra Gile properly applied for Sketch Plan and Preliminary Plat approval of the following described property located in the City of Ramsey:

Lot 7, Block 3, Apple Ridge, together with Outlot C, Wildlife Sanctuary 3rd Addition, Anoka County, Minnesota

(the ‘**Subject Property**’);

WHEREAS, the **Subject Property** is zoned R-1 MUSA-80 and guided for low density residential in the 2040 Comprehensive Plan, and the proposal aligns with the zoning and guidance; and

WHEREAS, the Planning Commission held a Public Hearing on December 1, 2022, and recommended _____ of the Sketch Plan and Preliminary Plat; and

WHEREAS, the proposed parcels meet the area and width requirements of the R-1 MUSA-80 zoning district; and

WHEREAS, the proposed Lot 1 will not have direct street frontage necessitating an assessment agreement for when Krypton Street NW is constructed;

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 “Gile Addition” in accordance with relevant City Codes, subject to the following conditions:
 - A. Park dedication and trail development fee are required on Lot 2 at the rates in effect at the time of final plat approval.
 - B. Final approval by City Engineer and City Attorney.
 - C. The applicant must sign an assessment agreement covering half of the costs associated with the Krypton Street connection, sidewalk, and sanitary sewer and water utility extensions.
 - D. Proof of acceptance of the outlots by the adjacent property owners, otherwise those parcels must be incorporated into Lot 1.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 13th day of December, 2022.

Mayor

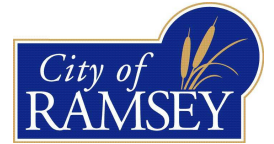
ATTEST:

City Clerk

PID: 23-32-25-11-0071

15710 St Francis Blvd

Gile Addition



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

00.0175035 0.07 0.105 0.14 mi

A horizontal scale bar with four segments, corresponding to the values 00.0175035, 0.07, 0.105, and 0.14 miles.

PRELIMINARY PLAT OF:

GILE ADDITION

OWNER/DEVELOPER:

DEBRA GILE
15710 ST. FRANCIS BLVD
RAMSEY, MN

PROPERTY DESCRIPTION

Lot 7, Block 3, APPLE RIDGE, Anoka County, Minnesota.
and
Outlot C, WILDLIFE SANCTUARY THIRD ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/2/2022.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-11-0071.
- This survey was prepared using a Title Commitment No. T22-09001, issued by Registered Abstracters, Inc., as agent for First American Title Insurance Company. The Title Commitment was dated effective on August 31, 2022.

ZONING/DEVELOPMENT STANDARDS

This parcel is currently zoned: R-1 MUSA
R-1 MUSA DEVELOPMENT STANDARDS:
Minimum lot size = 0.15 acres
Minimum density = 2.5 units per acre
Maximum density = 4 units per acre
Minimum lot width = 50 feet
Front yard setback = 25 feet
Side yard setback = 5 feet
Rear yard setback for corner lot = 25 feet
Rear yard setback = 20 feet
Maximum building height = 35 feet

LANDSCAPING REQUIREMENTS

- Proposed Lot 2 will be required to provide the following:
-4" of topsoil over all disturbed areas not otherwise improved with impervious surfacing.
-A minimum of 2 front yard trees. (5 ft. height for evergreens and/or 1 in. caliper for deciduous trees)
-Yard establishment.

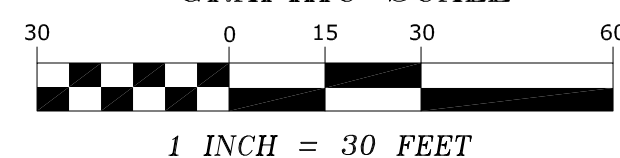
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CLEAN OUT
- ⊙ DENOTES WELL
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES FIBER OPTIC BOX
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PIN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned

NORTH

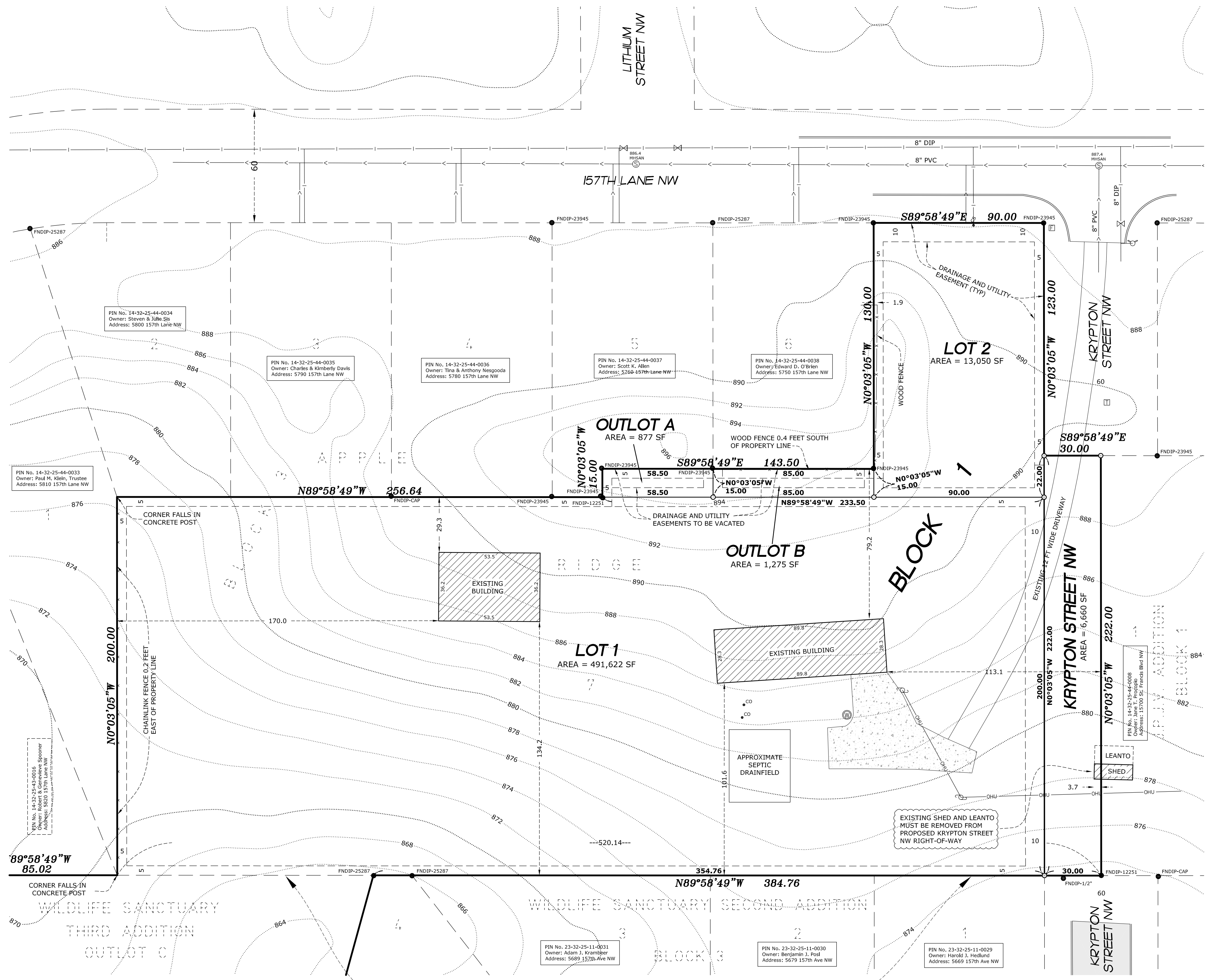
GRAPHIC SCALE



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

JASON E. RUD
Date: 11/17/2022 License No. 41578

MATCHLINE (SEE SHEET 1 OF 2 SHEETS)

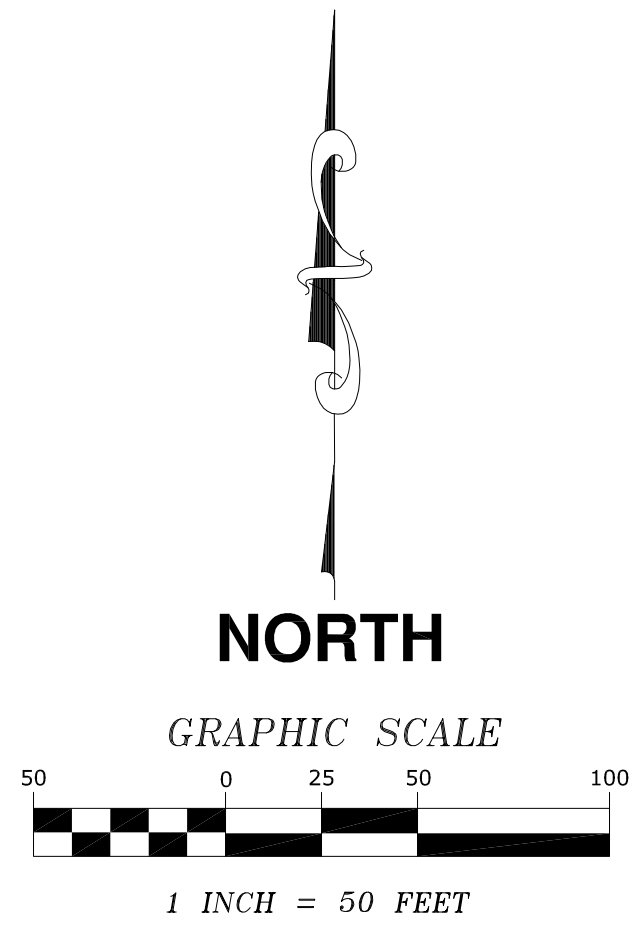


E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

DRAWN BY: BAB	JOB NO: 220445BS	DATE: 10/24/2022
CHECK BY: JER	FIELD CREW: JH/CB	
1	11/17/22	CITY COMMENTS
2		
3		
NO.	DATE	DESCRIPTION
BY		

PRELIMINARY PLAT OF:
GILE ADDITION

OWNER/DEVELOPER:
DEBRA GILE
15710 ST. FRANCIS BLVD
RAMSEY, MN

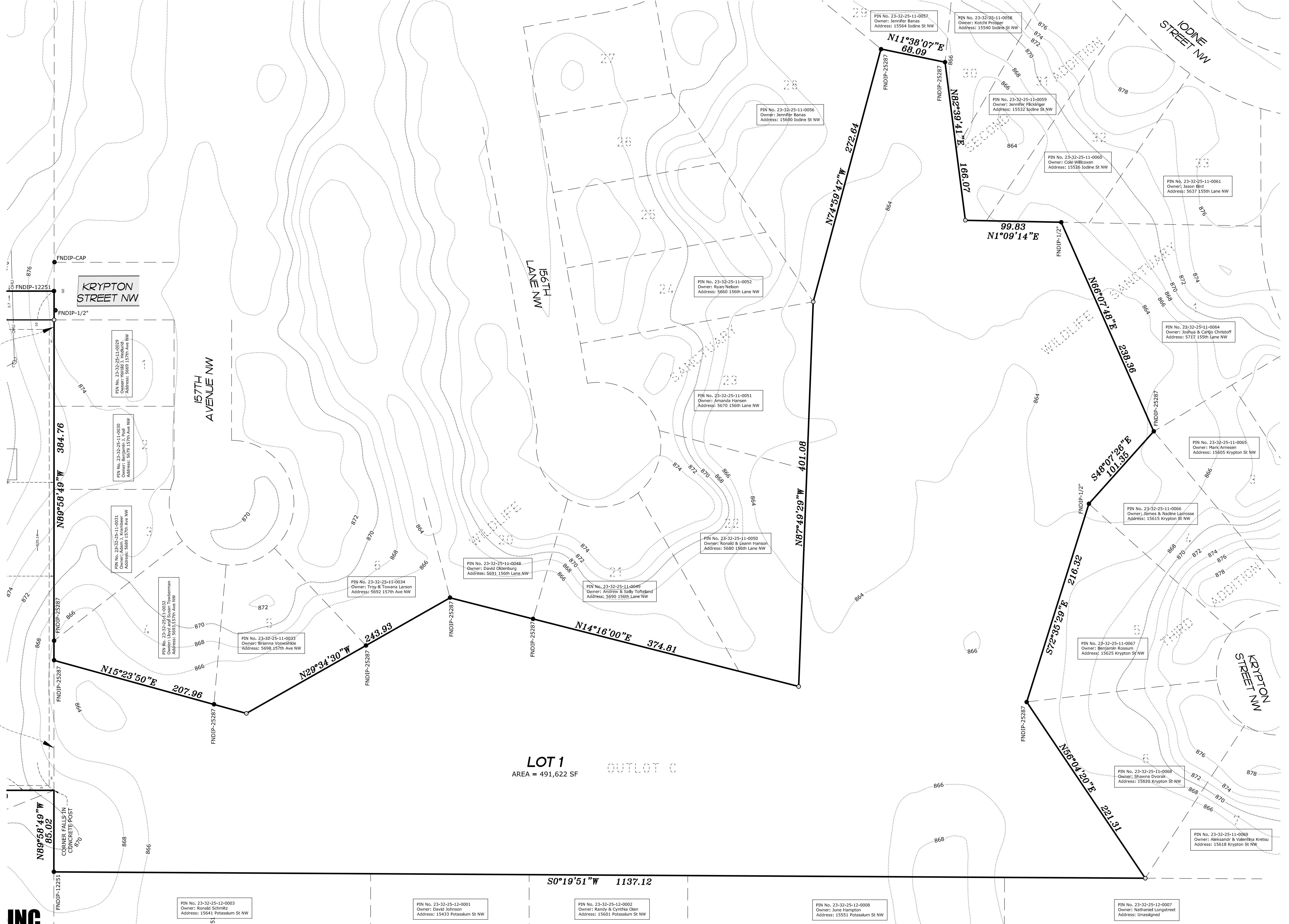


SEE SHEET 1 OF 2 SHEETS FOR PROPERTY DESCRIPTIONS, NOTES, LEGEND, ETC.

