

City of Ramsey
Agenda
Regular Planning Commission
Thursday, October 26, 2023

7:00 pm

City Hall Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.

Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for September 28, 2023.
6. **Public Hearing**
 1. PUBLIC HEARING: Consider a Home Occupation Permit for Calabrese Tree Care LLC at 16201 Nowthen Blvd
 2. "Waterfront Village" - Sketch Plan for Approximately 110 detached townhomes by Centra Homes
7. **Commission Business**
8. **Commission/Staff Input**
9. **Adjournment**

Regular Planning Commission

Meeting Date: 10/26/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for September 28, 2023.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for September 28, 2023.

Recommendation:

Outcome/Action:

Attachments

September PC Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 10/19/2023

Reviewed By

Brian Hagen

Date

10/19/2023 07:44 AM

Started On: 10/18/2023 08:37 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 28, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Commissioner Randy Bauer
 Commissioner Ryan Heineman

Also Present: Planning Manager Todd Larson
 Senior Planner Chris Anderson
 City Planner Adam Martin
 City Council Liaison Michael Olson

1. CALL TO ORDER

Commissioner Anderson called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Anderson led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

A roll call vote was performed:

Commissioner Van Scoy	aye
Commissioner Anderson	aye
Chairperson Gengler	aye
Commissioner Peters	aye

Commissioner Hunt aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the August 24, 2023 Planning Commission Meeting Minutes

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

A roll call vote was performed:

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

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider Request for a Conditional Use Permit and Variance Related to a Proposed Addition of a Carport to a Detached Accessory Building (Project No. 23-112); Case of Jay and Carol McDonald

Public Hearing

Commissioner Anderson called the public hearing to order at 7:02 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of both the Conditional Use Permit (CUP) and variance requests.

Commissioner Anderson asked if the property would be in compliance, with the exception of the square footage, if the driveway were taken away on the side of the building.

Senior Planner Anderson replied that the variance was not approved, and the driveway portion were removed, back to the five foot minimum setback, the current property would be in compliance and the CUP would cover the additional square footage.

Commissioner Van Scoy asked the lifespan of the encroachment agreement.

Senior Planner Anderson replied that the City Attorney would be reviewing the document. He stated that as drafted there is language that states the agreement may be null and void if either property changes ownership. He noted that the City Attorney will determine if the agreement would need to run in perpetuity.

Commissioner Van Scoy commented that once the variance is approved, that would run with the property and not the owner.

Senior Planner Anderson confirmed that if the variance were approved, it would allow a zero-foot setback but would not address encroachment onto a neighboring property. He stated that a condition within the variance, if approved, is that the encroachment agreement must be approved and recorded against both properties.

Citizen Input

Jay McDonald, 14275 Alpaca Street, commented that he was present to address any questions.

Commissioner Van Scoy asked if it was a surprise that the driveway encroaches onto the neighbor's yard.

Mr. McDonald commented that when he purchased the property in 2018, he was still living in Fargo and did not move in until June of 2019. He stated that there was no driveway to the building, as the previous owner was driving across the grass, therefore he wanted to have a driveway put in. He stated that he had communication with the City about the driveway options, where he learned the driveway had to branch off of the existing driveway. He commented that he had someone install the driveway at a time he was not home and was under the impression that his property included the row of trees, but it turned out that was a mistake. He commented that once he learned of the mistake, he reached out to his neighbor who did not have an issue with it. He stated that when he applied for the CUP, the issue came up again. He commented that he would be happy to have it all cleared up at this time.

Councilmember Olson asked which side of the building the carport would be located.

Mr. McDonald replied that it would be on the north side, which would be the opposite side of the driveway.

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

A roll call vote was performed:

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

Motion Carried.

Commissioner Anderson closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner Peters, seconded by Commissioner Van Scoy, to adopt Resolution #23-240 granting a variance to the driveway setback on the subject property.

Further discussion

Commissioner Van Scoy asked if the resolution includes the reference to the encroachment agreement. Senior Planner Anderson confirmed that is included.

A roll call vote was performed:

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

Motion Carried.

Motion by Commissioner Van Scoy, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-239 approving a Conditional Use Permit for 700 square feet of accessory building space to allow the addition of a carport on the north side of the existing detached accessory building.

A roll call vote was performed:

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

Motion Carried.

6.02: Public Hearing: Consider a Site Plan and Conditional Use Permit from Dehn Oil at 6651 141st Avenue NW

Public Hearing

Commissioner Anderson called the public hearing to order at 7:20 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends adoption of the resolution approving the Conditional Use Permit (CUP) and Site Plan on the subject property.

Commissioner Van Scoy commented that the ordinance allows for storage but does not specify what could be stored. He asked how fuel storage would fit into that.

City Planner Martin replied that the E-2 zoning district allows open and outdoor storage as a conditional use, therefore conditions could be placed upon that.

Commissioner Van Scoy asked if the fire department has reviewed this request.

City Planner Martin confirmed that the Fire Marshall has intensely been involved in the review and all his comments have been addressed.

Commissioner Van Scoy asked if a condition would be that the fire department approves.

Planning Manager Larson replied that there are review meetings where all departments are involved. He noted that the tanks would require tank permits through the fire department.

Commissioner Van Scoy asked if any other entity is required to license this activity.

Planning Manager Larson believed it would just be the City.

Councilmember Olson commented that the additional paved surface would add to the impervious surface and asked if drainage has been reviewed.

City Planner Martin confirmed that the drainage has been addressed. He noted that the impervious surface and access roads were required by the fire department.

Commissioner Anderson asked if there was a previous CUP for this site and the difference between the two.

City Planner Martin replied that the existing CUP is in place for other tenants on the property and this CUP would be separate from, and in addition to, the existing CUP. He stated that Soderholm and Sons will continue to occupy a portion of the site, therefore that CUP will remain, and the new CUP would apply to the new use and operation of Dehn Oil.

Commissioner Anderson commented that he visited the site today and noticed the pile of dirt, wondering if that would be going away.

Citizen Input

Rick Dehn, Dehn Oil, thanked City staff for their time. He commented that they are a fourth-generation family business and have experience with hazardous materials for over 93 years. He stated that their first priority is safety of their staff, families, neighbors, and city. He stated that they have a lot of expertise in this area and take it very seriously.

