

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

The Ramsey Planning Commission conducted a special meeting on Thursday, February 16, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Chairperson Cheri Gengler
 Commissioner Eric Peters
 Commissioner Gary Van Scoy

Members Absent: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 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

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

2. PLEDGE OF ALLEGIANCE

Acting Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVE MINUTES

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Residential Districts

Planning Manager Larson presented the staff report and welcomed any feedback, changes and/or questions on the proposed language.

Commissioner Van Scoy referenced the urban reserve area and received confirmation on the areas within the MUSA. He asked who would bear the cost of getting utilities to a development.

Planning Manager Larson replied that cost would be of the developer or landowner.

Commissioner Van Scoy asked for clarification on the use of the term “premature” and asked what the concern would be if the cost is born by the developer.

Planning Manager Larson replied that there is a staging plan that identifies areas eligible for development in this timeframe as well as future timeframes. He stated that a developer could make a claim that they are within the MUSA, within a developable district and run utilities that only meet their needs to that property. He explained that could be premature as the pipe would not be sized appropriately for future development in that area. He noted that roads could also be considered premature for development as the road to access the development may not be adequately designed to support that amount of traffic.

Acting Chairperson Gengler asked if this would be similar to an overlay district.

Planning Manager Larson replied that the minimum lot size would be 20 acres, noting that there are parcels within that area both larger and smaller. He stated that lots within that area would not be able to subdivide to create lots smaller than 20 acres. He stated that the intent would be to preserve the larger tracts that would be easy to develop when the times comes in the future.

Commissioner Van Scoy stated that he was unsure there has been an issue that would cause the introduction of urban reserve.

Planning Manager Larson provided additional context and an example of a property owner that would like to developer faster, but the infrastructure is not yet available in that area.

Commissioner Van Scoy commented that he could see how the change would be helpful for planning purposes. He noted that there are a few properties included that he was unsure if they should be included.

Dave Nathe, 14453 Llama Street, stated that he received a phone call today stating that his property was going to be discussed. He stated that he had no knowledge of this discussion and therefore chose to attend.

Planning Manager Larson replied that the Nathe property would fit within urban reserve as it is within the MUSA but is not ready for development. He commented that the change would not impact how the Nathe property is used, as agricultural use is allowed.

Commissioner Van Scoy asked for details on the proposed timing for development within the areas mapped out.

Planning Manager Larson commented that the further out properties get from existing utilities, the longer it would be before development would reach that area.

Acting Chairperson Gengler commented that the change would seem to make sense.

Commissioner Van Scoy referenced the area to the north not proposed for urban reserve but within the MUSA and asked for clarification.

Planning Manager Larson replied that area has been graded for Trott Brook North. He noted that two areas already approved for preliminary plat were not proposed to be included in urban reserve.

Councilmember Woestehoff stated that the City received a lot of feedback when Trott Brook came forward. He noted that this change may help to clarify questions rather than labeling the properties as R-1/Non-MUSA. He commented that the change seems to make sense.

Acting Chairperson Gengler commented that because the zoning is so disjointed, it would be difficult to identify where service is available within the MUSA, therefore this could provide that clarification.

Commissioner Van Scoy agreed that he sees the rationale in this change.

Planning Manager Larson continued to review the potential changes.

Commissioner Van Scoy stated that he does not have an issue with one acre lots but believed that there could be a lot of public comments that would be concerned that would not preserve the rural character. He stated that the main concern he would have is whether there is sufficient space for a septic location on a one-acre lot.

Planning Manager Larson commented that it could be likely that some of the 2.5 acre lots could request to subdivide but noted that they could keep some of the other standards in place, such as lot width that would prevent narrow/longer lots from being created.

Councilmember Woestehoff commented that a resident south of Central Park wanted to split but was told that they could not. He stated that part of him would agree that it could contradict the rural character, but at the same time some residents desire to split their lots. He stated that his overall issue with the rural residential district is that it is very disjointed. He stated that having two districts (one acre and 2.5 acre) would make sense but was not sure where those boundaries should be. He recognized that wherever the line is placed, there will continue to be nonconforming properties. He asked if the density of the Met Council only applies within the MUSA; staff confirmed that to be true.

