

**CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Work Session on Tuesday, September 26, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Police Chief Jeff Katers
Planning Manager Todd Larson
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:34 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discussion of Ordinance #23-15 Tobacco and Cannabis Use Within Public Property and Public Places

Community Development Director Hanson reviewed the proposed ordinance based on discussion at previous meetings. She summarized uses of cannabis and tobacco products that would be prohibited on public property. She noted the challenge on clearly identifying within code when cannabis and tobacco use would be a prohibited use via the method of smoking versus electronic delivery devices.

Council reiterated their consensus of prohibiting the inhalation of cannabis on public property. Consensus was split on the tobacco use while on sidewalks and trails, as well as certain areas of public property. Consensus was generally reached to add a sentence to the tobacco use section to allow the use on public property in designated areas noted by signage.

2.02: Zoning Code Update Discussion

Planning Manager Larson began review of the Zoning Code by focusing on sections the Planning Commission recommended the City Council discuss further.

The first review focused on defining and setting expectations of what a single-family home is. Planning Manager Larson explained that Ramsey's Zoning Code references single-family homes and developments, however, a definition does not exist. He explained challenges associated with this, particularly in situations when a home is being rented out to a group of individuals who are not related. He further noted that it is common practice for cities to place limitations on how many non-related individuals may reside in a home. The benefit to this is to retain neighborhoods as single-family neighbors just as how they were developed, and where owner occupied homes exist to meet resident expectations. Defining or limiting non-related individuals would not prohibit rental homes in the city. He shared what a number of other cities identify for limitations with the majority of cities using four as the threshold, while some allow up to six. In some cases, cities do not identify a limit. Lastly, he noted that the proposed code defines and limits licensed residential facilities and unlicensed residential facilities to limit the number to six.

Discussion amongst Council focused on the benefit of setting a limitation, as well as whether four, five or six individuals was best. Consensus was reached to limit six unrelated individuals for consistency with the licensed and unlicensed residential facilities.

The second section of focus was car dealers. Planning Manager Larson noted that the City has held a desire to enhance the Highway 10 corridor. Staff has received feedback regarding the number of used car dealers along the corridor. These dealers are generally not invested in the community, and often times serve as secondary income. He explained that state regulations require dealers to hold a commercial office location, so this is the case where several dealers rent out office space on one property in multi-tenant buildings. The proposed code would require new dealers to be located on a minimum of two acres of land, have a building footprint equal to at least ten percent of the land and lastly limit a parcel of land to one dealer license.

Council expressed concerns about restricting existing properties or limiting existing businesses from expanding. Planning Manager Larson explained that most existing car dealer properties have additional permitting that has been granted through the years. This permitting along with legal non-conforming use laws would allow these properties to continue as they do today, subject to conforming to the conditions in their special permits. He emphasized the new regulations would pertain to new operations seeking to open in Ramsey.

Council continued discussion with a focus on parcel size. Consensus was reached to reduce the minimum parcel size to one acre of land, and to retain the requirement of ten percent of building footprint is required with a limitation of one dealer license per parcel.

In the interest of time, review of the Zoning Code concluded, but City Administrator Hagen requested council's interest in holding a special work session to finish the review. He noted upcoming work sessions will begin to focus on the final budget, but the zoning code is important to finish reviewing. Council agreed and Hagen would seek availability for a special work session date.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Brian Hagen
City Administrator