Commissioner Anderson asked if the current activity on the site would be continuing, noting that when he visited the site he noticed crushing and moving of material. He commented that would be heavy equipment around the tanks.

Mr. Dehn replied that for the time being, the plan is to share the space. He stated that the crushing operation is a short window. He noted that part of the condition of purchasing the property was to provide a five-year lease to Soder and Sons to continue to use a portion of the property. He noted that they have a good working relationship with that business and is not sure of the plans when that lease expires.

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

A roll call vote was performed:

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

Motion Carried.

Commissioner Anderson closed the public hearing closed at 7:35 p.m.

Commission Business

Motion by Commissioner Van Scoy, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-235 approving the Conditional Use Permit and Site Plan for storage of fuel tanks at 6651 141st Avenue NW.

A roll call vote was performed:

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

Motion Carried.

7. COMMISSION BUSINESS

7.01: Consider Sketch Plan for a Proposed Single Family Residential Development East of Nowthen Boulevard and South of Brookside Elementary School (Project No. 23-111); Case of Lennar

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends that the applicant proceed with developing the preliminary plat plan set.

Commission Business

Commissioner Van Scoy recognized the requirements from the Comprehensive Plan which would be difficult to meet with the current standards. He asked why a minimum density of three units per acre was selected for low density residential.

Senior Planner Anderson replied that designation of three to four units per acre has been in previous iterations of the Comprehensive Plan and was not a new update in the most recent version of the plan.

Councilmember Olson asked if the density requirement is an average throughout the city or whether every neighborhood would have to comply.

Senior Planner Anderson replied that within the MUSA area, developments would need to fall into that density range of three to four units per acre with an average of 3.5 units per acre across the MUSA.

Commissioner Van Scoy asked if this requirement is a result of requirements related to the MUSA. He commented that the research that he did shows that 3.5 units per acre is the average across the entire zoning district and not each specific area.

Senior Planner Anderson confirmed that the requirement is related to the MUSA.

Commissioner Hunt asked how the average stands now, noting this proposed density of 3.1 units per acre.

Senior Planner Anderson replied that the City is just below three units per acre on average across the MUSA.

Commissioner Van Scoy asked if the MUSA requirement is related to specific zoning districts or only residential.

Senior Planner Anderson replied that the City has a MUSA district that does include single-family residential as well as townhomes and apartments which would be R-1, R-2 and R-3 as well as the COR.

Commissioner Van Scoy commented that as they developed the COR, the intention was to concentrate residential development to allow lesser density as you get outside the COR.

Senior Planner Anderson confirmed that is an accurate statement. He noted that the subject property has been within the MUSA since the 2030 Comprehensive Plan.

Commissioner Gengler asked if there would be a turn lane for the turn out for Nowthen Boulevard.

Senior Planner Anderson replied that a turn lane would be required along with an acceleration lane.

Commissioner Anderson invited the applicant to speak.

Josh Metzger, Lennar, commented that they are excited to be looking at a new project in Ramsey. He commented that on this site they would look to introduce their heritage lineup which is a split-level product that would be new to their Ramsey developments. He commented that the home ranges from two to four bedrooms and from 1,650 to 2,050 square feet in size. He noted that most of the homes would have a three-car garage but there would be a two-car garage option as well. He stated that the price would range from \$350,000 to \$450,000. He provided details on the anticipated timeline if the concept is well received, noting that they would hope to submit preliminary plat before the end of the year and begin earth work in the spring with a model constructed for the fall parade of homes. He estimated a three year build out with three to four years for sale to complete.

Senior Planner Anderson commented that a comment was received via email today from the property owner at the corner of 167th and Nowthen Boulevard and expressed concern with the lot size, noting that the email was provided to the Commission and will be part of the record.

Commissioner Van Scoy commented that in the middle of the sketch plan there is what appears to be a blank area and asked for details.

Mr. Metzger replied that would be a stormwater pond. He commented that they have not yet developed a utility and/or grading plan and therefore based it on the acreage and lots and is an example of where a pond could be located.

Commissioner Van Scoy commented that seems large.

Senior Planner Anderson replied that there are two different stormwater standards, infiltration and rate control. He stated that multiple departments reviewed the plan including the stormwater specialist and there were no comments that the facility would be over or undersized. He noted that when the plans become more developed, they will be able to hone in on what will be necessary to meet the requirements of the City and WMO.

Commissioner Gengler asked if the deeper lots would be on the western or eastern side.

Mr. Metzger replied that the interior lots are fairly deep because of the layout of the streets and to accommodate ponding. He commented that their lots are deeper than the minimum requirement in order to accommodate this type of home. He provided some of the lot depths.

Senior Planner Anderson commented that originally the plan had the pond as a separate outlot, but because of concerns with previous developments the City did not want to ultimately be in the position of maintaining that or receiving it through tax forfeiture and therefore worked with the applicant to adjust the lot lines to include the ponding area.

Councilmember Olson asked whether the home product would be different if the plan were for 80-foot lots.

Mr. Metzger replied that the homes probably would be different, but was unsure that the product that would fit that lot size would make sense financially. He noted that the 80-foot lot design would equate to 2.3 units per acre for density.

Tamara Bjornrud, 16850 Zirconium Street, asked if a barrier would be anticipated for the end of the driveway/road, which abuts her property. She was also concerned with headlights coming into her home, as most of her windows are western facing. She asked if they would be allowed to construct a taller fence on their property to block that and keep people off of their land.

Senior Planner Anderson commented that City Code would allow up to an eight foot tall fence, with a building permit. He stated that he did not believe there would be an intention to have bollards in terms of a barrier.

Planning Manager Larson commented that the standard for a street that ends would be the three-board mechanism that is commonly used.

Councilmember Olson read the letter aloud that was received prior to the meeting from the property owner at 16735 Nowthen Boulevard.

Commissioner Anderson commented that this property is designated R-1 MUSA-80 and the City Council has not yet approved the changes to Section 117 of City Code. He stated that he cannot see how they could talk about changing the lot size to anything other than 80 feet under those circumstances. He stated that he also has concern that staff has been discussing these changes with the developer related to lot size without input from the Commission and/or City Council. He referenced lots 51-53, which abutt against wetlands and stated that he has a difficult time understanding how homes could be built on those lots and still meet the buffer and floodplain requirements. He also expressed concern about the wetland and drainage easement in those areas.

