

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 24, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Cheri Gengler  
  Commissioner Bruce Anderson  
  Commissioner Randy Bauer (via Zoom)  
  Commissioner Ryan Heineman (via Zoom)  
  Commissioner Tom Hunt  
  Commissioner Eric Peters  
  Commissioner Gary Van Scoy

Members Absent:                   None

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

**1.     CALL TO ORDER**

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

**2.     PLEDGE OF ALLEGIANCE**

Chairperson Gengler led the group in the Pledge of Allegiance.

**3.     CITIZEN INPUT**

None.

**4.     APPROVAL OF AGENDA**

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Anderson	aye
Commissioner Van Scoy	aye
Commissioner Peters	aye
Commissioner Heineman	aye

Commissioner Bauer            aye  
Chairperson Gengler           aye

Motion Carried.

**5.        CONSENT AGENDA**

**5.01:    Approve the July 27, 2023 Planning Commission Meeting Minutes**

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

A roll call vote was performed:

Commissioner Bauer            aye  
Commissioner Heineman        aye  
Commissioner Peters            aye  
Commissioner Van Scoy        aye  
Commissioner Anderson        aye  
Commissioner Hunt              aye  
Chairperson Gengler            abstain

Motion Carried.

**6.        PUBLIC HEARINGS**

**7.        COMMISSION BUSINESS**

**7.01:    Jam Hops – Site Plan Review for a Commercial Indoor Recreation Facility at 14165 Ramsey Boulevard NW**

**Presentation**

Planning Manager Larson presented the Staff Report stating staff recommends approval of the Site Plan, contingent upon compliance with staff’s review comments.

**Commission Business**

Commissioner Anderson asked if there would be any way to have a second entrance/exit to the site.

Planning Manager Larson replied that there would not be.

Chairperson Gengler noted that the map identifies a wall for the Highway 10 construction and asked if there would be construction impacts to this site.

Planning Manager Larson replied that generally speaking Ramsey Boulevard will not stay in its current alignment and will swing to the west. He noted that there will be a retaining wall and some grading, but that has not yet been finalized. He stated that none of this property is being taken or will even have easements resulting from the highway project.

Commissioner Van Scoy asked the difference between the standards for parking for the building and what is being proposed.

Planning Manager Larson replied that there is not a standard for a gymnastics training facility, noting that the Code. He confirmed that if this were a warehouse or office building, this would be much more parking than would be needed.

Commissioner Anderson asked and received confirmation that staff is comfortable with the parking proposed.

Commissioner Bauer asked what would happen to the property between the new location of Ramsey Boulevard and the property line for this parcel once the road project is completed.

John Kinghorn, Kinghorn Construction, commented that the County is not planning to come onto this property at all. He stated that they received plans today from the County and initially it appears that the County will grade and treat stormwater in that area. He commented that they do not object to changing the types of trees as recommended by staff.

Commissioner Peters asked if signage would only be on the wall of the building.

Mr. Kinghorn replied that they would have building signage facing Ramsey Boulevard and a pylon sign on the Limonite side.

Commissioner Hunt asked for details on parking, comparing what exists at the current location in Anoka to what will be at the new location in Ramsey.

Brenda Nolby, applicant, estimated about 50 parking stalls at the current location. She stated that this new building will be larger, and they will be adding a program to the new location as well, which is why they will have more parking at this new location.

Commissioner Hunt commented that his daughter attends the Anoka location and, in his experience, even when it is busy there seems to be parking so he believed that the parking proposed would be sufficient.

Ms. Nolby commented that they intentionally schedule their classes to allow for a good flow in the parking area.

Councilmember Woestehoff asked if the concern would be that there is too much or too little parking.

Commissioner Hunt stated that his question/comment was that based on his experience there should not be any issues with insufficient parking.

Ms. Nolby stated that they have planned for expansion of the building in the future, as well as additional parking.

Chairperson Gengler asked if there would be a separate entrance for the theater program.

Ms. Nolby replied that they would still come into the main lobby.

Chairperson Gengler invited the applicant to address the Commission.

Motion by Commissioner Peters, seconded by Commissioner Anderson, to recommend approval of Resolution #23-175 for a Commercial Indoor Recreation Facility at 14200 Limonite St NW.

**Further discussion:**

The Commission commented that this would be a nice project and great addition to the community.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Anderson	aye
Commissioner Van Scoy	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

**8. COMMISSION / STAFF INPUT**

Planning Manager Larson noted a potential item(s) that will appear on the next meeting agenda. He noted that the EAW for Haviland Farms is still open for public comment.

**9. ADJOURNMENT**

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

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Van Scoy	aye

Commissioner Anderson     aye  
Commissioner Hunt         aye  
Chairperson Gengler       aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 7:23 p.m.

Respectfully submitted,

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Todd Larson  
Planning Manager

ATTEST:

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Dana Verbeek  
Planning Administrative Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*