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

Jason E. Rud
JASON E. RUD
Date: 10/17/2022 License No. 41578

MATCHLINE (SEE SHEET 1 OF 2 SHEETS)



LOT 1
AREA = 491,622 SF

OUTLOT C

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: BAB	JOB NO: 220445BS	DATE: 10/24/2022
CHECK BY: JER	FIELD CREW: JH/CB	
1	11/17/22	CITY COMMENTS
2		
3		
NO.	DATE	DESCRIPTION
		BY







ProjectDox[®]

Changemarks Report

Project Name: 22-142 Gile Addition

Workflow Started: 10/20/2022 8:04 AM

Report Generated: 11/21/2022 01:05 PM

Grouping	Cycle	Ref #	Status	Department	Snapshot	File	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	4	Unresolved	Environmental Review		GILE ADDITION PREPLAT SET (10-26-22).pdf	Landscape Requirements	Lot 2 will be required to provide: - 4" Topsoil over all disturbed areas not	11/03/2022 3:46 PM	Chris Anderson	Added Landscaping notes. - JR
		2	Unresolved	Civil Engineer II		GILE ADDITION PREPLAT SET (10-26-22).pdf	Location of driveway	Aerial images don't support the location of the existing driveway as drawn here. Aerials show the driveway	11/02/2022 8:28 AM	Joe Feriancek	Driveway shown on plans is the existing location. - JR
		3	Unresolved	Civil Engineer II		GILE ADDITION PREPLAT SET (10-26-22).pdf	Extent Krypton Street	Krypton street should be extended through, provide proper frontage to Lot 1.	11/02/2022 8:28 AM	Joe Feriancek	This is to be done, if necessary at later date. Applicant and City are working on an assessment agreement for when this occurs. -
		1	Unresolved	Civil Engineer II		GILE ADDITION FINAL PLAT SET (10-26-22).pdf	Easements on Outlot A & B	What are the intentions of these outlots? purpose for adding the 5' easements?	11/01/2022 3:48 PM	Joe Feriancek	The outlots will be deeded to the adjacent property owners. The new easements create continuous 10 ft easements per the original plat.-JR
		5	Unresolved	City Planner		GILE ADDITION FINAL PLAT SET (10-26-22).pdf	Changemark note #01 TL	Existing D&U easements need to be vacated.	10/28/2022 1:27 PM	Todd Larson	Easements will be vacated prior to recording the plat. - JR
		9	Unresolved	City Planner		GILE ADDITION PREPLAT SET (10-26-22).pdf	Changemark note #04 TL	There appears to be a shed here crossing the property line. Who owns it? It will need to be removed from	11/03/2022 12:42 PM	Todd Larson	The shed has been added as well as a note that it is required to be removed from the right of way. -JR Also, the applicant was aware the

**ROAD IMPROVEMENT
AND
SPECIAL ASSESSMENT AGREEMENT,
WAIVER OF HEARING AND APPEAL**

AGREEMENT made this ___ day of _____, 2022, by and between the City of Ramsey, a Minnesota municipal corporation (“City”), and Debra Gile, (“Property Owner”).

RECITALS

A. Property Owner is the fee owner of the following described real property, located in the City of Ramsey, Anoka County, Minnesota (“Subject Property”):

Mailing Address: 15710 St. Francis Blvd, Ramsey, MN

Property Identification Number: 23-32-25-11-0071

Legally described as follows:

Lot 7, Block 3, Apple Ridge, Anoka County

All being Abstract property.

B. Property Owner acknowledges that its access to the public right of way is by traverse over the City owned stub in for the potential future location of Krypton Street and that should future development of the Subject Property be done, construction of Krypton Street, with

proper utilities, will be necessary.

C. To ensure proper access to a public right of way for any lots developed on the Subject Property and in the event Property Owner cannot finance the construction of Krypton Street, the Property Owner requests that the City of Ramsey undertake the construction of Krypton Street, including the extension of sanitary sewer, looping of the water main, and associated services. (“Public Improvement”).

C. The costs expected to be incurred for the Public Improvement is the amount of the special assessment listed below.

NOW, THEREFORE, IN CONSIDERATION OF THEIR MUTUAL COVENANTS, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Property Owner agrees, in the event Property Owner undertakes to further develop the Subject Property, Property Owner will construct Krypton Street. In the event the Property Owner cannot finance the construction of Krypton Street, the Property Owner agrees to allow the City to complete and perform necessary and related work for the construction of Krypton Street (“Public Improvement”), allow the City to incur the cost of construction, and collect payment for same, pursuant to the terms of this Agreement.
2. The City will assess the Subject Property for its portion of the Public Improvement. The amount of the special assessment shall be the fair market value for the cost of the Public Improvement shall be equal to the fair market value to complete the Public Improvement at the time the Public Improvement is done. The special assessment principal shall be payable in equal installments over fifteen years, plus interest on the unpaid balance at the fair market interest rate at the time the Public Improvement is done. Interest shall begin accruing upon completion of the Public Improvement. The special assessment principal and interest will be certified to the county and become due and payable on the same schedule as the property taxes for the Subject Property.
3. The Property Owner waives any and all procedural and substantive objections to the Public Improvement and special assessments, including, but not limited to, hearing requirements and any claims that the assessment exceeds the benefit to

the Subject Property. The Property Owner waives any right to appeal pursuant to Minn. Stat. §429.081.

- 3. Property Owner may prepay the entire special assessment without interest.
- 4. This Agreement shall be binding upon the Property Owner and the Property Owner’s successors and assigns. This Agreement may be recorded against the title to the Subject Property and it shall run with the property.
- 5. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.
- 6. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient by the City.
- 7. In the event any provision of this Agreement shall be held invalid, illegal, or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, and the remaining provisions shall not in any way be affected or impaired thereby.
- 8. Except as specifically stated herein, the payment of this special assessment shall be governed by Minnesota Statutes Chapter 429

PROPERTY OWNER:

BY: _____

BY: _____

CITY OF RAMSEY

BY: _____

Mark E. Kuzma, Mayor

Katie Schmidt, City Clerk

STATE OF MINNESOTA)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Mark E. Kuzma and by Katie Schmidt, the Mayor and City Clerk of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

Regular Planning Commission

7. 1.

Meeting Date: 12/01/2022

By: Chris Anderson, Community Development

Information

Title:

Consider Sketch Plan for Parkside Townhomes (Project No. 22-143); Case of COR at Ramsey LLC

Purpose/Background:

The City has received an application from COR at Ramsey LLC (the "Applicant") for review of a proposed Sketch Plan on property generally located west of Rhinestone Street, east of Center Street, north and south of 146th Avenue (the "Subject Property"). The project, which is in The COR, is proposing approximately 120-130 attached townhomes. The Planning Commission reviewed the architecture for the proposed project in March when the Applicant was seeking feedback on utilizing alternatives to a front porch. Those minutes are attached to this case.

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 review by the Planning Commission on December 1, 2022.

Observations/Alternatives:

General Information

The majority of the Subject Property was originally platted as Ramsey Town Center 7th Addition. However, due to the great recession of the mid to late 2000s, much of it was never actually developed. The configuration of the Sketch Plan is very similar to the plat that had been previously approved. The Sketch Plan does include two parcels that are owned by the City (north side of 146th Avenue, at the western boundary of the Sketch Plan). The Applicant is in discussions with the City to acquire these two parcels.

The Applicant is proposing twenty-four (24) buildings, consisting of a mix of 4-, 5-, and 6-unit buildings. The Subject Property is located in the COR-4b subdistrict, which is the medium density residential subdistrict allowing up to fifteen (15) units per acre. As proposed, the project has a density of approximately 13.6 units per acre. The project would be completed in three (3) phases, spanning approximately four (4) years, with phase one being roughly the eastern half of the block on the south side of 146th Avenue.

Architecture

As noted, the Planning Commission previously discussed the architectural style, including the use of covered patios versus front porches. Per the color rendering (attached), the project includes covered front patios as well as decorative fencing enclosing the front yard areas. Additionally, the proposal includes a couple of picnic areas to promote and encourage gathering within the neighborhood.

Staff would note that the side elevation of the buildings facing public streets should be enhanced. The plans propose additional landscaping along these elevations. However, per the Design Framework, architecture is to be '4-sided' at all locations visible to the public. Staff recommends adding brick or stone accents (or wainscoting) on all front elevations (and those side elevations facing public streets). This would help transition from some of the more traditional style buildings in the area, which all have brick/stone elements, to the more contemporary look of the proposed buildings. Also, Staff recommends that full-sized windows (similar to the windows on both the front and rear walls) be added to the side elevations that front public streets.

Streets/Access

All streets within the development will be private. Both 'blocks' would derive access from 146th Avenue, which is a public street. The Applicant has already worked with the existing Home Owners Association (HOA) to the east regarding sharing use and maintenance of Sapphire Way and 146th Lane, both of which are existing private streets. An Access Easement between the Applicant and the HOA has been recorded.

Alternatives

As a reminder, no formal action is required with a Sketch Plan. This is an opportunity to provide the Applicant with feedback regarding the proposal prior to incurring more significant expenses for preparation of more detailed plans.

Funding Source:

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

Recommendation:

Staff recommends providing applicable feedback to the Applicant and directing them to proceed with preparation of a Preliminary Plat submittal.

Action:

No formal action required. Direct the Applicant to move forward with preparation of Preliminary Plat plans.

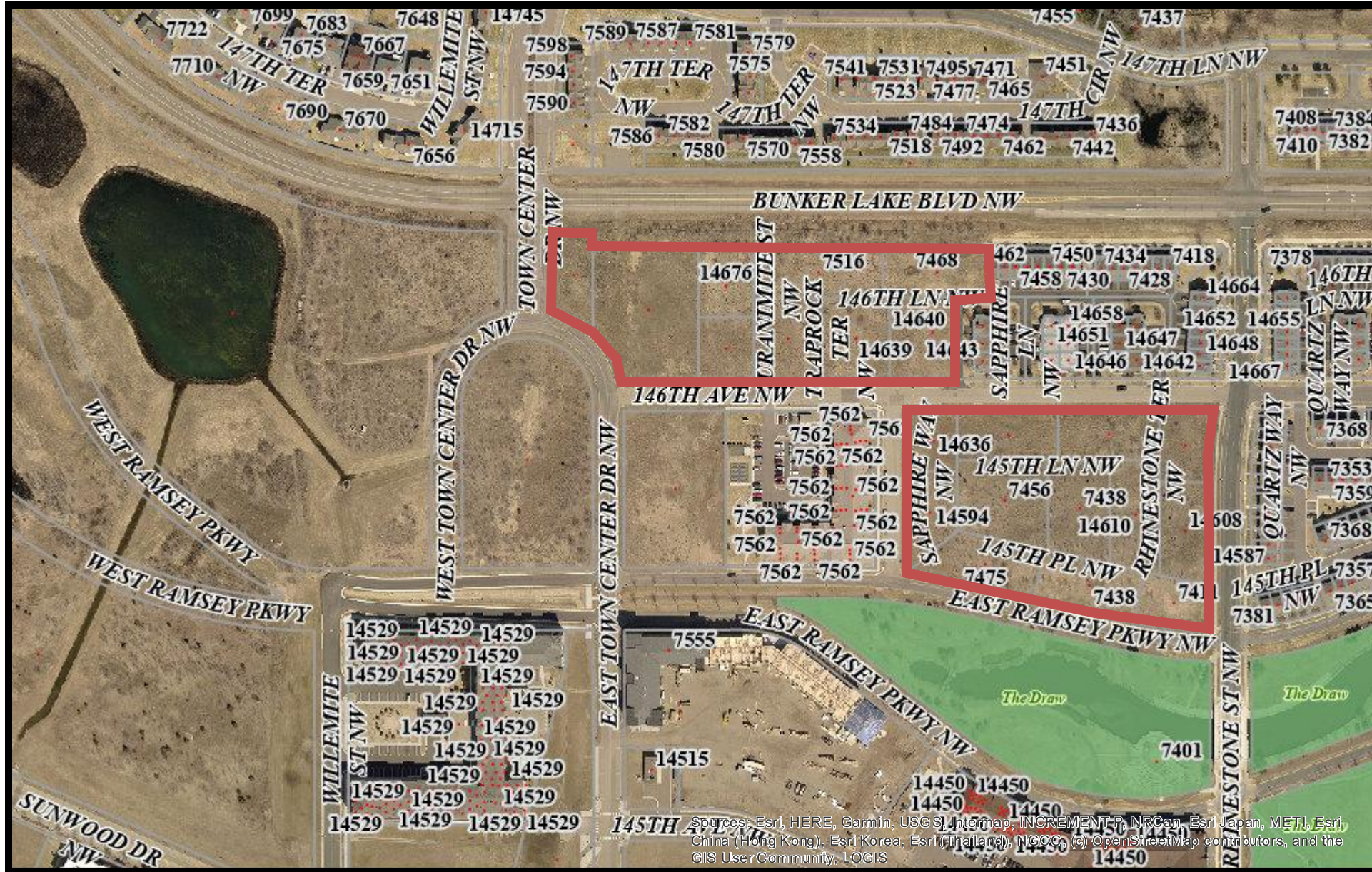
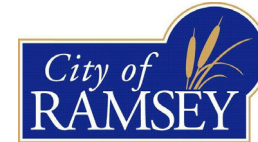
Attachments

- Site Location Map
- Applicant Narrative
- Sketch Plan
- Picnic Areas Exhibit
- Typical Foundation Plantings
- Color Rendering
- Color Elevations
- Proposed Building Materials
- Planning Commission Meeting Minutes Dated March 24, 2022

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Chris Anderson	11/22/2022 08:02 AM
Chris Anderson (Originator)	Chris Anderson	11/22/2022 08:03 AM
Chris Anderson (Originator)	Chris Anderson	11/22/2022 08:44 AM
Chris Anderson (Originator)	Chris Anderson	11/22/2022 09:27 AM
Brian Hagen	Brian Hagen	11/23/2022 08:55 AM
Brian Hagen	Brian Hagen	11/23/2022 08:55 AM
Brian Hagen	Brian Hagen	11/23/2022 08:56 AM
Form Started By: Chris Anderson		Started On: 11/16/2022 08:03 AM
Final Approval Date: 11/23/2022		

Site Location Map: Parkside Townhomes



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

Parkside Townhomes

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes) and Magellan Land Development would like to build out the remaining portion of Symphony at Ramsey Town Center. The attached location map shows the area in question. At build out the site will consist of roughly 120-130 townhomes. This project was started in 2007. During the housing recession a large portion of the project was shuttered by K. Hovanian Homes.