Mr. Metzger commented that from the front yard setback to the closest wetland edge, the shallowest of the lots still had 180 feet, which is more than enough room for a home and useable yard before reaching the 16.5-foot wetland buffer edge.

Senior Planner Anderson commented that the lots have a minimum depth of 100 feet as required by City Code. He commented that there is an existing drainage and utility easement from the original plat and that easement would be vacated with new easements dedicated as part of this plat.

Commissioner Van Scoy commented that currently as the zoning is, there should be transitioning between this development and the property to the east. He asked if those transitioning requirements would be vacated or remain under the new zoning that has not been implemented.

Senior Planner Anderson replied that the Comprehensive Plan states that density transitioning is required when low density lots butt against rural developing guided lots. He noted that in this instance both areas are guided as low density residential. He stated that the current zoning, directly east are zoned rural developing. He stated that when there is a conflict, the Comprehensive Plan takes precedent.

Commissioner Van Scoy asked the designation under the pending zoning.

Senior Planner Anderson replied that would be urban reserve.

Planning Manager Larson commented that under the proposed zoning changes, rural developing would be used for properties that would remain rural. He stated that properties within the MUSA would no longer be zoned rural developing and would be changed to urban reserve.

Commissioner Van Scoy commented that this would place 65 lots next to acreage lots, which would currently require density transitioning.

Senior Planner Anderson commented that they would need to go by the Comprehensive Plan guidance, as there is a conflict between the current zoning and the Comprehensive Plan.

Planning Manager Larson commented that the properties on Zirconium would have the same right to request to subdivide.

Senior Planner Anderson noted that the Comprehensive Plan was adopted in 2020, and therefore the zoning changes should have been made by this time and will need to be done, regardless of this application.

Commissioner Van Scoy commented that it would seem then that this action should be considered against the Comprehensive Plan rather than the current zoning.

Senior Planner Anderson commented that they are not ignoring what is there, but they are in the process of adopting a new zoning map and therefore they are attempting to work with where they are.

Commissioner Van Scoy commented that the intention to allow 65-foot lots was to have that within the more urban area. He did not think a 65-foot lot in this rural area would be appropriate and would like to see 80- or 75-foot lots. He acknowledged the MUSA requirement to have three units per acre, but noted that the plan to reach that was through increasing residential activity in the

COR and towards Highway 10. He recognized that the Council has question as to whether allow more apartments in the COR, but that was the intention in order to allow flexibility to have larger lots in more rural areas.

Senior Planner Anderson commented that there was a recommendation of approval for the zoning changes from the Planning Commission.

Commissioner Van Scoy commented that in the past there has been density transitioning.

Senior Planner Anderson referenced some previous developments that required density transitioning, noting that those developments abutted property that was guided as rural developing, whereas this property is not guided in that same manner.

Commissioner Gengler commented that this is exactly the place for smaller lots as it is adjacent to an elementary school where young families would want to have their starter home and near another low-density MUSA development, therefore this seems to be a good location for this type of development. She acknowledged that the City loves 80-foot lots, but not everyone is looking for that product and this would offer families more options. She also recognized that there is a need to get density to a certain level. She noted that perhaps some larger lots could be put on the exterior of the property with smaller lots interior.

Commissioner Peters asked if there was action from City Council to put a moratorium on City owned land in the COR for the purpose of high-density housing in the last year.

Senior Planner Anderson replied that has existed for more than one year that the City would not sell City owned land for apartments or high-density residential development.

Commissioner Peters asked and received confirmation that there has been interest from developers for that purpose in the COR.

Planning Manager Larson commented that some proposals have come forward through the EDA and to the Council for townhomes and apartment complex concepts that will soon come before the Planning Commission.

Commissioner Peters asked if those developments would bring up the units per acre average to allow 80-foot lots on this parcel.

Planning Manager Larson replied that those developments would help the average, but he was unsure if that would allow 80-foot lots on this parcel. He explained that the zoning code exercise was so important because of the conflicts that exist between the Comprehensive Plan and the zoning code. He noted that there is a conflict in that there is no physical way the development could meet the current regulations in terms of width and density.

Commissioner Peters asked if there would legal or other dangers in not following the Comprehensive Plan.

Planning Manager Larson replied that the City could be sued by the developer and property owners. He noted that there could also be a danger in being sued by the Metropolitan Council related to the MUSA.

Commissioner Hunt commented that he agrees with Commissioner Gengler. He stated that this is located near a school and while he may not want a 65-foot lot, others may want that and do not desire a large yard to take care of. He referenced the 167th corridor and asked if that is more of a formality that will be worked out through the process or whether there is a scenario where that does not go through.

Senior Planner Anderson replied that staff would strongly recommend that road connection be made. He stated that the entire purpose of creating the 66-foot wide outlot within the original Harmony Farms development, with additional language in the Development Agreement to eventually eliminate the shared driveway and provide that road connection.

Commissioner Peters asked who would be responsible for the funding of that road.

Senior Planner Anderson replied that is a discussion that would still need to be had. He stated that they have relayed that information to the applicant and staff has had discussions. He recognized that is not part of this parcel and perhaps the language should have been worded differently in the Development Agreement for Harmony Farms. He stated that the applicant has met with one of those property owners thus far and that property owner was going to reach out to the other neighbor.

Commissioner Peters commented that he would be interested to hear the input of those two neighbors.

Senior Planner Anderson commented that the resident that provided comments via email that were read aloud from Councilmember Olson has joined the meeting via Zoom.

John Rowe, 16735 Nowthen Blvd NW, commented that he submitted his comments in writing and believes that when there are acreage properties there should not be lots allowed under the width required in City Code. He stated that he is not against development, but believes that the standard 80-foot lot size should be used against the acreage homes.

Commissioner Anderson commented that until the City Council approves the zoning changes, he cannot support anything other than 80-foot properties. He stated that if the Council approves the new zoning plan, they could then consider something else.

