

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 1, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson (via Zoom)
 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
 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 VanScoy, seconded by Commissioner Peters, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye

Commissioner Hunt aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the October 27, 2022 Planning Commission Meeting Minutes

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

A roll call vote was performed:

Commissioner Hunt aye
Commissioner Anderson aye
Commissioner VanScoy aye
Commissioner Gengler aye
Commissioner Peters aye
Chairperson Bauer aye

Motion Carried.

6. PUBLIC HEARINGS

6.01: Public Hearing: Consider a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW

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 adoption of the resolution approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW, with the contingency of removing the semi-trailer.

Commissioner VanScoy asked if the trailer referred to is the white shipping container.

City Planner McCann stated that he believes there is a trailer connected but confirmed that the shipping container is part of that.

Commissioner Peters asked if anyone knew there was a business being run out of the house when the accessory building was constructed.

City Planner McCann commented that staff was aware of that business but because the operation of the business would not be changing, a Home Occupation Permit was not required at that time.

Citizen Input

Julieanna Snow and Russell Peterson, 17725 Nowthen Boulevard, stated that they are requesting the ability for the trailer to be on the property because it helps with the business and helps to screen the area from the public. She stated that each year the State of Minnesota attempts to improve groundwater by instituting new regulations which requires them to have more materials and equipment for the business. She stated that they are able to store the equipment and material in the trailer so that is available onsite for servicing customers. She stated that allowing them to have the trailer onsite would allow the business to continue to function and service septic customers in Ramsey.

Commissioner Hunt noted the truck parked out front and asked if that is the second truck as the narrative mentioned that the first truck is parked inside.

Mr. Peterson replied that the second truck is in Isanti at this time. He noted that storing the second truck in that location causes a delay in time and additional fuel costs that must be passed onto the customer.

Commissioner Hunt asked if the second truck would be parked in the location shown on the picture.

Mr. Peterson confirmed that is where they had the second truck in attempt to keep it screened. He confirmed that the trailer has been on the property since 1975.

Commissioner VanScoy commented that it is his understanding that there would be two trucks onsite, one parked inside and one parked outside.

Mr. Peterson confirmed that is how he had been doing it until he completed the building in Isanti and now keeps one truck at each location.

Ms. Snow commented that they did have both vehicles parked onsite but now have one on the property in the garage and the other in Isanti. She stated that if the truck at the house were to breakdown, the truck stored in Isanti would not fit into the garage because it is seven inches too tall and therefore would be stored on the side as it had been in the photo.

Mr. Peterson stated that they would plan to have the one truck at the home, parked inside, and the other would be parked in Isanti with the exception of if a job were to run late and they needed to park it at the home overnight.

Commissioner VanScoy asked what is stored in the trailer.

Mr. Peterson noted the different equipment that is stored in the trailer.

Chairperson Peterson asked what is kept in the accessory building.

Mr. Peterson commented that his pickup and the pumper truck are inside as well as other equipment for the septic business that must be stored indoors. He confirmed that there is not space in the accessory building for the items stored in the trailer.

Commissioner Peters asked if there has been an issue with vehicles coming onto the property, as it was mentioned that one the reasons for the trailer is to protect the property.

Mr. Peterson confirmed that they have had issues with vehicles spinning out on that corner and coming onto the property. He noted that have had issues with theft and therefore keeping the equipment in the trailer helps to keep it more secure.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Hunt	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Commissioner VanScoy asked the concern with the semi-trailer.

City Planner McCann replied that the trailer did come to their attention through the code enforcement process. He noted that it is technically a commercial vehicle and does not meet the requirements for a commercial vehicle.

Commissioner VanScoy commented that it appeared to be a shipping container, which have been allowed in certain circumstances in the past.

City Planner McCann confirmed that has been allowed for commercial or industrial properties and could not recall an instance of it being allowed for a residential property.

Commissioner VanScoy commented that the trailer has been on the property since 1975 and therefore perhaps screening would be helpful to screen it from the road. He noted that the trailer has been at the property for so long as a part of the normal operation and therefore it would seem extreme to request it to be removed.

Chairperson Bauer asked if the trailer would be prohibited within the R-1 district.

City Planner McCann noted that the Code has specifications for off street parking which include commercial vehicles. He noted that there are requirements for screening, allowed lengths of time, and it must be functional.

Chairperson Bauer noted that the trailer was in existence prior to the passing of the City Code requirements and asked if that would then be grandfathered in.

City Planner McCann replied that perhaps there could be a grandfathered allowance.

Commissioner Gengler asked to see the aerial map to show how the trailer aligns with adjacent properties.

City Planner McCann displayed the aerial photograph.

Commissioner Peters asked if there would be any pathway to make the trailer compliant if it were not grandfathered in, such as a variance.

City Planner McCann commented that he was unsure of alternatives.