M/I Homes and Magellan Land Development presented to the Ramsey Planning Commission last March.

Since then, we have modified some items within the plan in response to feedback from City Staff and Planning Commission. We are proposing a covered stoop and have added fencing in the front yards to create a private yard within each townhome. In addition, we intend to create common areas or gathering areas within the townhome development to create a sense of community. These gathering areas will be owned and managed by the association.

Attached are the elevations that M/I Homes proposes to build within this development. We feel they are generally consistent with the current ordinance and meets the intent of providing outdoor private space adjacent to the public sidewalk and street. There will be individual covered stoops on front elevations of each townhome and decks in the rear.

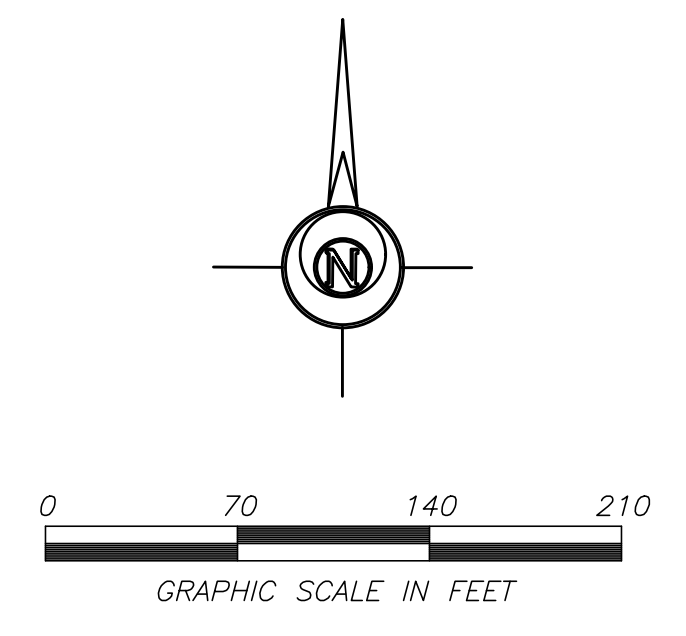
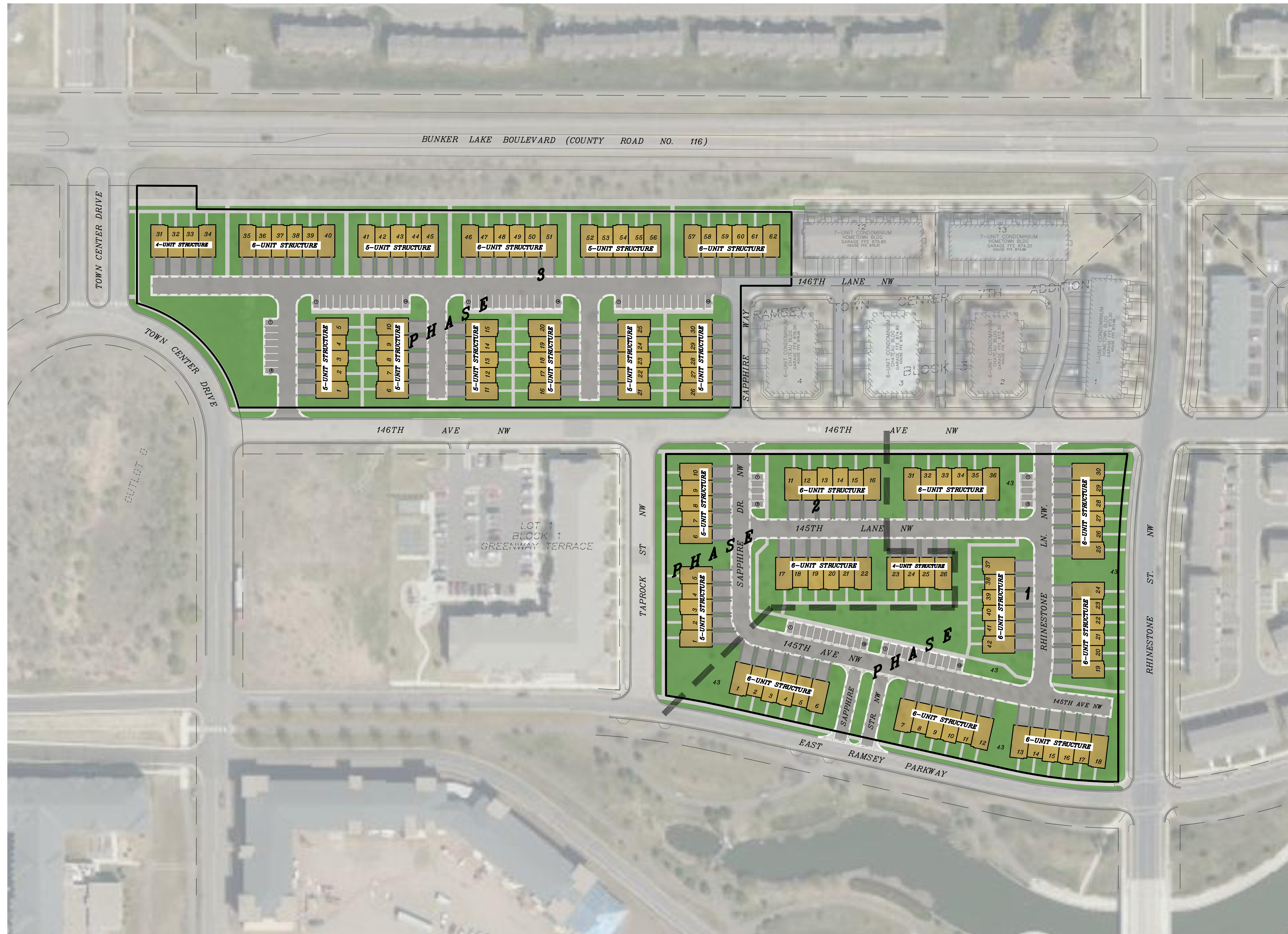
The build out for the entire project will be over the next 4 years. Attached is a concept plan for the overall project. This concept also includes some of the city land adjacent to our property. We hope to come to an agreement in the future with the city on the purchase of that property. The attachment highlighted in blue will be built in 2023. Future phases and locations are to be determined in later phases.

Lastly, we intend to add some park areas, those proposed areas are also attached.

We look forward to a great project in Ramsey and look forward building over the next few years. Thank you for your time.

Attachments:

- 1) Location Map
- 2) Townhome Elevations
- 3) Concept Plan for overall project
- 4) Phase 1 of development, to be built in 2023
- 5) HOA controlled park areas



EXISTING LEGAL DESCRIPTION
 LOTS 1-12 BLOCK 2,
 LOTS 5-11 BLOCK 3,
 OUTLOT B,
 RAMSEY TOWN CENTER 7TH ADDITION
 ANOKA COUNTY, MINNESOTA.
 AND
 OUTLOT N,
 RAMSEY TOWN CENTER ADDITION
 ANOKA COUNTY, MINNESOTA.

EXISTING P.I.D. #'s
 28-32-25-13-0008
 28-32-25-13-0009
 28-32-25-13-0010
 28-32-25-13-0011
 28-32-25-13-0012
 28-32-25-13-0013
 28-32-25-13-0014
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 28-32-25-13-0027
 28-32-25-13-0028
 28-32-25-13-0029
 28-32-25-13-0030
 28-32-25-13-0034
 28-32-25-24-0005

**PARCEL AREAS
 (APPROXIMATE)**
 9.54 AC GROSS AREA

PROPOSED DEVELOPMENT

PHASE 1 AREA	=	3.38 AC
MULTI FAMILY UNITS	=	42
PHASE 2 AREA	=	1.66 AC
MULTI FAMILY UNITS	=	26
PHASE 3 AREA	=	4.50 AC
MULTI FAMILY UNITS	=	62
TOTAL UNITS	=	130

PROPOSED DENSITY
 130 UNITS / 9.54 AC
 = 13.6 UNITS/AC

OWNER:
**COR AT RAMSEY
 LLC**
 3313 Lakeshore Court
 Chaska, MN 55318
 Jason Palmby
 612-220-6641
 jason@palmby.com

**PARKSIDE TOWNHOMES
 DEVELOPMENT PROJECT**
 145th Lane NE
 Ramsey, Minnesota 55903

CONCEPT SITE PLAN

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.

Date: _____ Reg. No. _____

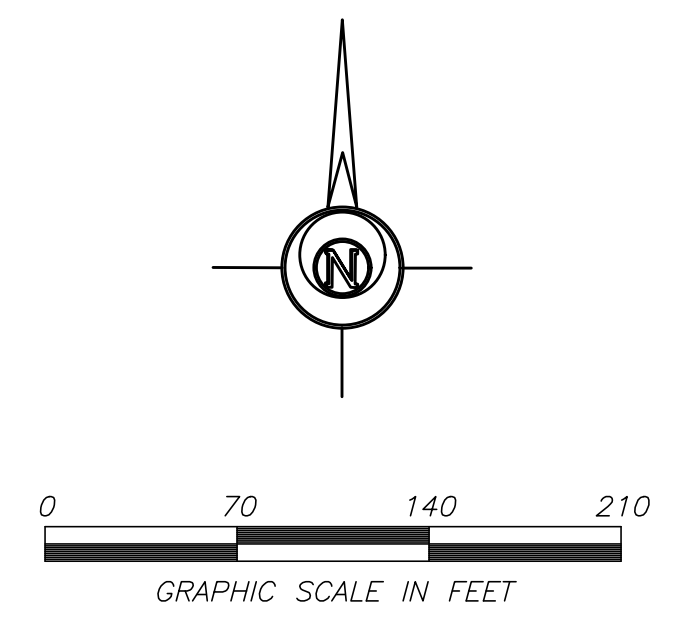
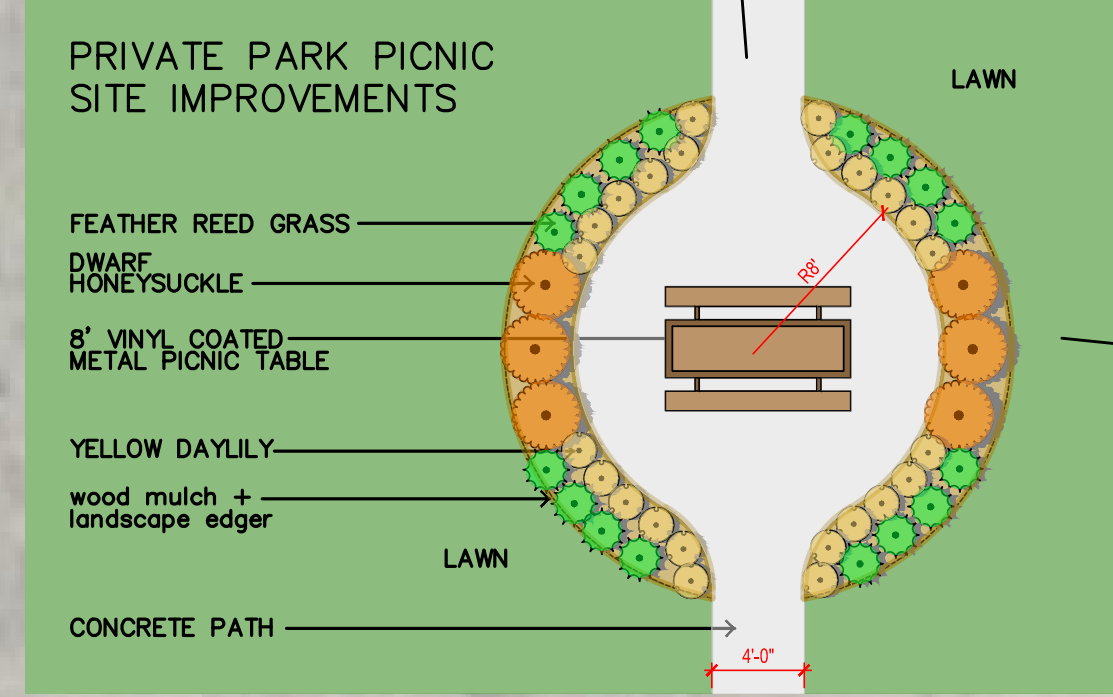
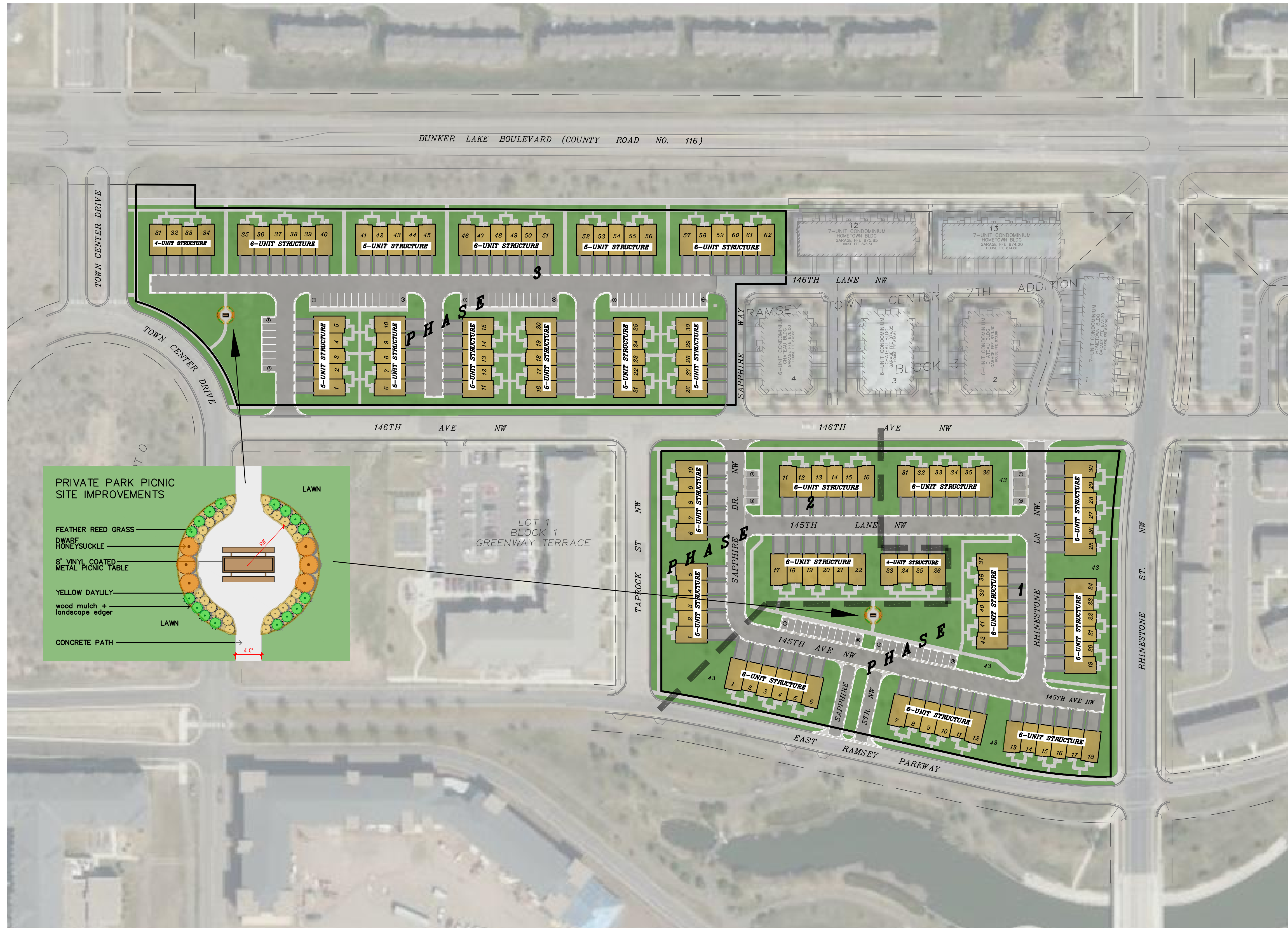
PREPARED BY: **CIVIL ENGINEERING
 SITE DESIGN**
 116 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civilso.com