7.02: Review and Adopt 2024 Planning Commission Meeting Calendar

Presentation

Planning Manager Larson presented the Staff Report stating that staff recommends adopting the calendar for 2024 with a start time of 6:30 p.m.

Commission Business

Commissioner Anderson preferred December 19th over January 2nd and confirmed the consensus of the Commission.

Commissioner Peters commented that he prefers the 7:00 p.m. start time because of his work schedule.

The Commission adopted the 2024 calendar with the December 19 meeting date and a 7:00 p.m. start time.

8. COMMISSION / STAFF INPUT

Planning Manager Larson highlighted some of the development considerations that will be coming forward in the near future.

Commissioner Hunt noted that absentee voting has begun for the Anoka Hennepin School District.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:49 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 10/26/2023**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

PUBLIC HEARING: Consider a Home Occupation Permit for Calabrese Tree Care LLC at 16201 Nowthen Blvd

Purpose/Background:

The City has received an application from Steve Calabrese (the "Applicant") for a Home Occupation Permit for a tree care business called Calabrese Tree Care LLC at 16201 Nowthen Blvd NW (the "Subject Property"). The business has operated from the property since 2022, per filings with the Minnesota Secretary of State, although City staff did not become aware of the business until September 2023. The Applicant is seeking a Home Occupation Permit to help bring the property into compliance with City Code.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Home Occupation Permit consideration and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:**Subject Property**

The Subject Property is located along the southwest side of Nowthen Blvd NW, between Ramsey Blvd NW and Xenon Street NW, just south of Nowthen Blvd's intersection with Coquina Street NW. The Subject Property is zoned R-1, Rural Developing, and is guided Rural Developing in the City's 2040 Comprehensive Plan. It is 1.39 acres in size and accesses Nowthen Blvd to the northeast with a paved driveway. Surrounding properties are similar in size and are also zoned and guided for Rural Developing land uses.

Summary

Calabrese Tree Care LLC has been operating on the Subject Property since 2022, according to filings from the Minnesota Secretary of State. However, the Applicant purchased the property in 2019, and aerial imagery indicates business operations were occurring on the Subject Property as early as September 2020. The business mainly consists of storage of materials and vehicles, including a wood mill, a loader, and a dump trailer. The Applicant has stated he has one employee that comes to the site and carpools with the Applicant to conduct business for clients at various off-site locations. The Applicant is requesting to store the wood mill and dump trailer outside, in addition to storing the loader and other non-vehicular equipment, including ropes and harnesses, inside the attached garage. This requires the Level II HOP due to an increase in use related to additional commercial vehicles and outdoor storage.

Additional Considerations

The request for a Home Occupation Permit was code enforcement initiated after a complaint was received in September 2023 for a sign illegally constructed in the right-of-way of Nowthen Blvd. The complaint was verified and a phone call was made to the property owner to remove the sign and obtain a Home Occupation Permit for the tree care business operating on site. Over the last few months, Staff has worked with the Applicant on explaining the regulations for Home Occupation Permits, and the Applicant intends to follow the standard Home Occupation Permit signage regulations, as well as intending to follow all HOP II regulations, as defined in Section

117-351 of City Code.

Upon inspecting the property as part of the application, staff found a few Code violations, including the following:

- 1) A wooden sign frame illegally constructed in the right-of-way of Nowthen Blvd; (Note: at the time of writing this case, the Applicant has removed the sign.)
- 2) Exceeding the limit of six items allowed for outdoor storage and parking on parcels less than two acres in size;
- 3) Several vehicles with expired registration;
- 4) Two items, including a camper and a flatbed trailer, parked on an unimproved surface.

Staff has included the remediation of the above items as conditions of approval in Resolution #23-266.

In addition to the tree care business, there is a licensed home daycare operating on the property. Licensed home daycares are allowed in the R-1, Rural Developing zoning district. Upon visiting the site, Staff confirmed there is adequate separation between the daycare and tree care uses.

Public Correspondence

At the time of writing this case, Staff received one general inquiry call and they did not state opposition or support for the request.

Alternatives

Alternative 1: Approve the Home Occupation Permit with conditions attached to the resolution. The use aligns with Zoning Code standards.

Alternative 2: Approve the Home Occupation Permit with additional requirements, based on certain findings.

Alternative 3: Deny the Home Occupation Permit based on certain findings. The Applicant's business has operated at the Subject Property for 4 years without generating complaints regarding the business. The proposed use is compliant with the Zoning Code for home occupation standards.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends the City Council adopts Resolution #23-266 Approving a Home Occupation Permit for Calabrese Tree Care LLC at 16201 Nowthen Blvd NW.

Outcome/Action:

Motion to recommend the City Council adopts Resolution #23-266 Approving a Home Occupation Permit for Calabrese Tree Care LLC at 16201 Nowthen Blvd NW.

Attachments

Site Location Map
Public Hearing Notice
Mailing Map - 350 Feet
Land Use Application
Home Occupation Questionnaire
Site Photos
Resolution #23-266