Planning Manager Larson stated that perhaps an Interim Use Permit would be a good fit as that would expire with the sale of the property.

Chairperson Bauer suggested that the IUP could be linked to the sale of the land rather than issued for a five-year period.

Senior Planner Anderson commented that the IUP could be issued for a length of time, or it could be tied to the expiration of the Home Occupation Permit or sale of the property.

Commissioner VanScoy asked if conditions could be placed on an IUP, such as screening.

Senior Planner Anderson confirmed that reasonable conditions could be applied similar to a Conditional Use Permit.

Chairperson Bauer asked the applicant for input on whether they would be interested in pursuing an IUP for the trailer to remain on the property which would allow that trailer to remain on the property until the home occupation ceases or the property is sold.

Mr. Peterson agreed. He noted that they could run fencing along the trailer or could plant trees.

Chairperson Bauer asked if the IUP would require a second hearing.

City Planner McCann confirmed that would require a separation application and cost.

Chairperson Bauer noted that this motion could be made contingent upon later approval of an IUP.

Senior Planner Anderson noted that this could move forward to the City Council and the City Council could conduct the public hearing for the IUP at its meeting to avoid this having to come back before the Commission again.

Commissioner VanScoy asked if this would impact the ability for the resident to run their business, as it sounds like the business provides a critical service.

Planning Manager Larson asked the Commission to make a recommendation on this Home Occupation Permit tonight noting that the Commission could also make a recommendation on an IUP. He stated that the Council meeting could then be notified as the public hearing required for the IUP.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #22-271 Approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW with an IUP for the trailer to remain onsite, only for this business, with additional screening and that shall terminate upon termination of the Home Occupation Permit or sale of the property.

Further discussion

Ms. Snow asked if staff discovered that the trailer was grandfathered in, would the IUP then not be necessary. Chairperson Bauer noted that the safer route would be to use the IUP to ensure there are no conflicts going forward. He noted that staff could verify that information with the City Attorney prior to the City Council meeting.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

6.02: Public Hearing: Gile Addition Sketch Plan and Preliminary Plat – 15710 St. Francis Boulevard NW

Public Hearing

Chairperson Bauer called the public hearing to order at 7:34 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the sketch plan and preliminary plat.

Commissioner VanScoy asked if Krypton could be a through street once completed.

Planning Manager Larson confirmed that to be true.

Citizen Input

Jason Rude, representing the applicant, stated that the applicant is agreeable to moving the shed and snowmobiles that are near and/or over the lot line. He stated that the outlots are unique, noting that there are two outlots proposed to square off the neighboring lots to the northwest. He stated that the applicant has spoken with one of those neighbors, who is in agreement and is trying to reach the other. He explained that the neighbors would be deeded the outlots to make their lots rectangular.

Commissioner Anderson asked why Krypton Street could not go through now.

Planning Manager Larson replied that the City does not yet have enough right-of-way (ROW) to complete a full street. He noted that in order to construct the street now, they would need to condemn the hashed area on the map. He stated that the street is not needed at this time and therefore could wait for development to occur on the other side of the street that would provide the remaining ROW needed.

Commissioner Anderson asked how lot one would have access, as that appears to be blocked by lot two.

Planning Manager Larson provided details on the driveway that would come through the Krypton Street ROW to 157th Lane.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye
Commissioner Anderson	aye
Commissioner Hunt	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:45 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #22-275 for the Sketch Plan and Preliminary Plat of “Gile Addition”.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

7. COMMISSION BUSINESS

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

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends that the Commission provide applicable feedback to the applicant and direct them to proceed with preparation of a Preliminary Plat submittal.

Commission Business

Councilmember Woestehoff mentioned the comment from staff about the site potentially being overparked for guest parking and asked for more information.

Senior Planner Anderson commented that there is nothing wrong with having additional guest parking, but the number of stalls could be reduced.

Councilmember Woestehoff commented that he is excited for this development and is a proponent of less parking as there is a lot of asphalt in the area. He believed that greenspace or bike racks could be more beneficial. He also agreed with the architectural upgrades recommended by staff.

Commissioner VanScoy stated that when this was last discussed he was very vocal about porches but noted that he did review the COR Framework and there is language that would allow a balcony and therefore he withdraws his previous objection to the porch element.

Commissioner Anderson commented that he would also withdraw his objection related to porches. He stated that if this design is going to be allowed, it should blend into the neighboring units. He also agreed that there should be upgraded architecture on the public street facing side.

Jason Palmby, applicant, commented that they are excited to create this development of townhomes with open space areas for the private residents to gather.

Commissioner VanScoy asked the applicant for input on the recommendation of staff for upgraded architecture.