REVISIONS	HORIZONTAL SCALE 1 inch = _____ feet (FULL SIZE SHEET 22 X 30)	VERTICAL SCALE 1 inch = _____ feet

DATE 10/25/22	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD
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FILE NO. 00866

1/1
 Concept Site Plan



EXISTING LEGAL DESCRIPTION
 LOTS 1-12 BLOCK 2,
 LOTS 5-11 BLOCK 3,
 OUTLOT B,
 RAMSEY TOWN CENTER 7TH ADDITION
 ANOKA COUNTY, MINNESOTA.
 AND
 OUTLOT N,
 RAMSEY TOWN CENTER ADDITION
 ANOKA COUNTY, MINNESOTA.

EXISTING P.I.D. #'s
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 28-32-25-13-0009
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 28-32-25-13-0011
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 28-32-25-13-0029
 28-32-25-13-0030
 28-32-25-13-0034
 28-32-25-24-0005

PARCEL AREAS
 (APPROXIMATE)

9.54 AC GROSS AREA

PROPOSED DEVELOPMENT

PHASE 1 AREA	=	3.38 AC
MULTI FAMILY UNITS	=	42
PHASE 2 AREA	=	1.66 AC
MULTI FAMILY UNITS	=	26
PHASE 3 AREA	=	4.50 AC
MULTI FAMILY UNITS	=	62
TOTAL UNITS	=	130

PROPOSED DENSITY

130 UNITS / 9.54 AC
 = 13.6 UNITS/AC

OWNER:
COR AT RAMSEY LLC
 3313 Lakeshore Court
 Chaska, MN 55318
 Jason Palmby
 612-220-6641
 jason@palmby.com

PARKSIDE TOWNHOMES DEVELOPMENT PROJECT
 145th Lane NE
 Ramsey, Minnesota 55903
CONCEPT SITE PLAN

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.
 Date: _____ Reg. No. _____
 PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**
 115 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civilesd.com

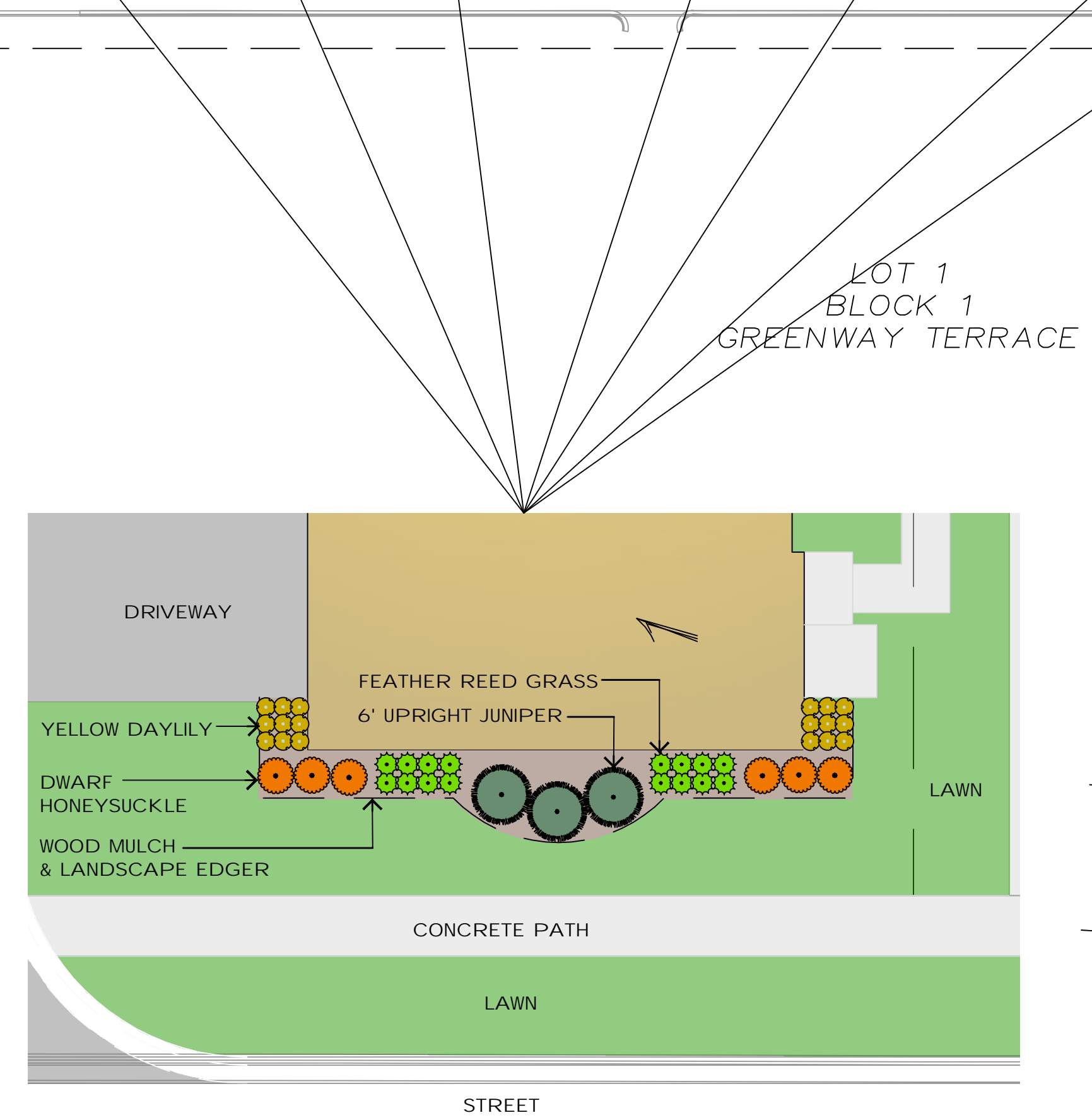
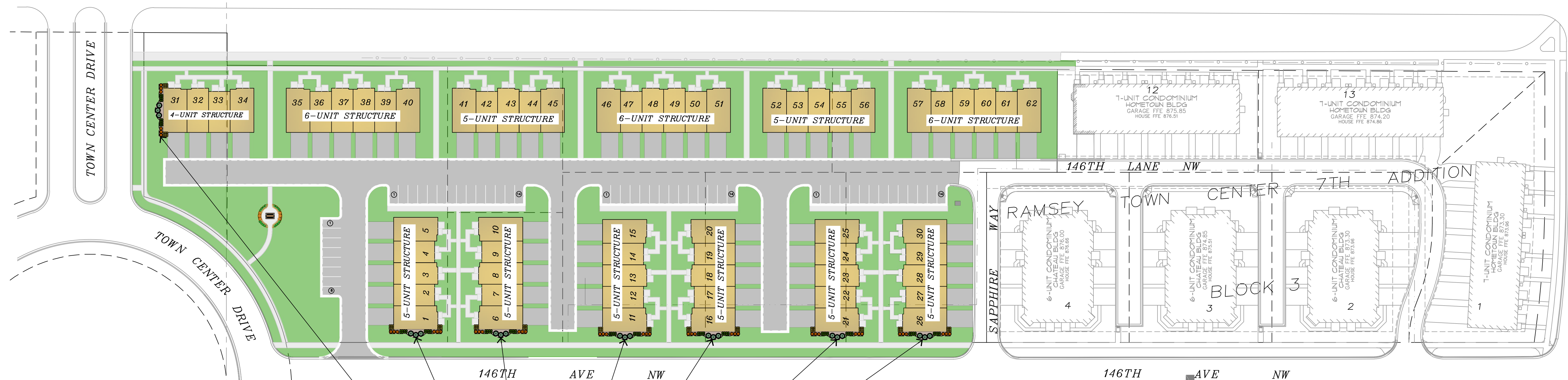
REVISIONS					
DATE	DRAWN BY	DESIGNED BY	CHECKED BY	HORIZONTAL SCALE	VERTICAL SCALE
11/08/22	SD	SD	SD	1 inch = _____ feet	1 inch = _____ feet

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
11/08/22	SD	SD	SD

FILE NO. 00866

1/1
 Concept Site Plan

BUNKER LAKE BOULEVARD (COUNTY ROAD NO. 116)



TYPICAL FOUNDATION PLANTING ENLARGEMENT:

SCALE 1:10



FEATHER REED GRASS



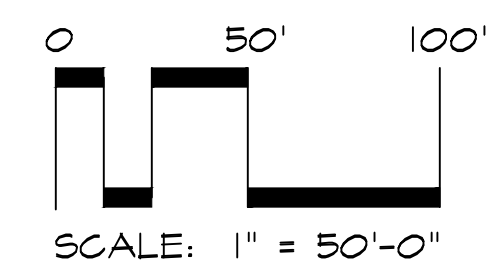
YELLOW DAYLILY



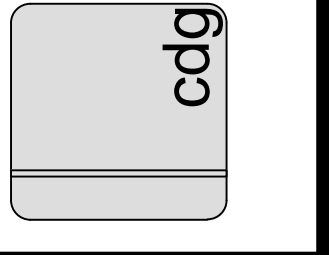
DWARF HONEYSUCKLE



UPRIGHT JUNIPER



CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Ave. N | Suite 101A | Saint Paul, MN 55104



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.
Print Name: Benjamin Hennig, P.L.A.
Signature: _____
Date: _____
License No. 482824

PARKSIDE TOWNHOMES
RAMSEY, MINNESOTA
TYP. FOUNDATION PLANTING PLAN
FOR
COR AT RAMSEY LLC
3313 LAKESHORE COURT, CHASKA, MN 55318

DRAWN BY	BH
DATE	11/09/22
REVISIONS	
CAD FILE	
PROJECT NO.	L1.0



Plan Name:

Sheet Title:

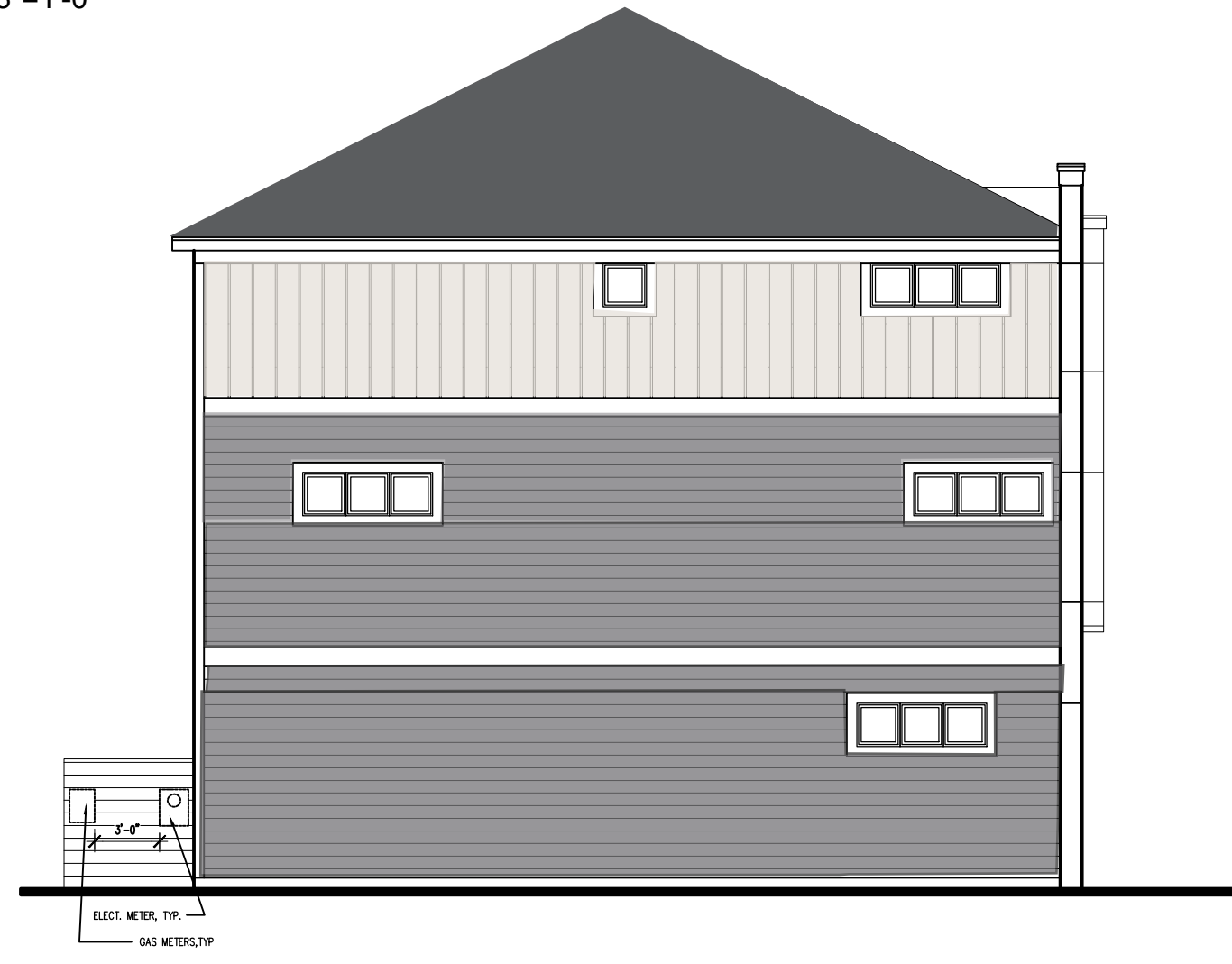


M/I HOMES

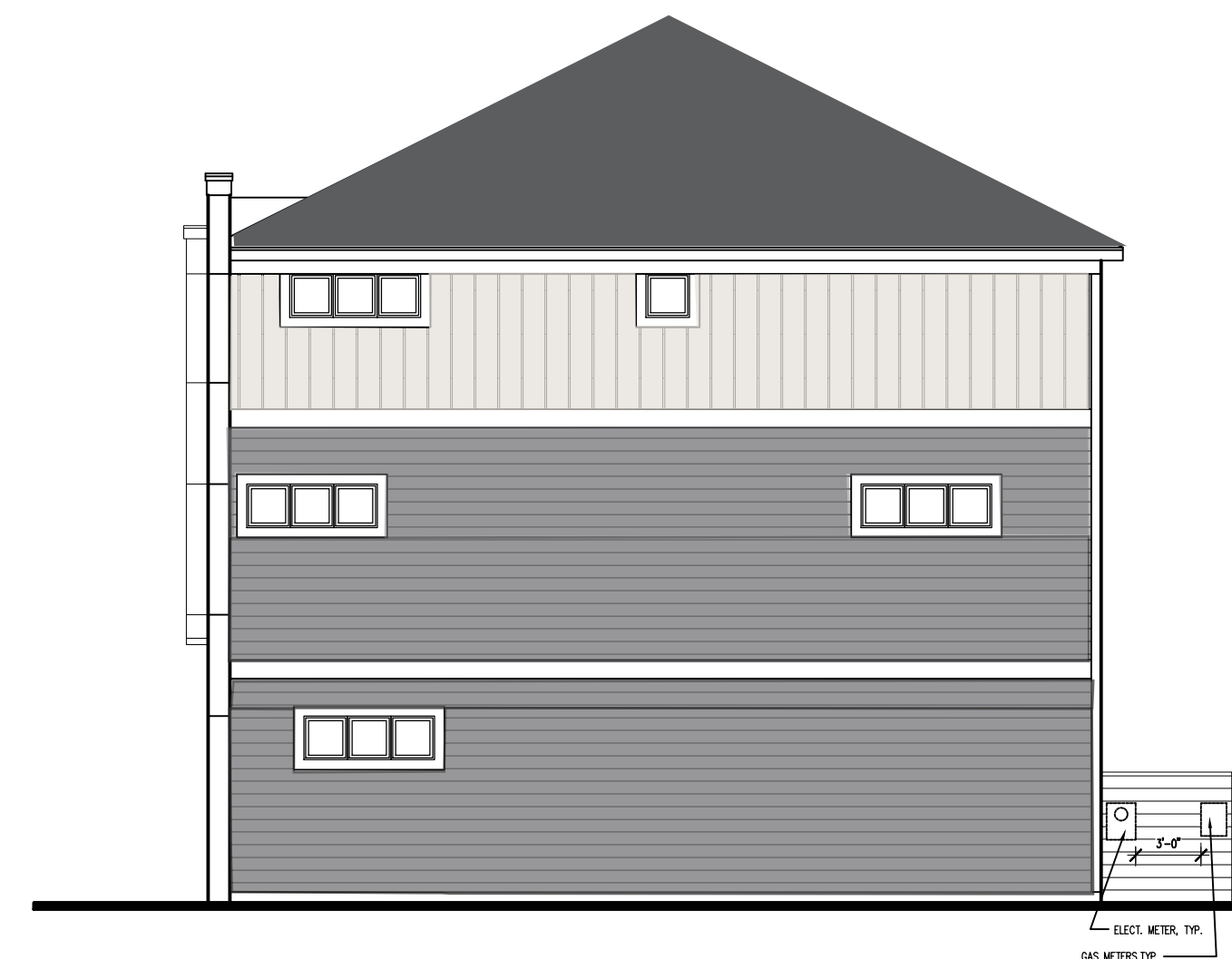
Buyer understands cabinet elevation renderings are for illustration purpose only. Buyer acknowledges that actual selections and details regarding styles and colors of cabinets, hardware, crown molding, appliances, countertops, sinks, faucets, flooring, backsplashes, lighting, and mirrors will be governed by buyers Selection Sheets



4 Rear Elevation
1/8"=1'-0"



3 Left Elevation
1/8"=1'-0"



2 Right Elevation
1/8"=1'-0"



1 Front Elevation
1/8"=1'-0"

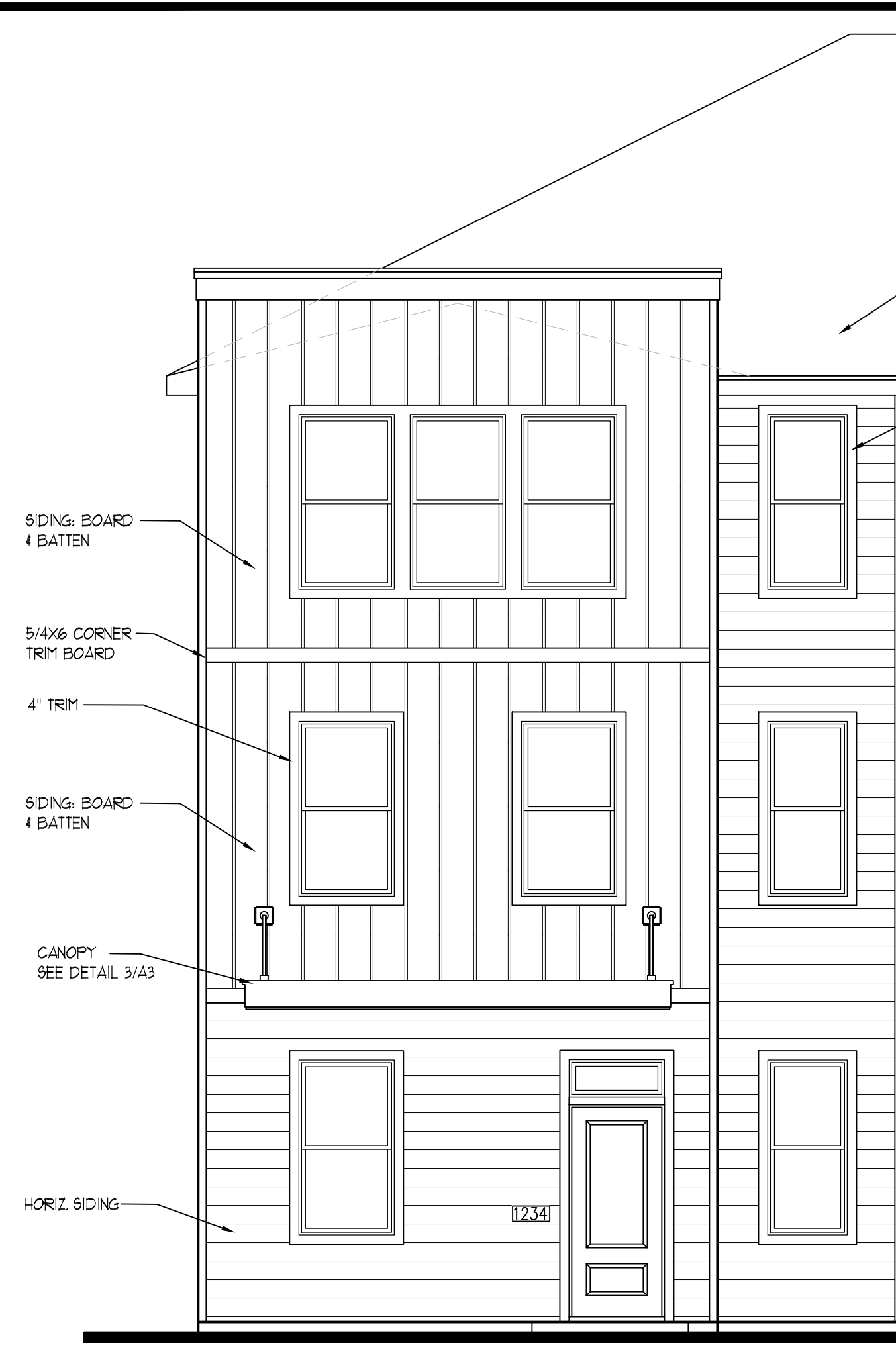
Revisions / Custom Options	Date	By

Final Approval	Date
X	
X	

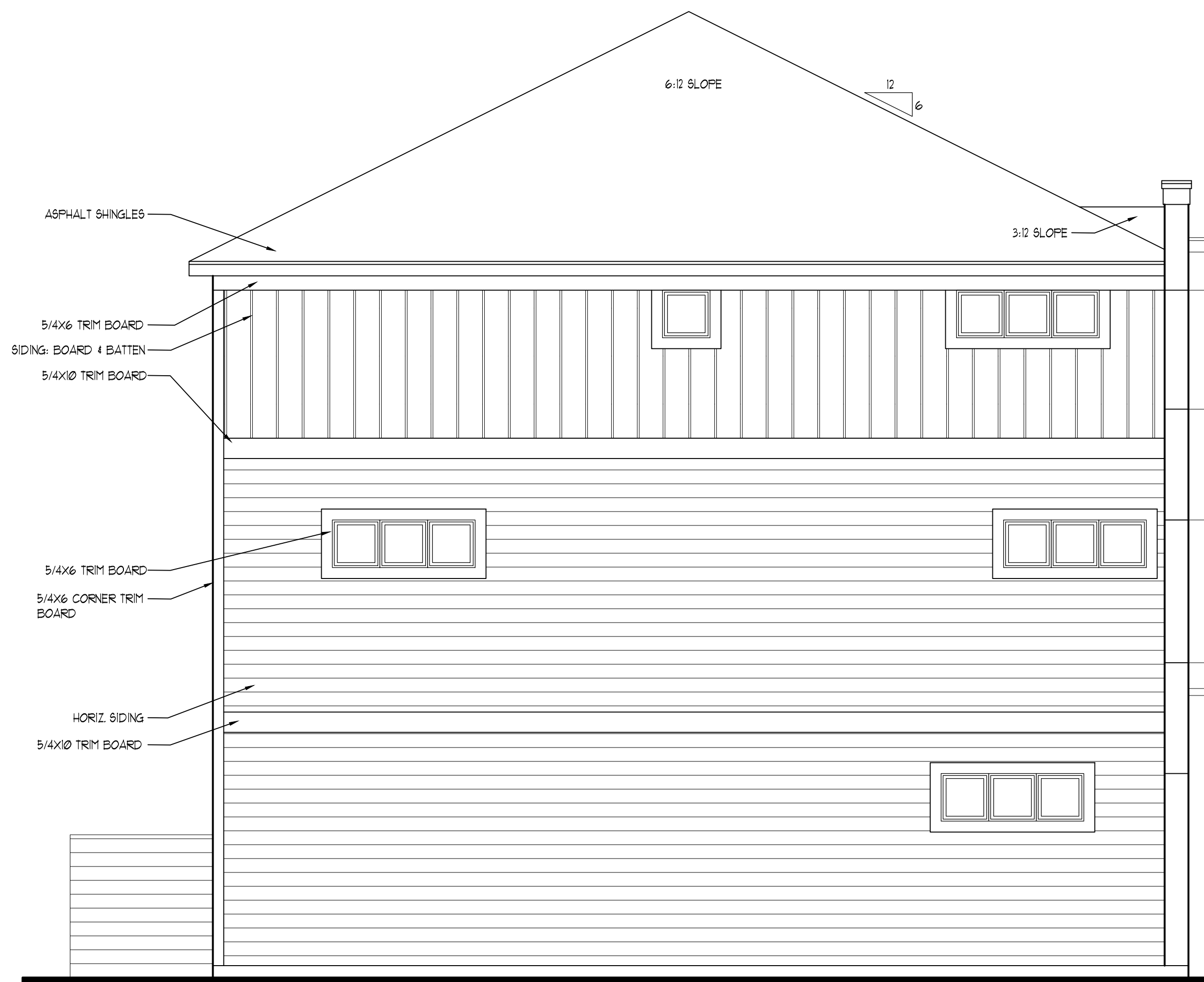
M/I HOMES
5354 Parkdale Dr. #100
St. Louis Park, MN 55416
763.586.7200
minneapolispermits@MIHOMES.com

Community:	COMMUNITY
Address:	STREET ADDRESS
City:	CITY, MN
Elevation:	C
Client:	CUSTOMER