Form Review

Inbox

Reviewed By

Date

Brian Hagen

Brian Hagen

10/19/2023 09:46 AM

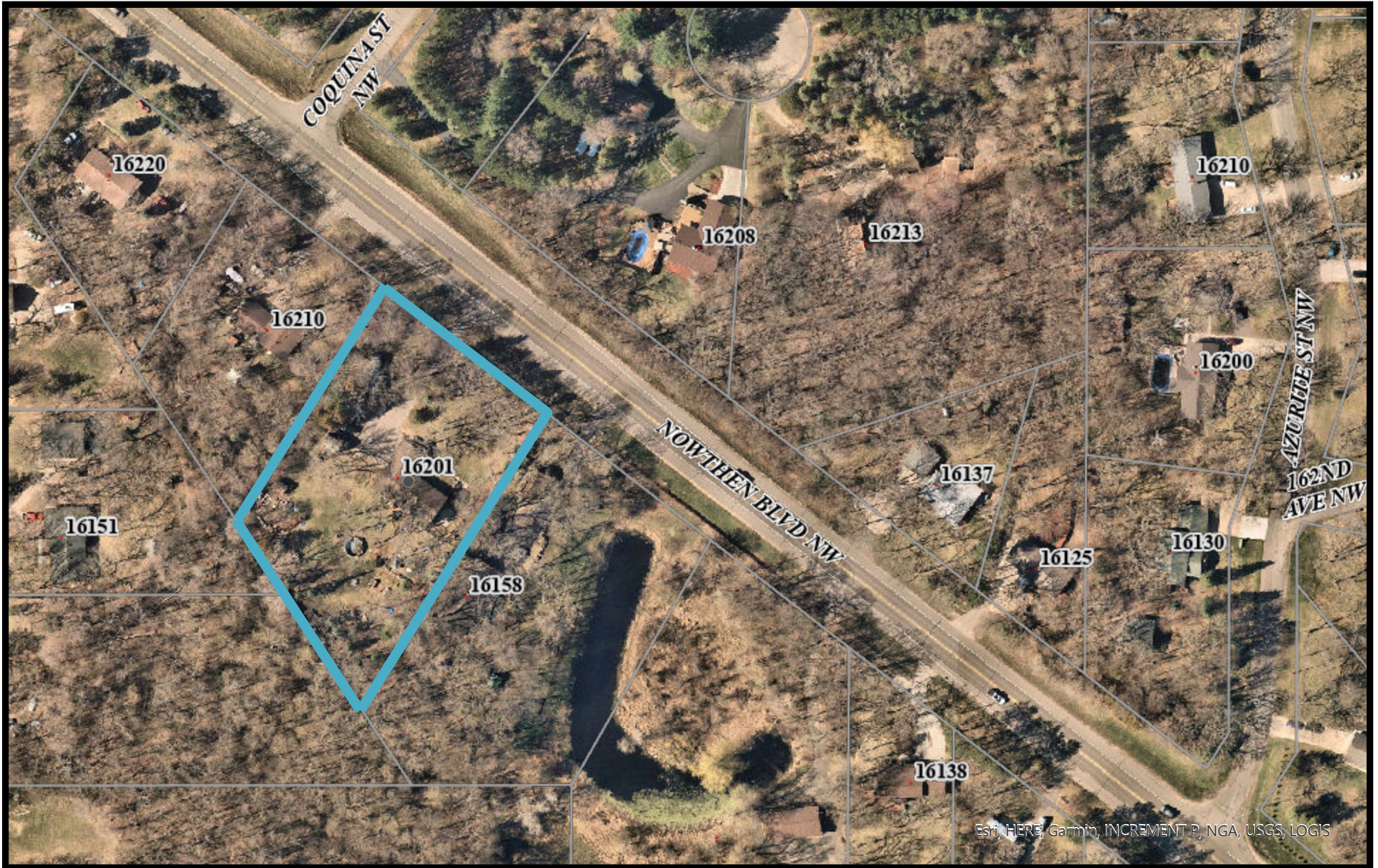
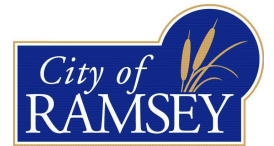
Form Started By: Adam Martin

Started On: 10/17/2023 04:25 PM

Final Approval Date: 10/19/2023

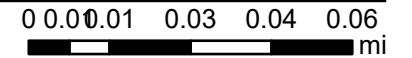
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16201 Nowthen Blvd NW

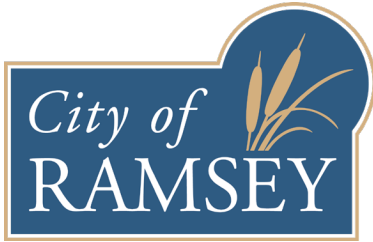
Calabrese Tree Care LLC



Est. HERE, Garmin, INCREMENT P, NGA, USGS, LOGIS

Print Date: September 22, 2023





7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

**NOTICE OF SKETCH PLAN REVIEW
PROJECT 23-117: CALABRESE TREE CARE LLC- HOP**

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

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Ramsey Planning Commission will hold a public hearing on Thursday, October 26, 2023, at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed request.

The purpose of the hearing is to consider a request for a Home Occupation Permit for a tree servicing business on the property located at 16201 Nowthen Blvd. NW and legally described as follows:

That part of the Southwest quarter of the Northeast quarter of Section 15, Township 32, Range 25, described as follows: Commencing at Northwest Corner of Said Northeast quarter, thence South 00 Degrees, 09 Minutes, 28 Seconds East along West line thereof 1326.92 feet, thence South 52 Degrees, 45 Minutes, 58 Seconds East along center line of CSAH NO 5 843.22 feet to point of beginning, thence continue South 52 Degrees, 45 Minutes, 58 Seconds East 200 feet, thence South 31 Degrees, 24 Minutes, 02 Seconds West 398.69 feet, thence North 34 Degrees, 13 Minutes, 58 Seconds West 218.38 feet, thence North 31 Degrees, 24 Minutes, 02 Seconds East 328.97 feet to point of beginning, except road, Subject to easement of record, Anoka County, Minnesota.

The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Dana Verbeek at 763-433-9824 by noon on Wednesday, October 18, 2023.

All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings. If attending remotely, please identify yourself with your first and last name before admittance into the meeting.

Comments are welcome and shall be sent to planning@cityoframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on October 26, 2023. For any other inquiries relating to this project contact Adam Martin at 763-433-9860 or amartin@cityoframsey.com.