John Rasc, builder, stated that this is a unique opportunity as there is a variety of architecture and different designs within the COR. He stated that they believe that their design blends well with the different types of architecture in the area. He stated that they also have to design a product that meets the demands of the market at a price point that people can afford. He noted that these would have a higher price of the other townhomes that have been built in the COR, estimating a price beginning at \$375,000. He stated that they would not be opposed to stone or brick, but there has to be a give and take with the fencing, patios, and landscaping. He stated that they tend to place value in the things people want and find value in and brick is not it in this case. He stated that they could keep that in mind as they move forward but would like flexibility in return for the other items they propose.

Commissioner VanScoy stated that when he first saw the renderings, he was not in favor of them as they were very flat but noted that he is much more comfortable with these renderings as there is a fair amount of modulation. He stated that he does feel that masonry or something of that nature is missing in the design. He stated that he does like the project.

Chairperson Bauer commented that they are excited to see this project continuing to move forward.

Senior Planner Anderson confirmed the consensus that the applicant should continue to the next step in this process.

7.02: Presbyterian Homes (Senior Housing Partners)/Lord of Life Church Site – 14501 Nowthen Boulevard NW

Presentation

Planning Manager Larson noted that the applicant had an accident about 15 minutes before the meeting and could not make it, but would like this to continue to move forward, so he offered to provide an update in order to keep this moving forward. He updated the Commission on recent activity including neighborhood meetings and worksessions with the City Council and Planning Commission.

Commission Business

Chairperson Bauer stated that it seems the primary concern of the neighbors was related to three or four stories and a preference not to have the greenspace in their backyard. He welcomed any input the Commission may have.

Commissioner VanScoy stated that his only concern would be that there is adequate parking for both the housing and the church. He stated that any of the options would seem acceptable. He asked if a rezoning would be necessary.

Planning Manager Larson commented that this would be likely to become a Planned Unit Development.

Commissioner Gengler stated that if this were to move forward, she would want to see traffic studies as this area is already very treacherous.

Commissioner Anderson stated that he likes the project and favors alternate two the best.

7.03: Adopt the 2023 Meeting and Application Calendar

Presentation

Planning Manager Larson presented the Staff Report stating that staff recommends adopting the 2023 calendar. He noted a potential conflict and noted that the group could meet one week earlier or one week later. It was the consensus of the Commission to postpone that meeting by one week.

7.04: Zoning Code Update Discussion - Lighting

Presentation

Senior Planner Larson presented the Staff Report and welcomed input from the Commission on the topic.

Commission Business

Commissioner VanScoy commented that this topic seems to be covered.

Planning Manager Larson used the example of PACT Charter School and the stadium lights, noting that the Code language did not address that element. He stated that a recent daycare application proposed tall light poles because of a cost savings, but that is adjacent to residential and therefore may not be appropriate in that setting. He stated that there should also be a standard for adequate lighting for businesses.

Commissioner VanScoy commented that the existing language mentions lumens, but the new language uses a different measurement.

Planning Manager Larson explained it is the difference between the light that is given versus what projects. He noted that bulb strength is measured in lumens while the light at the surface where it is measured is foot candles.

Commissioner VanScoy referenced compliance and asked for details on Section 140 that is mentioned.

Planning Manager Larson noted that the nonconforming use section.

Commissioner VanScoy commented that there are many places where lights are on a building and the light is bright from the street.

Planning Manager Larson commented that is correct, there should not be light spillage but if the lighting were installed before the regulation those lights would be legal nonconforming. He stated that if the building came in for a new request, the lighting could be required to be upgraded at that time.

Commissioner VanScoy commented on a bright light of a neighbor that causes disturbance in his home and asked if there are residential regulations.

Planning Manager Larson provided details on glare and its definition.

Commissioner Gengler asked if the brightness of illuminated signs would be covered in this updated code or the sign code.

Planning Manager Larson replied that would be part of the sign regulations and that will be discussed at a future meeting.

Commissioner Gengler commented that she likes the LED street lights. She noted that perhaps there would be a limitation on the number of LED lights that could be placed on a building.

Commissioner VanScoy stated that it seems that this ordinance focuses on safety, involving both a maximum and minimum but also recognized that there is an issue of aesthetics that would be limited in terms of regulation.

Commissioner Hunt stated that he also liked LED lighting and also suggested perhaps including a maximum allowed to prevent something from going over the line.

Planning Manager Larson noted that he could explore that idea.

Councilmember Woestehoff asked if the parking areas mentioned would include parking garages/ramps.

Planning Manager Larson replied that he would look into that.

8. COMMISSION / STAFF INPUT

Councilmember Woestehoff provided an update on staffing.

Planning Manager Larson noted that the regular December meeting has been canceled and the next meeting will be January.

Senior Planner Anderson noted that Anoka County will be hosting a Fix-It Clinic and paper shredding event at the Ramsey Public Works Facility on Saturday, December 3rd from 10 a.m. to 1:30 p.m.

9. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:44 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.