

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

The Ramsey Planning Commission conducted a special meeting on Thursday, March 2, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson (via Zoom)
 Commissioner Eric Peters
 Commissioner Gary Van Scoy

Members Absent: Commissioner Cheri Gengler
 Commissioner Tom Hunt
 Commissioner Brian Walker

Also Present: Planning Manager Todd Larson
 Senior Planner Chris Anderson
 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 Peters, seconded by Commissioner Van Scoy, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Van Scoy	aye
Commissioner Anderson	aye
Chairperson Bauer	aye

Motion Carried.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Zoning Code Update: PUD, PI, and P Districts

Presentation

Planning Manager Larson presented the staff report and requested feedback from the Commission.

Commissioner Van Scoy asked for clarification on how a PUD for residential would be reviewed.

Planning Manager Larson provided details on the path that would be followed for reviews, noting that the Commission would still review the overall plat just not the single lot home construction similar to what is done today.

Chairperson Bauer used the example of Riverstone and asked if it would still require a PUD if that development were to be built after these zoning changes are implemented or whether it could have been approved as a 55-foot lot development which would have allowed some larger lots as well.

Planning Manager Larson commented that will be part of the discussions that come in the next few weeks.

Commissioner Van Scoy commented that one of the intentions of the PUD is for the preservation of open space and asked if that language would be changed in the update.

Planning Manager Larson commented that there were a lot of things in the current ordinance that would not allow for the flexibility desired through a PUD, including that type of preservation of open space. He stated that the Commission and Council would still review the request from the developer to determine whether it meets the Comprehensive Plan and is best for the community. He stated that the PUD may not have anything to do with open space and could be used to do something different with architecture.

Commissioner Van Scoy stated that would seem to change the intent and application of a PUD.

Planning Manager Larson commented that a PUD would still be discretionary, and the Commission would still review and make its recommendation to the Council. He stated that the PUD would allow for flexibility in return for something that is superior to what could exist under the regular zoning regulations.

Commissioner Van Scoy stated that he would prefer to see some type of guidance, otherwise it is simply left to the group of people serving on the Commission and Council at that time. He stated that he does like the language that the PUD would allow flexibility in return for something superior to what could exist under the zoning regulations but noted that he would still be a little uncomfortable.

Councilmember Woestehoff stated that this would allow the City to be open to new concepts and different ideas but there would still be discretion to not approve something if the Commission and Council do not find that the proposal would meet the intended desires. He used the example of a tiny home community on a small parcel of land, which is just not something considered in the zoning code but could be an interesting concept.

Commissioner Anderson agreed with the changes proposed thus far.

Planning Manager Larson continued to review the proposed changes for the public and quasi-public districts.

Commissioner Anderson asked where the definition of quasi-public would be.

Planning Manager Larson provided further explanation.

Councilmember Woestehoff clarified that public/quasi-public would be the overall category and the other uses within would be the subcategories.

Chairperson Bauer noted that currently the church is zoned R-1-MUSA with a conditional use permit and asked if the property would be rezoned to PI and what the standards would then be.

Planning Manager Larson reviewed the proposed language for standards, “Due to the specialized nature of each of the uses and buildings, no bulk standards shall exist. All proposed sites and structures shall consider surrounding property uses in a respectful and intentional manner.”. He explained that because of the variety of uses within the district it would be impossible to create a one size fits all set of standards.

Planning Manager Larson confirmed that he had sufficient input from the Commission on these proposed changes.

5.02: Zoning Code Update: General Performance Standards (Part 1)

Presentation

Planning Manager Larson presented the staff report and requested feedback from the Commission on the lighting standards as proposed.

Commissioner Van Scoy asked how the light would be measured at ground level and where the light meter would be placed.

Planning Manager Larson provided additional details on how that would be measured.

Commissioner Van Scoy asked if residential backyard lighting would be addressed.

Planning Manager Larson provided details on where that is addressed.

Commissioner Anderson referenced the upward lighting mentioned and noted that he has concerns with light pollution.

Planning Manager Larson better explained upward lighting, using the example of lighting shining onto a building. He confirmed that a statement could be added related to light pollution. He continued to review the proposed changes to general performance standards, providing clarification, and answering some general questions.

Commissioner Van Scoy referenced proposed changes to alternative energy and asked if removing certain language would remain consistent with the City policy.

Councilmember Woestehoff stated that he agrees with the changes as this would be standards and the other would fall under policy.

The Commission provided some examples of solar arrays and asked how those would be classified. Staff noted that they would look into those and provide more information to the Commission.

Planning Manager Larson continued to review the proposed changes to the performance standards, providing clarification and answering general questions. He asked for input from the Commission on electric vehicle charging stations and whether those should count towards parking stalls.

Chairperson Bauer stated that he would think it would be encouraged rather than required.

Commissioner Peters noted that it would be the decision of the business as to whether they would want to provide that service, knowing that it would encourage customers to spend more time at that location.

Commissioner Anderson agreed that decision should be left to the business. He stated that he would encourage that, but it should ultimately be the decision of the business.

Planning Manager Larson agreed with the consensus of the Commission. He continued to review the proposed changes, providing clarification, and answering questions.

Chairperson Bauer referenced interim use permits and stated that he is not in favor of using that tool for something that would be more permanent, such as a heliport.

Planning Manager Larson noted that there will be a future meeting focused on interim use permits. He noted that an IUP can be tied to the sale of the property rather than using a period of five years.

Planning Manager Larson highlighted the topics that will be covered in upcoming special meetings.

5.03: Other

Presentation

Planning Manager Larson presented information on a concept for a bank within the COR and asked for input from the Commission on whether that use would be supported. He noted that this use would have two drive-thru lanes when only one is allowed in this area of the COR. He advised of another area within the COR which would allow for two drive-thru lanes.

Commissioner Van Scoy stated that he would not support this configuration as it would place a large parking lot along Sunwood.

Planning Manager Larson provided additional explanation on the configuration as shown and why that seemed to make the most sense.

Chairperson Bauer noted another configuration that could work better.

Councilmember Woestehoff stated that perhaps 23 parking stalls would not be needed for the use either. He noted that this would seem to be an example of why only one drive-thru lane would be allowed in this area of the COR.

Commissioner Van Scoy stated that if the design framework is going to be utilized, this would not be acceptable as proposed. He stated that there are other areas within the COR that would have more flexibility.

Commissioner Anderson stated that he likes the idea of bank, recognizing that there are some challenges, but believed the applicant could rearrange some things to make it work.

Commissioner Van Scoy stated that he is not opposed to the bank use but would want to see a different configuration. He stated that he would want to see the proposal better meeting the design framework.

Planning Manager Larson stated that he would express that there is quite a bit of hesitation from the Commission on this layout and location.

6. COMMISSION / STAFF INPUT

No additional comments.

7. ADJOURNMENT

Motion by Commissioner Peters, seconded by Commissioner Van Scoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Van Scoy	aye
Chairperson Bauer	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:56 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.