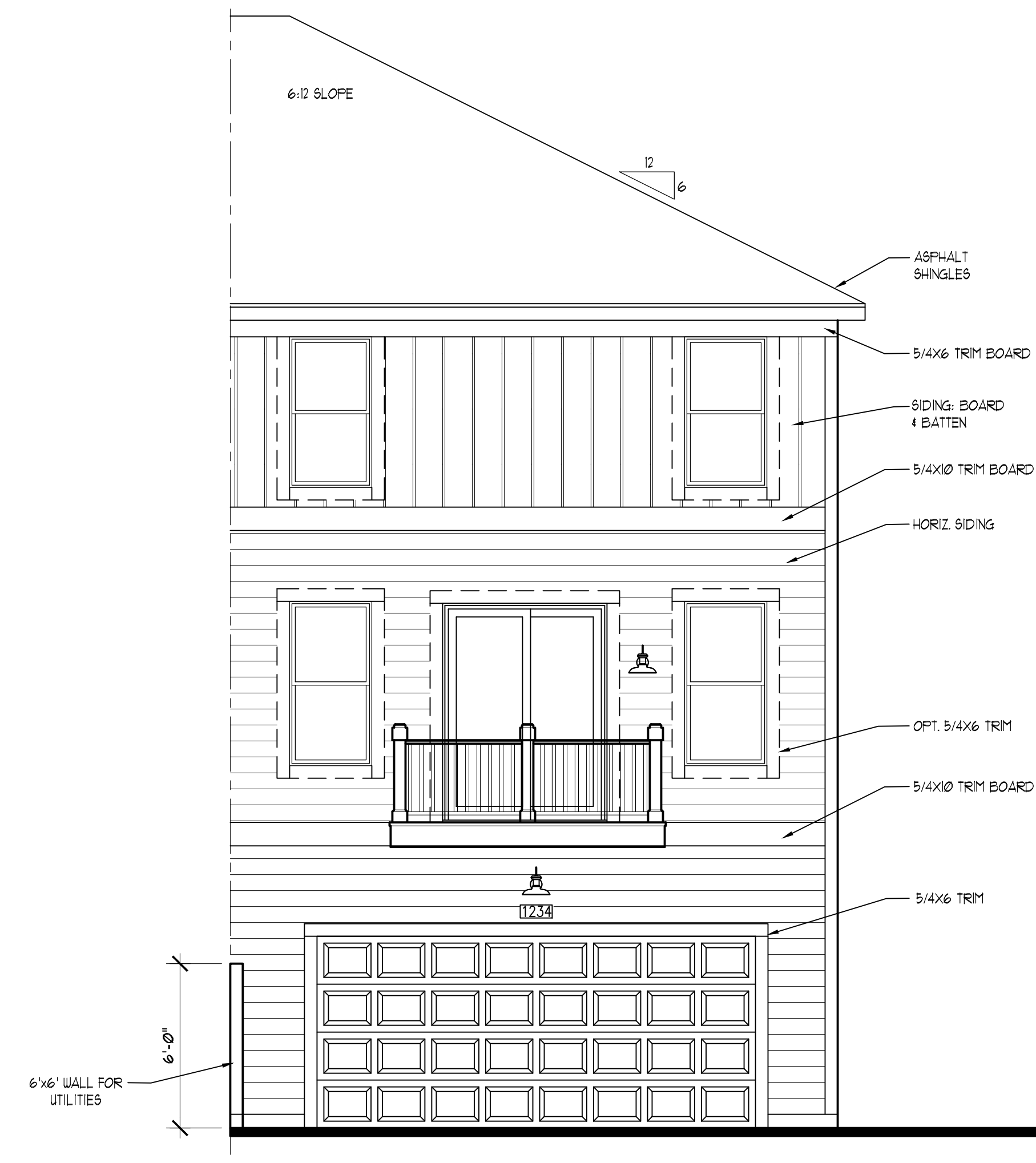
Sheet Title:	6 Unit Building Exterior Elevations
Model:	City Collection
Drawn By:	PFG
Date:	05/17/2022
Job #	BUILDING --
Drawing No.	CG1



1 Front Elevation
1/4"=1'-0"



2 Side Elevation
1/4"=1'-0"



2 Rear Elevation
1/4"=1'-0"

Revisions / Custom Options	Date	By

M/I HOMES
 5354 Parkdale Dr. #100
 St. Louis Park, MN 55416
 763.586.7200
 minneapolispermits@MIHOMES.com

Community: COMMUNITY	Client: CUSTOMER
Address: STREET ADDRESS	Elevation: B
City: CITY, MN	Lot: " "
Block: " "	

Sheet Title: **Exterior Elevations**

Model: **KENWOOD**

Drawn By: **PFG**

Date: **04-13-2022**

Job #

Drawing No. **B1**

These plans are exclusive property of M/I Homes. All drawings and specifications are instruments of service prepared by M/I Homes and shall be returned upon request. These plans are for construction purposes only. These plans may vary from model homes and marketing materials. Construction is solely the responsibility of the homeowner. These plans are exclusive property of M/I Homes.

7.01: Discussion Topic: Conceptual Architecture for Potential Townhome Project in The COR; Case of Jason Palmby and M/I Homes

Presentation

Senior Planner Anderson presented the Staff Report and asked for input on the front entryways proposed by the developer.

Commission Business

Chairperson Bauer stated that he asked staff to find supporting information on the original intent of requiring front porches.

Senior Planner Anderson stated that it was his recollection that the intention of The COR is to have everything pulled closer to the street to create a sense of community where people can gather, rather than segregate in backyards. He believed that previous discussions focused on single-family homes related to the front porch issue. He stated that he was unable to find anything that captured the discussion in review of previous minutes.

Commissioner VanScoy commented that there were discussions for both. He stated that at one time there was an architectural review committee that seems to have dissipated. He agreed that the intent was to create a sense of community in an area that is pedestrian oriented. He stated that the idea was that if a porch was provided, people would sit out there and it would make for easy conversation between neighbors. He stated that the developer has presented his preferred style, which appear to be a covered stoop. He noted that many of those include pillars and architectural features which look nice. He stated that he would not consider purchasing this type of architectural style home. He recognized that not all the townhomes that have been constructed in The COR are pleasing to him in terms of aesthetics. He stated that the stoop is functional but does not stand out. He was unsure how a six by six front porch would reduce lighting in the interior of the home.

Chairperson Bauer referenced examples of existing townhomes in The COR that were shown in the presentation and asked where those homes are located.

Senior Planner Anderson identified the areas in which those homes exist. He noted that one the examples would face this potential project site.

Chairperson Bauer invited the developer to address the Commission.

Jason Palmby, property owner, thanked the Commission for its consideration and the ability to provide feedback. He stated that in his initial discussions with staff, the theme was to create a sense of community. He noted that one of the ways to do that was through a covered front porch. He stated that in the research he has done, there are not a lot of layouts that meet that current requirement with the various plans they have reviewed. He stated that this project has done very well in the Chicago market. He recognized that this model is a bit more urban than what is currently in that area.

Emily Becker, representing the applicant, stated that she understands the significance of requiring a front porch as she was previously a City Planner. She felt that creating a sense of community is established with the patio and overhang and noted that the townhomes would still provide architectural significance. She stated that the customers of their townhomes like that the homes provide a lot of sunlight and the porch does block the sunlight. She stated that the porch also adds cost, which could hinder them moving forward with this project. She noted that this property has been vacant for a number of years.

Mr. Palmby stated that they are exploring the idea of creating a common area with picnic benches, or a barbeque area to create an added sense of community. He believed that would meet that desire.

Commissioner Gengler asked the approximate areas of the patios in front of the doors.

Mr. Palmby stated that they have been discussing that and the patio would go about four to five feet out and extend past the canopy above the door.

Ms. Becker stated that the City could set a minimum size for that patio area.

Commissioner Anderson stated that he is in agreement with Commissioner VanScoy. He commented that the proposed buildings look like Lego blocks and he does not prefer that style. He believed there should be covers on the steps. He asked whether there was a moratorium on townhomes in the City.

Senior Planner Anderson commented that the moratorium applies to City owned land and for multi-family apartment buildings.

Commissioner Anderson stated that he does not care for the proposed designs. He stated that he would want to see a different style building if this comes forward formally.

Commissioner Walker commented that there is a group that owns the property and will be investing money to complete the project. He stated that if they build something that people do not want to buy, that will fall onto them, not the City. He stated that perhaps this is a more modern design versus traditional. He commented that while he would not purchase a home like this, if the applicant believes it could be sold, they should be allowed to move forward.

Commissioner Gengler agreed that styles and tastes vary from person to person. She stated that she finds the buildings to be attractive. She stated that she agrees with having a strong front entrance that encourages people to be out and pedestrian friendly. She believed that the patio would encourage that activity more than some of the front porches that exist on other townhomes. She believed the patio reaches the goal.

Commissioner Peters also commented that he likes the look of the buildings.

Commissioner VanScoy stated that the City has had a requirement for the townhomes in The COR to have some sort of porch. He asked how many of those homes are currently vacant, as the comment was made that this is not a desire in the market.

Senior Planner Anderson stated that he would not have that figure.

Deputy City Administrator/Community Development Director Hagen commented that the townhomes are individually owned and are not rental units. He stated that the vacancy rate of the apartments is very low and therefore would suspect that the homes are well occupied.

Commissioner VanScoy commented that he has not noticed for sale signs for lengths of time. He stated that since The COR was initiated, the intent was to have a certain basic view of how things would be to encourage variety but also consistency. He stated that this townhome model does not appear to fit in with what exists in The COR. He stated that this would be a significant difference in architectural quality.

Commissioner Walker stated that he is hearing that the City was trying to dictate how some of this is developed to encourage people to have a sense of community and want to talk to each other. He stated that he struggles with making people want to be a part of a community. He noted that people will do what they want to do, whether that is socializing or keeping to themselves. He believed that variety is good and would drive competition. He stated that if these homes are on the market and the existing homes are on the market, it will be clear which homes people prefer. He stated that the risk would be of the developer, not the City and therefore he does not see a problem with what is proposed.

Commissioner VanScoy acknowledged differences in taste. He noted that they are not forcing people to communicate and gather but encouraging that and making it easier.

Commissioner Walker commented that if people want to engage with others, they will do so regardless of how their home is designed.

Chairperson Bauer stated that there was a change to allow 55 foot lots in the City, which some people did not think was a good idea but noted that those lots are selling as fast as they go up. He acknowledged that people have different taste and preference for their home and what they want. He agreed that this is the developer's money and risk and they would not build something they do not believe would sell. He agreed that variety is needed.

Commissioner Gengler commented that The COR was created with the idea of being a planned development and design aesthetic in mind. She commented that it is a more urban residential environment with doorways facing towards the sidewalks. She believed that the patio space still achieves the overall intent.

Mr. Palmby thanked the Commission for its input.

Meeting Date: 12/01/2022

Information

Title:

Presbyterian Homes (Senior Housing Partners)/Lord of Life Church site - 14501 Nowthen Blvd. NW.

Purpose/Background:

Senior Housing Partners, the development company behind Presbyterian Homes, a senior housing provider, is considering the redevelopment of a portion of the Lord of Life Church site. They are requesting some time with the Planning Commission to provide an update to the two neighborhood meetings that have occurred (September 28 and October 27) and gather any direction Commissioners may have.

The site is currently guided for Public and High Density Residential uses in the Comprehensive plan and zoned for all three R-1 MUSA-80, R-2, and R-3 residential districts (west-to-east in rough thirds). Based on these zoning districts and the Comprehensive Plan, the site could yield approximately 380 units. The applicant's current working site plan has more units than what would be allowed, so a Comprehensive Plan amendment would be required. Additionally, this number of units would require an Environmental Assessment Worksheet (EAW).

The development team received feedback from the neighborhood meeting on October 27. The meeting was attended by about eight neighbors, all residing around the Flourine Street cul-de-sac northwest of the site. They stated that they preferred a four-story senior building that had less of a footprint than the three-story concept. They also stated that they were generally not in favor of public/community greenspace adjacent to their homes. Attached to this report is the presentation the development team showed the neighbors with some updated slides showing alternatives based on the neighbors' feedback (smaller footprint senior building and additional villa homes for buffering).

Timeframe:

20 Minutes

Funding Source:

Costs associated with a development proposal will be the responsibility of the applicant.

Responsible Party(ies):

Outcome:

No action is requested tonight. Please provide any initial thoughts, comments, and concerns to assist Senior Housing Partners in developing site plans.

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/16/2022 08:40 PM
Form Started By: Todd Larson		Started On: 11/14/2022 04:25 PM
Final Approval Date: 11/16/2022		