Commissioner Van Scoy stated that the Commission previously considered the concept that the 2.5 acre lots could be split when urban services are available to create lots that would fit into the MUSA at higher density. He asked if changing to one acre lots would cause issues with the density

required by the Met Council. He stated that he would support looking into the concept further and what impact it could have.

Commissioner Peters noted that once the properties become MUSA it would allow lot splits into smaller sizes.

Planning Manager Larson provided additional details on the subdivision code text that specified planning for additional subdivision that could occur in the future.

Senior Planner Anderson commented that is typically only required in the rural areas near MUSA boundary where it could be developed in the future.

Planning Manager Larson continued to review the proposed changes.

Commissioner Van Scoy noted that it appears religious institutions would be allowed in all districts, whereas currently that is a conditional use.

Planning Manager Larson explained that a conditional use is generally fine but may need additional conditions placed upon it to make it a better neighbor such as fencing, landscaping, or operations of the use. He stated that the use of religion cannot be conditioned. He stated that the use would still be subject to site plan requirements, but the use of religion cannot be meddled with. He reviewed the performance standards.

Councilmember Woestehoff asked for more information on the definition of the two-family dwelling.

Planning Manager Larson replied that definitions will be last and provided examples of a two-family dwelling.

Councilmember Woestehoff asked how that would be different than an attached townhome.

Planning Manager Larson replied that a townhome typically has an association that maintains the grounds, snow removal, or exterior of the home itself. He noted that a two-family dwelling in Ramsey would typically be a duplex or double bungalow.

Councilmember Woestehoff asked if it would make more sense to use the term duplex rather than two-family as that would assume two families.

Planning Manager Larson replied that he could look into that but explained that two-family dwelling would be a broader term where a duplex described a home that is split by levels, and a double bungalow would be more of a side-by-side home.

Commissioner Peters asked if there is language in the code that would prevent someone from turning a single-family home into a duplex.

Planning Manager Larson replied that if the property is not zoned for that, it would not be allowed. He stated that there are probably instances where people finish off their basement and rent the basement. He stated that in a double bungalow, there would typically be separate utilities.

Commissioner Van Scoy asked for and received clarification on different uses and whether they would be allowed.

Acting Chairperson Gengler asked for more information WECS and whether residents would know what that stands for or whether examples should be listed.

Planning Manager Larson stated that most people that are interested in that type of energy would most likely know that abbreviation. He noted that will also be covered in the definitions section.

Acting Chairperson Gengler asked for clarification on private recreation equipment.

Planning Manager Larson provided the examples of a trampoline or swing set.

Commissioner Woestehoff asked what would define something as temporary in temporary or temporary/seasonal use. He asked if there would be a permit or process that would identify how long something could be onsite.

Planning Manager Larson stated that in terms of a construction trailer or field office, that would typically be during the length of construction and governed under a building permit. He also provided more information on some of the other temporary or seasonal uses listed in the table.

Acting Chairperson Gengler asked for more information on the temporary healthcare dwellings and asked if that has been addressed through ADUs.

Planning Manager Larson provided additional background on the legislative action that required all cities to allow temporary dwelling units for healthcare purposes. He stated that cities were allowed to opt out by a certain date, noting that Ramsey did so and would continue to opt out. He continued to review the proposed changes.

Councilmember Woestehoff asked if the term multi-unit residential should be used instead of multi-family residential.

Planning Manager Larson continued to review the proposed changes. He provided additional details on the Met Council calculation for density requirements. He explained the purpose of the zoning update in order to be in compliance with the Comprehensive Plan.

Commissioner Van Scoy asked for more clarification on the different lot standards proposed.

Planning Manager Larson provided additional explanation noting that calculation would factor in cul-de-sac lots, which are pie shaped. He also provided additional information on the setbacks and how those are calculated. There was additional discussion related to flag lots.

Councilmember Woestehoff provided additional input on parking suggestions, noting that it would be helpful to see the parking study to justify the parking needs. He stated that in the case of the ARAA Dome, it was helpful to have that information.

7. COMMISSION / STAFF INPUT

Planning Manager Larson noted that there is one planning case at the meeting next week and they will also continue this zoning update discussion.

8. ADJOURNMENT

The special meeting of the Planning Commission adjourned at 8:57 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.