Adam Martin,
City Planner

Date: October 13, 2023

15-32-25-13-0007
16201 Nowthen Blvd NW

Calabrese Tree Care LLC

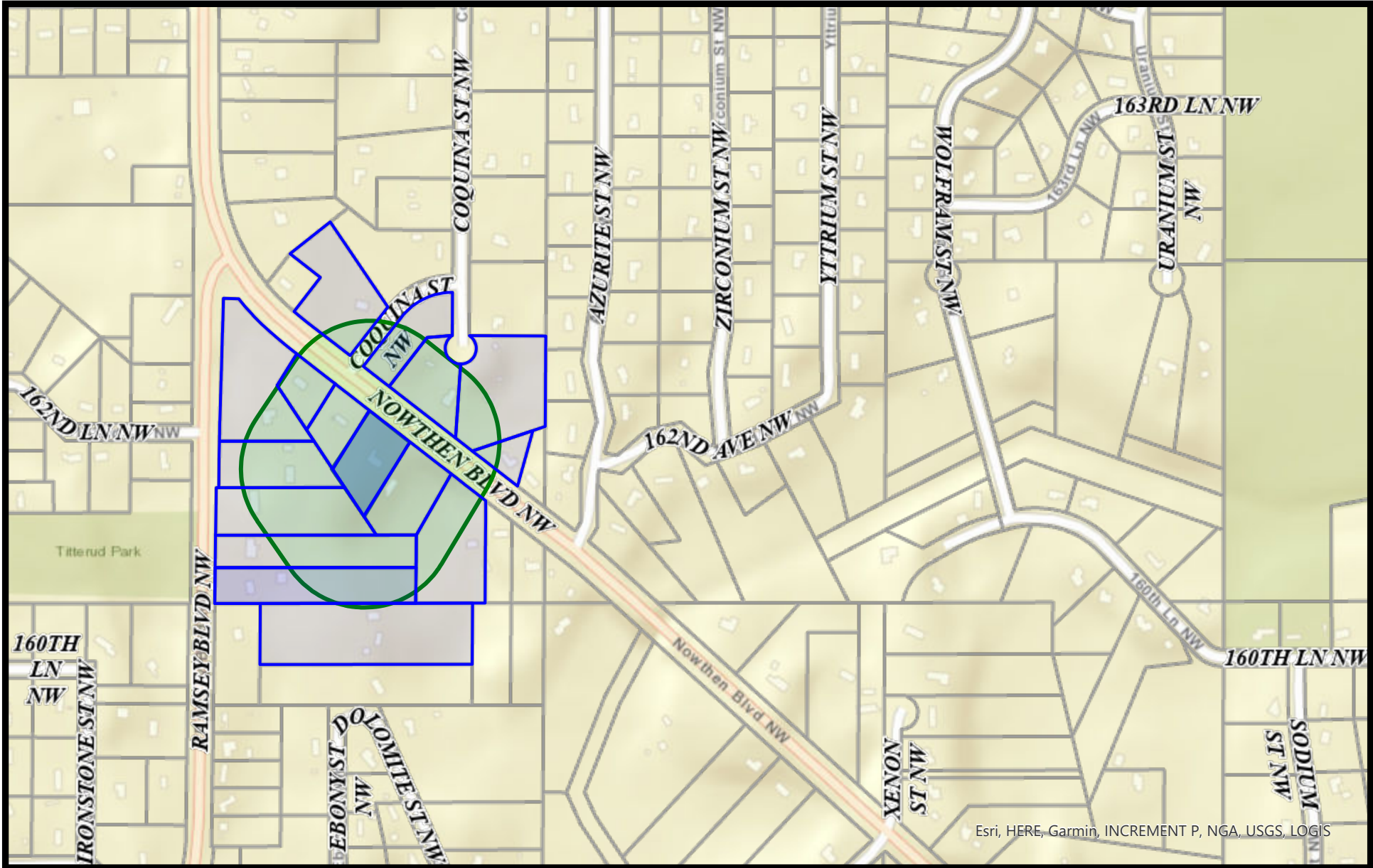
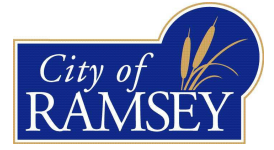


Print Date: September 22, 2023



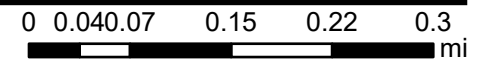
EST. HERE: Garmin, INCREMENT P, NGA, USGS, LOGIS

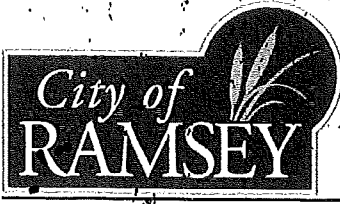
350 Ft Mailing Map



Print Date: September 28, 2023

Esri, HERE, Garmin, INCREMENT P, NGA, USGS, LOGIS





Land Use Application

<input type="checkbox"/> Plat - Sketch Plan	<input type="checkbox"/> Plat - Preliminary Plat	<input type="checkbox"/> Plat - Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input checked="" type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> ROW Vacation	<input type="checkbox"/> Private Kennel License
<input type="checkbox"/> Easement Encroachment	<input type="checkbox"/> Easement Vacation	<input type="checkbox"/> Other

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Steven Calabrese		
Street Address:	16201 Nowthen Blvd		
City, State, ZIP:	Ramsey, MN, 55303		
Home Phone:	7634394510	Work Phone:	6123063336
Email:	stevetony9009@gmail.com	Fax Number:	
Name of Business (if applicable):	Calabrese Tree Care LLC		
Business Address (if applicable):	16201 Nowthen Blvd		
Business City, State, ZIP:	Ramsey, MN, 55303		
Business Phone:	6123063336	Business Fax:	

Subject Property Information

(Location of Application)

Address	16201 Nowthen Blvd, Ramsey, MN, 55303
PIN	
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

PH-3504

23-117

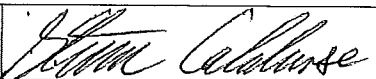
Property Owner Information
(If different than Applicant)

Name:	Steven Calabrese		
Street Address:	16201 Nowthen Blvd		
City, State, ZIP:	Ramsey, MN, 55303		
Home Phone:	7634394510	Work Phone:	6123063336
Email:	stevetony9008@gmail.com	Fax Number:	

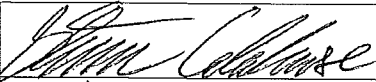
Please provide a detailed description of your request and attached a copy of a scaled site plan

I would like to put up a sign, with my business name and phone number, next to or on the right of way of the road. Attached is a scaled site plan showing the sign will be next to the tree line, 45ft. from the center line of the road, and 17ft off the edge of the road