Lord of Life
Church

Master Planning Work Session Follow Up

www.seniorpartners.com / 651-631-6186 / Roseville, MN



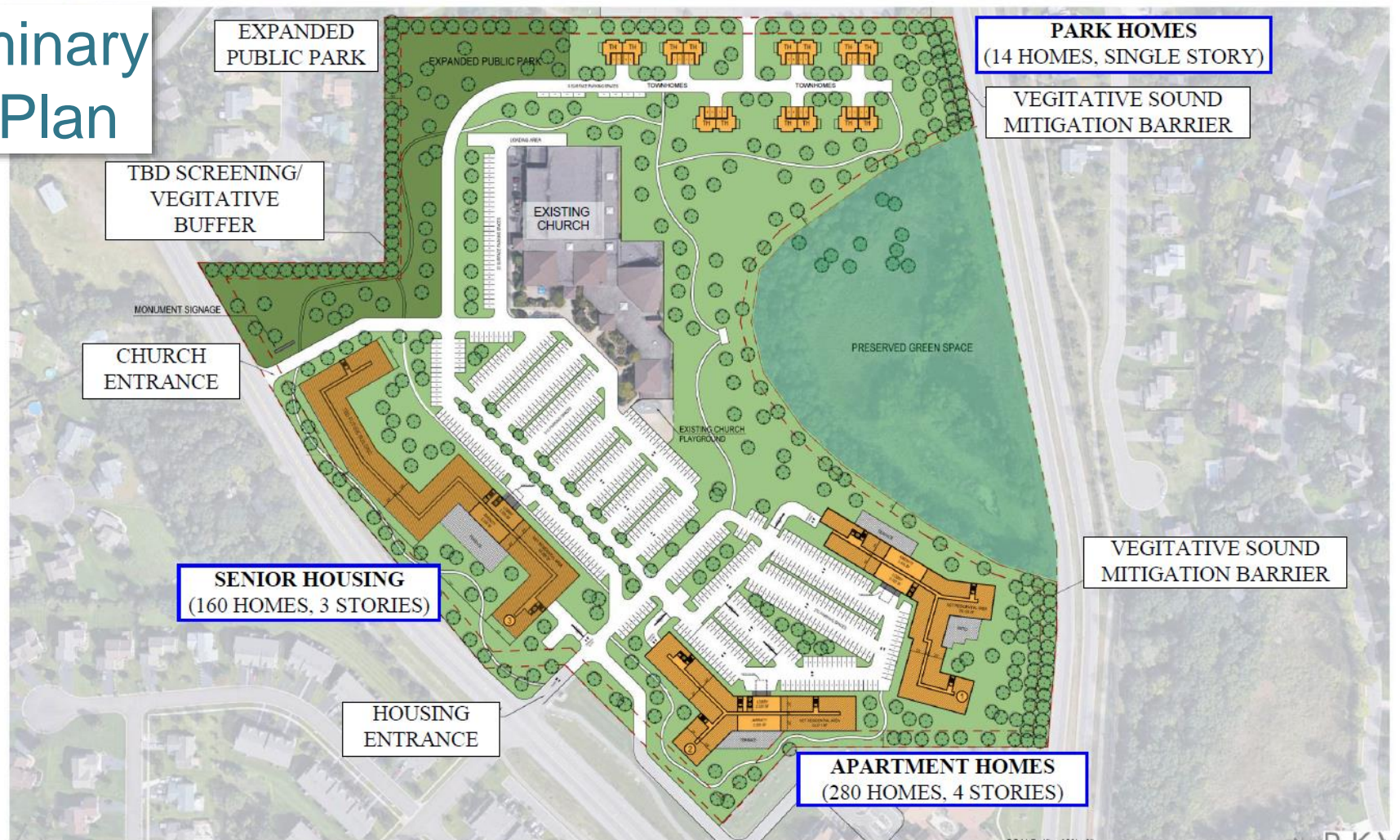
Master Development Goals

- Work with the city and neighborhood to maximize a community asset (Lord of Life Church)
- Maximize access to green space and access to trails
- Re-orient current zoning to create site appropriate buffers with adjacent neighbors.
- Re-orient traffic flows away from residential areas to signalized intersections
- Development consistent with future land use guidance. (Comp Plan 2040) is High Density Residential & Public/Institutional.
- Concept - Develop site as a housing focused PUD, maximizing greenspace and use of existing natural features and infrastructure on the site
- Build low-transient housing uses that fosters high community engagement/investment
 - Cottages/Twinhomes (HOA Managed)
 - 55+ Housing (5+ Year average Length of Stay)
 - Intergenerational Housing (All-Age/55+)
- Timing: Housing would be built in phases over several years. No construction start timeline has been set while we work through community engagement.

Community Feedback Received

- **City Council Work Session on September 27th**
- **Neighborhood Meeting on September 28th and October 27th. (1,000ft radius, 463 invitation letters sent, 13 neighborhood residents attended, city staff attended).**
- Feedback received:
 - Generally, the concept of high-density housing did not receive any pushback.
 - Generally, there was support to shift/consolidate density and create green space buffers between existing and proposed housing units.
 - Traffic: 1) Minimize traffic going north from the site, 2) study need for a signalized intersection, and 3) consider consolidating traffic from housing at southern entrance of the site.
 - Additional public greenspace, preserving greenspace on site was good
 - Study options of future public park area. Mixture of feedback including 1) build a 12-foot fence, 2) leave as-is, 3) add more trees, 4) build townhomes, 5) sell the land to the neighbors, etc.
 - Providing a mixture of senior/townhomes/multifamily product was appropriate for the site development.
 - Try to setback the main body of the senior living building from Nowthen Blvd, change to 4 stories instead of 3, and reduce northern footprint.
- Received comments that we should study ways to enhance sound buffering along CR-47.

Preliminary Site Plan



Site Aerial - Current



Conceptual Rendering



Conceptual Rendering – Site Boundaries



Conceptual Phasing



Development Scenario Study / Trip Impact

- Engaged Kimley-Horn to conduct conceptual use analysis for three use and propose future intersection studies.
- If project moves forward, the team will work closely with Anoka County to determine optimized traffic management plan.
- Goal is to minimize traffic count while efficiently using available land.

	Option 1 - Current Zoning (Baseline)			Option 2 - All-Age/Multifamily			Option 3 - Senior/Intergen./Workforce		
	Homes	PM Peak Hour	Daily Trips	Homes	PM Peak Hour	Daily Trips	Homes	PM Peak Hour	Daily Trips
Single Family Homes - Detached	20	19	189	14	13	132	0	0	0
Single Family Homes - Senior	0	0	0	0	0	0	14	4	60
Multi-Family Housing - (Low-Rise)	84	43	566	0	0	0	0	0	0
Multi-Family Housing - (Mid-Rise)	278	108	1,262	368	144	1,671	280	109	1,271
Multi-Family Housing - (Senior)	0	0	0	0	0	0	160	40	518
Total	382	170	2,017	382	157	1,803	454	153	1,849

SUMMARY

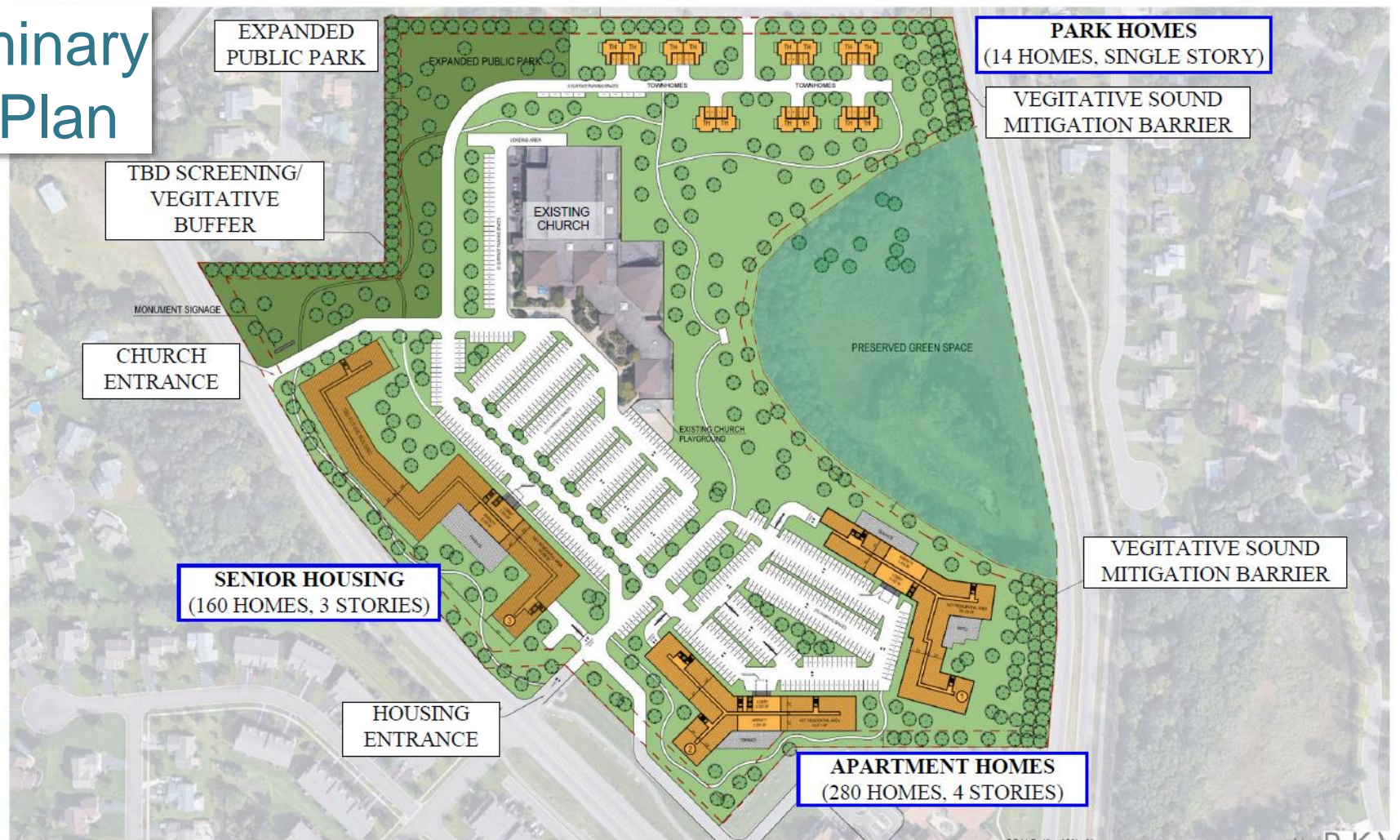
Options	Homes	Daily Trips	Variance to Baseline	PM Peak Hour	Variance to Baseline
<i>(Context Only) - Single Family Homes</i>	382	3,610	79.0%	363	113.5%
Option 1 - Current Zoning (Baseline)	382	2,017	0.0%	170	0.0%
Option 2 - All-Age/Multifamily	382	1,803	-10.6%	157	-7.6%
Option 3 - Senior/Intergen./Workforce	454	1,849	-8.3%	153	-10.0%