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

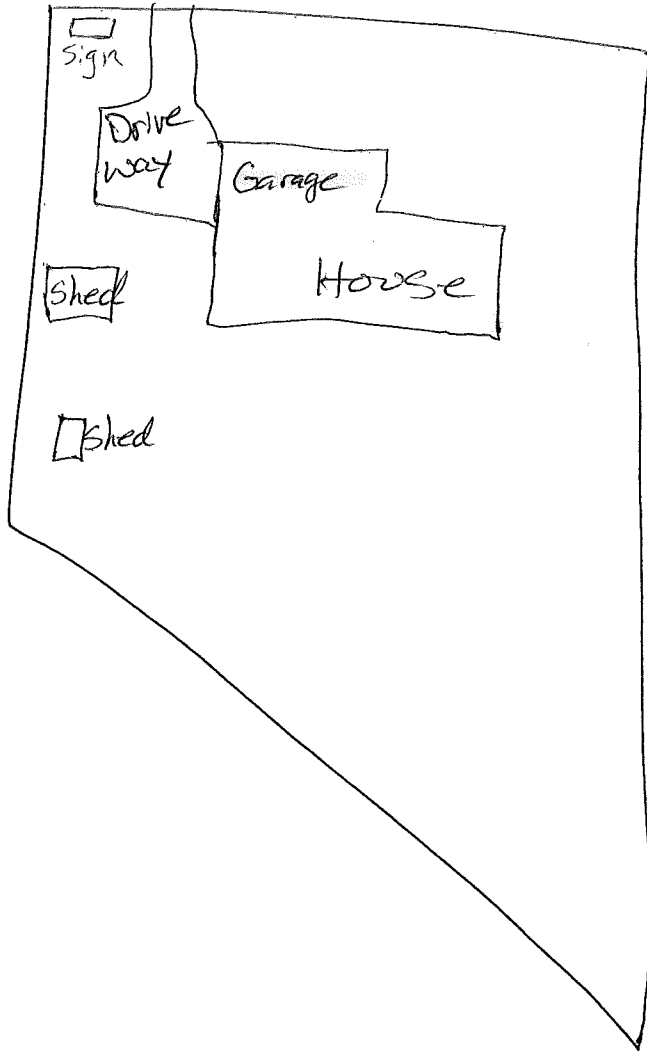
Applicant Signature		Co-Applicant Signature	
Printed Name	Steven Calabrese	Printed Name	
Title	owner	Title	
Date		Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application. With notice from the City, I understand the City may need to access the property for purposes related to the application.

Property Owner Signature		Property Owner Signature	
Printed Name	Steven Calabrese	Printed Name	
Title	owner	Title	
Date		Date	

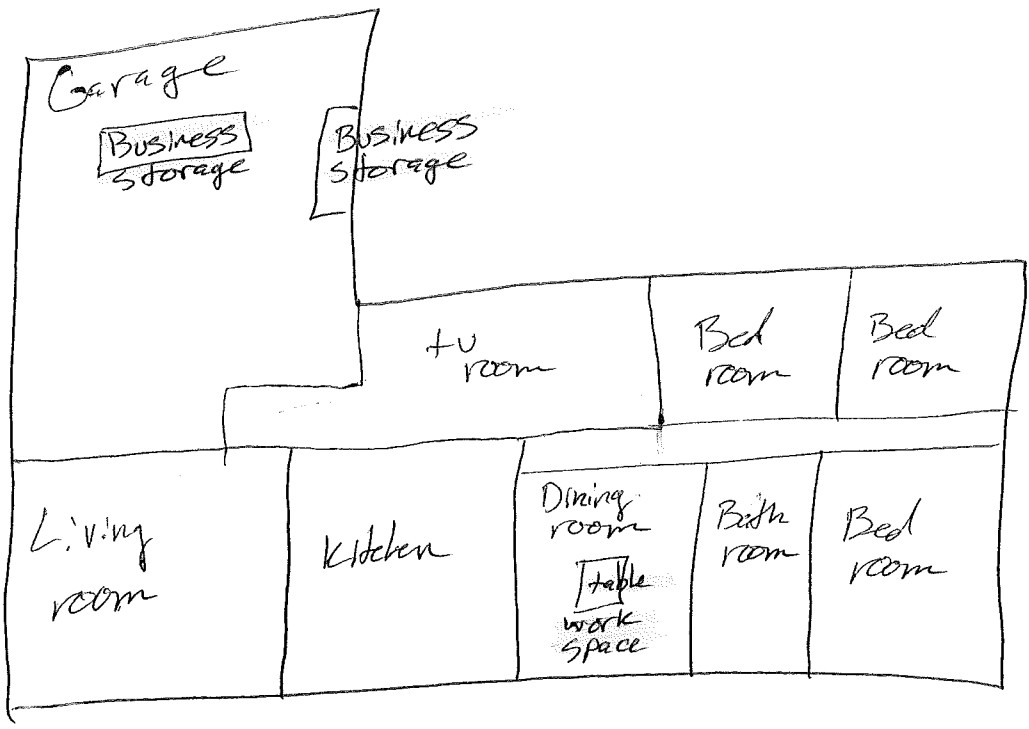
I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

Site Plan



Indication of outdoor storage

Floor Plan



location of
Business
operations

List of equipment used for business
that are stored on property;

Bobcat MT100
Sutrack Dump Trailer

The stockpile of wood on the property
is for personal use.

Address: 16201 Nowthen Blvd

Home Occupation Supplemental Questionnaire

Does the home occupation owner live in the home on the property? Yes No

Does the home occupation owner rent, or own, the property? Rent Own

Will any part of the occupation be conducted in the home? Yes No

If so, what activities will be conducted in the home and in which room(s)?

Calling customers and scheduling work

What is the gross living area of the home? 2975 sq. ft.

How much of that area will be used for the occupation? 100 sq. ft.

Will an attached garage or any detached accessory building or garage be used for the occupation? Yes No

If so, explain

To store equipment and gear such as ropes and harnesses

Will there be at least 200 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the property? Yes No

Will any structural additions or alterations to the home or accessory building(s) be required for this occupation? Yes No

If so, explain

Will customers or clients come to the property? Yes No

How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period? This includes employees, deliveries, customers, etc.

zero-four

Will you employ persons that do not live in the home on the property? Yes No

If so, how many non-resident employees will work on the site? ONE

Is it necessary for employees that work off-site to come to the home? Yes No

If so, explain

employees park their car at my house then we
carpool to the worksite

Will any vehicles other than your private car(s) be used in connection with the home occupation?