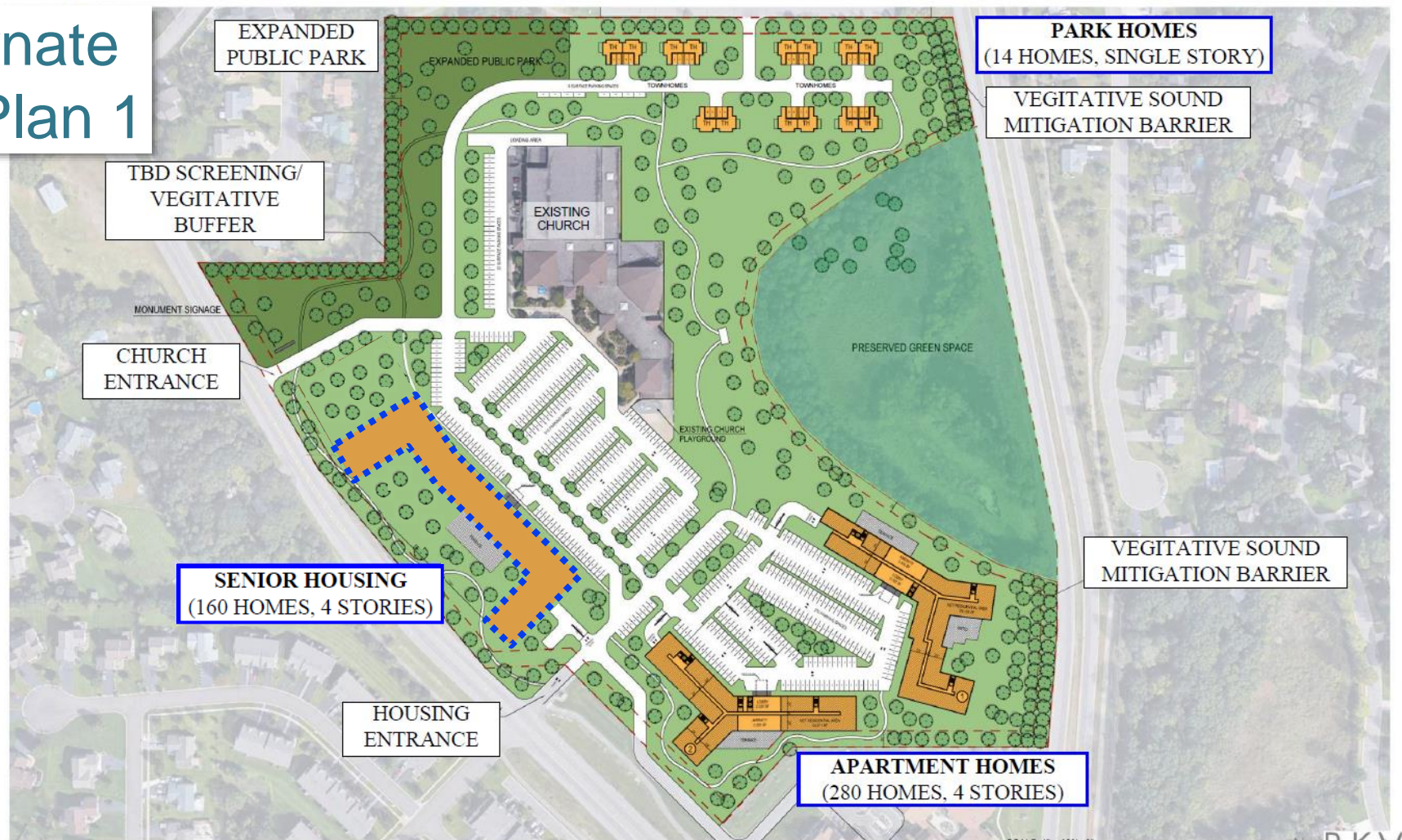
Perspective From South



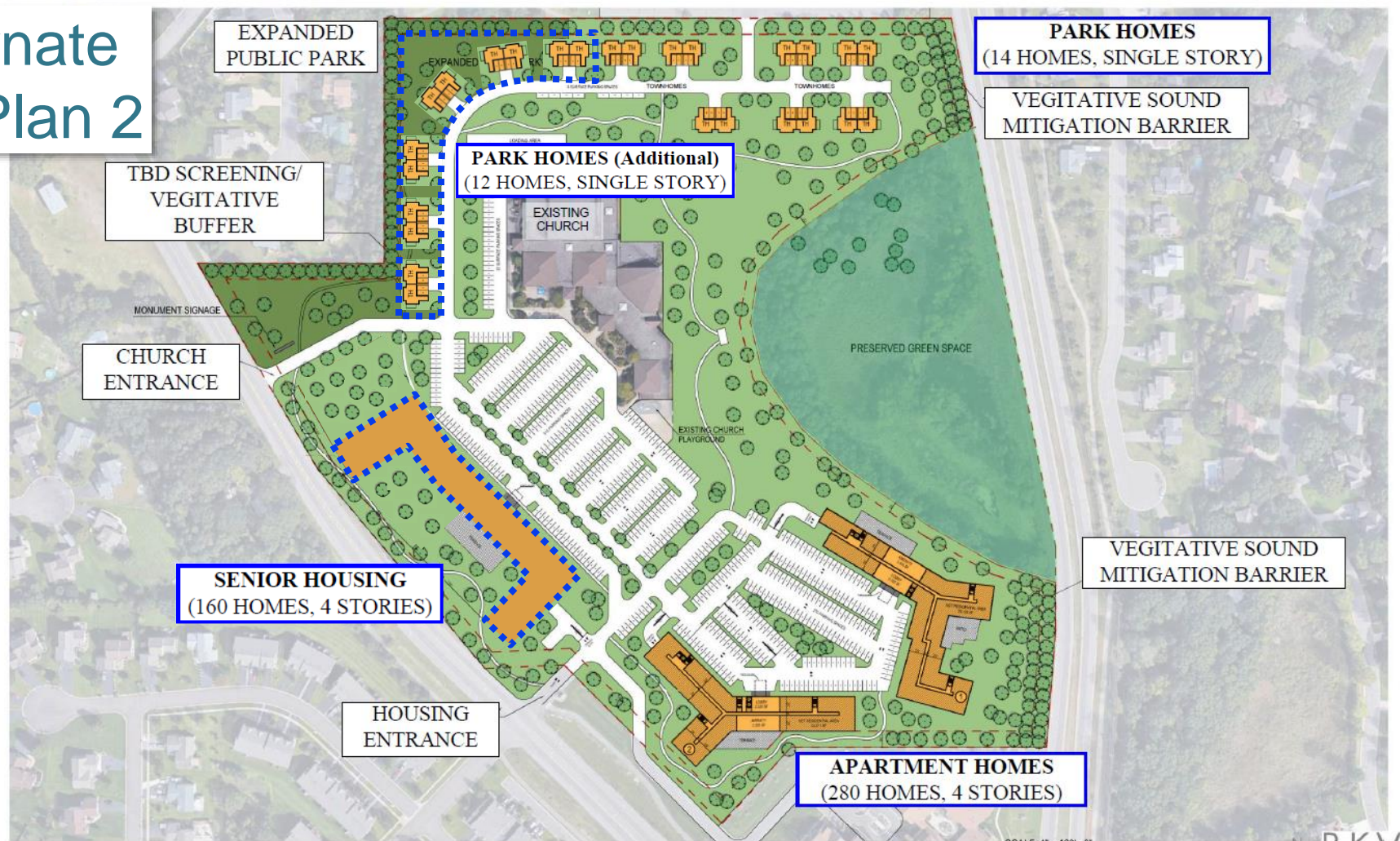
Preliminary Site Plan



Alternate Site Plan 1



Alternate Site Plan 2



Next Steps

1. Engage further with city staff on formal review process, applications, and planned entitlement actions (plat, PUD, etc).
2. Planning Commission and Parks & Recreation Commission Feedback
3. Economic development / tax increment studies
4. Site design, document drafting, and general development progression / entitlement package
5. Engagement with Anoka County (Traffic Management) and Lower Rum River WMO (Watershed)
6. Preliminary review of Environmental Assessment Worksheet (EAW)

Regular Planning Commission

7.3.

Meeting Date: 12/01/2022

By: Todd Larson, Community Development

Information

Title:

Adopt the 2023 Meeting and Application Calendar

Purpose/Background:

The purpose of this action is to adopt the calendar for 2023. Please provide direction to which schedule the Planning Commission would like to adopt for November due to the Thanksgiving holiday--either moved up one week to 11/16 or back one week to 11/30.

Notification:

None required. Once adopted by the Planning Commission, this calendar will be posted on the City's website as part of the developer resources page.

Observations/Alternatives:

Staff is proposing to keep the same fourth-Thursday schedule for Planning Commission meetings. Please select either November 16 or November 30 for the date for the November meeting.

Most notably, staff is proposing to move the application deadline dates back approximately two weeks so that staff has adequate time to review plans and provide comments to the applicant, then the applicant has time to respond to the comments and make revisions if necessary. This will result in better plans being presented to the Planning Commission. Attached is the internal calendar staff will use to track the various steps along the way. The proposed dates all fall within the 60-day timeframe as required by state law.

Funding Source:

This is being done as part of staff's typical duties.

Recommendation:

Staff recommends adopting the 2023 calendar.

Action:

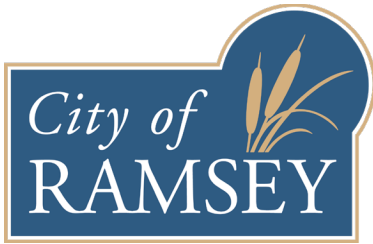
Move to adopt the 2023 calendar with a meeting on November ___ (16 or 30).

Attachments

Draft Public Calendar
Internal Staff Calendar

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/16/2022 08:40 PM
Form Started By: Todd Larson		Started On: 11/16/2022 08:53 AM
Final Approval Date: 11/16/2022		



2023 Land Use Application Calendar

The Planning Division accepts land use applications for proposed development projects, easement vacations, encroachment agreements, and home occupations. Applications must be submitted during the application window each month. Please do not submit your application early or late, however, we recommend calling a few days ahead of submitting to set up an account in our plan review software system. Please consult a separate how-to guide for the application type(s) you are requesting for the complete submittal requirements.

Plans are reviewed by City Staff and comments will be provided to the applicant within 10 days. The applicant will have time to review comments and provide responses or revised plans. Staff will then prepare a staff report for the Planning Commission who meets on the fourth Thursday of every month. The Planning Commission makes a recommendation to the City Council who will generally meet on the second Tuesday of the following month. In most cases, the City Council makes the final determination on approving or denying a proposal.

Application window opens (8:00 am Friday)	Application window closes (10:00 am)	Planning Commission Date (7:00 pm)	City Council Date (7:00 pm)
December 16, 2022	December 19, 2022	January 26, 2023	February 14, 2023
January 13, 2023	January 17, 2023	February 23, 2023	March 14, 2023
February 10, 2023	February 13, 2023	March 23, 2023	April 11, 2023
March 10, 2023	March 13, 2023	April 27, 2023	May 9, 2023
April 14, 2023	April 17, 2023	May 25, 2023	June 13, 2023
May 12, 2023	May 15, 2023	June 22, 2023	July 11, 2023
June 9, 2023	June 12, 2023	July 27, 2023	August 8, 2023*
July 14, 2023	July 17, 2023	August 24, 2023	September 12, 2023
August 11, 2023	August 14, 2023	September 28, 2023*	October 10, 2023
September 15, 2023	September 18, 2023	October 26, 2023	November 14, 2023
September 29, 2023 Thanksgiving Alternate 1	October 2, 2023	November 16, 2023 (3 rd Thursday)	November 28, 2023
October 13, 2023 Thanksgiving Alternate 2	October 16, 2023	November 30, 2023 (5 th Thursday)	December 12, 2023
November 10, 2023	November 13, 2023	December 28, 2023*	January 9, 2024*
December 15, 2023	December 18, 2023	January 25, 2024	February 13, 2024

* Denotes dates that could change due to holidays or other events. Please verify date with Planning staff.

Proposed 2023 Land Use Application Calendar with Various Deadline Dates – For Discussion

Application window opens (Friday)	Deadline 5.5 weeks ahead of PC (10:00 am Monday)	Development Review Meeting (Thursday)	9-Day Staff Review Due (Friday)	8-Day Applicant Revision Period (Wed)/ Public Hearing Posting Date	PC Packet Posted (Thursday following week)	PC Date (4 th Thursday)	CC Date (2 nd /4 th Tuesday)	Days between Deadline CC
December 16, 2022	December 19, 2022	December 22, 2022	December 30, 2022	January 11, 2023	January 19, 2023	January 26, 2023	February 14, 2023	57
January 13, 2023	January 17, 2023 <i>(Tues due to MLK day)</i>	January 19, 2023	January 27, 2023	February 8, 2023	February 16, 2023	February 23, 2023	March 14, 2023	56
February 10, 2023	February 13, 2023	February 16, 2023	February 24, 2023	March 8, 2023	March 16, 2023	March 23, 2023	April 11, 2023	57
March 10, 2023	March 13, 2023	March 16, 2023	March 24, 2023	April 5, 2023	April 20, 2023	April 27, 2023	May 9, 2023	57
April 14, 2023	April 17, 2023	April 20, 2023	April 28, 2023	May 10, 2023	May 18, 2023	May 25, 2023	June 13, 2023	57
May 12, 2023	May 15, 2023	May 18, 2023	May 26, 2023	June 7, 2023	June 15, 2023	June 22, 2023	July 11, 2023	57
June 9, 2023	June 12, 2023	June 15, 2023	June 23, 2023	July 5, 2023	July 20, 2023	July 27, 2023	August 8, 2023	57
July 14, 2023	July 17, 2023	July 20, 2023	July 28, 2023	August 9, 2023	August 17, 2023	August 24, 2023	September 12, 2023	57
August 11, 2023	August 14, 2023	August 17, 2023	August 25, 2023	September 6, 2023	September 21, 2023	September 28, 2023	October 10, 2023	57
September 15, 2023	September 18, 2023	September 21, 2023	September 29, 2023	October 11, 2023	October 19, 2023	October 26, 2023	November 14, 2023	57
September 29, 2023 <i>Thanksgiving Alternate 1</i>	October 2, 2023	October 5, 2023	October 13, 2023	October 25, 2023	November 9, 2023	November 16, 2023 <i>(3rd Thursday)</i>	November 28, 2023	57
October 13, 2023 <i>Thanksgiving Alternate 2</i>	October 16, 2023	October 19, 2023	October 27, 2023	November 8, 2023	November 22, 2023 <i>(Wed due to Thanksgiving)</i>	November 30, 2023 <i>(5th Thursday)</i>	December 12, 2023	57
November 10, 2023	November 13, 2023	November 16, 2023	November 22, 2023 <i>(Wed due to Thanksgiving)</i>	December 6, 2023	December 21, 2023	December 28, 2023	January 9, 2024	57
December 15, 2023	December 18, 2023	December 21, 2023	December 29, 2023	January 10, 2024	January 18, 2024	January 25, 2024	February 13, 2024	57

Notes:

Grey = Holiday Conflicts – January 16 = MLK; August 8 = Primary Election (only if school districts need it as there are no municipal, county, or state elections in 2023); November 23 = Thanksgiving

"Application window opens" is 60 days prior to Council meeting.

The Deadline date should mid-morning so that Dana can route plans in Project Dox and send out a courtesy email outlining all of the applications received before she leaves at noon.

Development Review Meeting should be rescheduled one week earlier so that it is the same week as the deadline (shown are the proposed new dates). Keep Thursdays due to busy Tuesday meetings and to give people a little time to look at the plans. This meeting is helpful so that everyone understands what the proposal is and what they are looking at.

The 9-Day Staff and 8-Day Applicant periods should be seen as "no later than..." as comments can always be finalized prior to that date and applicants are welcome to re-submit earlier.

Regular Planning Commission

7. 4.

Meeting Date: 12/01/2022

By: Todd Larson, Community Development

Information

Title:

Zoning Code Update Discussion - Lighting

Purpose/Background:

As part of the Zoning Code update, staff has been bringing forward various topics for discussion based on Planning Commission input this summer. Tonight, lighting is being presented. Currently, City Code only regulates lighting in business districts with a requirement that the light source (light bulb) cannot be seen from offsite. Though a simple sounding statement, this requires someone to calculate view angles based on fixture, height, and placement on a property, which can be complex. Staff is proposing regulations that simply state a pole height maximum in relation to residential property with a blanket rule that lighting must be shielded to prevent off-site views of the light source. It also creates minimum light levels for parking lots, walkways, and building entrances to help with public safety while providing a maximum light level at property lines.

The proposed language does not affect typical residential lighting, seasonal lighting, or landscape lighting.

Notification:

None required.

Observations/Alternatives:

N/A

Funding Source:

This update is considered a part of staff's normal duties.

Recommendation:

None at this time.

Action:

None at this time. Please provide any feedback on the proposed sections.

Attachments

Lighting Regulations

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 11/16/2022

Reviewed By

Brian Hagen

Date

11/16/2022 08:39 PM

Started On: 11/16/2022 01:57 PM

Existing Lighting Regulations:

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

Proposed Lighting Regulations:

The purpose of this subchapter is to provide regulations to balance lighting needs for visibility and personal and property safety with the negative impacts of off-site light spill-over.

- (A) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor vehicle parking or access.
- (B) Architectural lighting must be mounted on the building. Architectural lighting directed upward onto the building façade is permitted provided no glare is produced.
- (C) Free-standing luminaire regulations:
 - (1) Height maximums, including the base and support structure, are limited as follows:
 - a. Farther than 200 feet from any property zoned residential: 25 feet.
 - b. Within 200 feet of any property zoned residential: 15 feet.
 - (2) Cut-off angles must be equal to or less than 90 degrees.
 - (3) Ballfield, stadium, or outdoor recreation lighting is exempt from the height and cut-off angle requirements in this section though the design shall constitute the absolute minimum height necessary to light the area and provide shielding to reduce off-field light spill.
- (D) Lighting intensity must adhere to the following table:

Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level)			
Use	Minimum Intensity	Maximum Intensity	Maximum Intensity at Property Line
Parking areas for non-residential uses	1	15	0.5
Parking areas for multi-family residential uses	1	15	0.5
Private sidewalks and other pedestrian walkways	5	20	0.5
Building entrances and exits	5	20	0.5
Exterior storage areas	0.5	15	0.5
Vehicle sales lots	1	20	0.5
Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator.			

- (E) Glare. All lighting must be arranged so as not to produce glare. All properties must be in compliance with the following:
 - (1) All light sources must be controlled and equipped with lenses, louvers, shields, or prismatic control devices designed to prevent off-site views of the light source.
 - (2) No flickering or flashing lights except those associated with public safety activities may be permitted.
 - (3) Light sources that are integrated into a canopy must be designed to be recessed and flush with the ceiling of the canopy, and equipped with a flat lens surface.
 - (4) Residential single-family and townhome uses may have wall-mounted lighting with exposed light sources provided glare is not produced from off-site views.
- (F) Compliance. Any new lighting installed after the effective date of this chapter must be in compliance with the requirements of this chapter. Any lighting in existence before the effective date of this chapter that does not comply with its requirements may be considered legally nonconforming and may be allowed to continue in compliance with Section 140. Lighting may be required to be upgraded, wholly or in part, due to a request for a site plan review, conditional use permit, interim use permit, variance, or plat.
- (G) Seasonal decorative lighting and landscape lighting are not regulated by this section.