Yes No

If so, provide the number, size, and type of vehicles

Do you intend to store supplies and/or materials on the site? Yes No

Please describe the items to be stored, and where they will be stored

Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services? Yes No

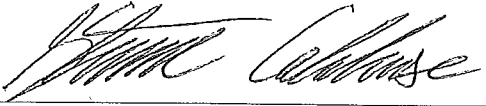
If so, explain and/or provide necessary documents

Homeowner's insurance may increase for properties with home-based businesses, or not cover the business. Have you spoke with your homeowner's insurance? Yes No

Anoka County may implement a split tax classification (residential and commercial) for your property if there is a home-based business onsite. Have you spoke with Anoka County about split tax classification for your business? Yes No

Any business modifications to existing or new structures may require meeting commercial Building Code standards. Have you spoke to the City's Building Official and your architect regarding modifications to meet commercial Building Code standards? Yes No

Some Homeowner's Associations (HOA) may prohibit home-based businesses. If applicable, have you spoke with your HOA about your proposed home-based business? You will need to provide a letter from the HOA approving the business. Yes No

Homeowner's Name	Steven and Lee Calabrese
Email	Stevetony9008@gmail.com
Phone	7634394510
Signature	
Date	

Brief Description of Home Occupation:

I operate and own a tree care service. This is a part time job I do on some weekends. I work one to three days a month. Employees meet at my home on work days and we carpool to the work site. A small part of my garage is used to store equipment and gear.



Sign Frame in Nowthen Blvd
NW Right-of-Way, which has
been removed since this
photo was taken.

Photo taken 9/20/23



Dump Trailer parked on unimproved surface.

Photo taken 9/20/23



Dump Trailer, Flatbed Trailer, and Camper parked on unimproved surface.

Photo taken 9/20/23



Wood Mill parked on unimproved surface.

Photo taken 9/20/23



The Home Daycare
playground is fenced in and
separated from the tree care
equipment.

Photo taken 9/20/23

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #23-266

**A RESOLUTION APPROVING A HOME OCCUPATION PERMIT
FOR A TREE CARE BUSINESS ON THE PROPERTY LOCATED AT 16201
NOWTHEN BLVD NW AND DECLARING TERMS OF PERMIT**

RECITALS

1. Steven Calabrese, hereinafter referred to as the “**Permittee**”, has properly applied for a Home Occupation Permit (the “**Permit**”) to operate a tree care business (the “**Home Occupation**”) on the property located at 16201 Nowthen Blvd NW and legally described as follows:

That part of the Southwest quarter of the Northeast quarter of Section 15, Township 32, Range 25, described as follows: Commencing at Northwest Corner of Said Northeast quarter, thence South 00 Degrees, 09 Minutes, 28 Seconds East along West line thereof 1326.92 feet, thence South 52 Degrees, 45 Minutes, 58 Seconds East along center line of CSAH NO 5 843.22 feet to point of beginning, thence continue South 52 Degrees, 45 Minutes, 58 Seconds East 200 feet, thence South 31 Degrees, 24 Minutes, 02 Seconds West 398.69 feet, thence North 34 Degrees, 13 Minutes, 58 Seconds West 218.38 feet, thence North 31 Degrees, 24 Minutes, 02 Seconds East 328.97 feet to point of beginning, except road, Subject to easement of record, Anoka County, Minnesota.

(the “**Subject Property**”)

2. That in early September 2023, a code enforcement case was opened for a sign illegally constructed in the right-of-way of Nowthen Blvd NW, as well as home occupation violations at the **Subject Property**, and a first notice of violation was sent to the **Permittee**.
3. That on September 18, 2023, the **Permittee**, submitted a completed questionnaire and land use application for a Home Occupation Permit to operate a tree care business on the **Subject Property**.
4. That on September 20, 2023, City Staff conducted an inspection on the **Subject Property** and identified additional code violations, including nine items parked outside on the property, including one wood mill, one boat, one camper, two trailers, and four vehicles.
5. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and the surrounding parcels are also zoned R-1 Residential (Rural Developing).
6. That the **Subject Property** is approximately 1.39 acres in size and is surrounded by lots ranging in size from 0.92 acres to 2.38 acres.

7. That the **Subject Property** is guided for Rural Developing (residential) in the City's Future Land Use Map.
8. That the **Permittee** owns the **Subject Property**, and will occupy the dwelling while conducting business on the **Subject Property**.
9. That the **Home Occupation** is proposed to be based out of the home, and the attached garage on site where equipment, one loader, and business materials will be stored.
10. That the **Permittee** has stated there will be at least 400 square feet of garage space reserved for indoor residential parking and storage in an attached garage related to residential use on the **Subject Property**, as established in City Code Section 117-351 (Home Occupation).
11. That the **Permittee** plans to store the wood mill and dump trailer outdoors, on an improved surface.
12. That at the time of writing this resolution, there are no business signs at the **Subject Property**.
13. That the **Permittee** has stated they will work with one (1) employee who will come to the **Subject Property**. The employee vehicle will be stored on the driveway of the property.
14. That the **Home Occupation** does not involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the **Subject Property** but does involve operating the business via phone call and email in an office inside the home. Customers do not come to the **Subject Property**.
15. That the **Permittee** is requesting hours of operation of 7:00 am through 8:00 pm, Fridays and Saturdays.
16. That the City finds the **Home Occupation** operates beyond the parameters of Level I Home Occupation Permit requirements (City Code Section 117-351) and therefore requires Planning Commission and City Council review and approval.
17. That the Planning Commission met and held a duly noticed public hearing on October 26, 2023, during their regularly scheduled meeting and recommended approval of the **Permit**, contingent upon addressing code violation on the **Subject Property**.
18. That the City Council reviewed the request during their regularly scheduled meeting on November 14, 2023, and **approved/denied** the request.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.

2. That the proposed use **will** be compatible with the residential neighborhood due to (in part) density, lot size and use of the surrounding lots.
3. That the proposed use **will not** be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or the public welfare.
4. That the proposed use **will not** substantially or adversely impair the use, enjoyment, or market value of neighboring properties.
5. That the proposed use **will not** be hazardous or disturbing to existing or future neighboring uses.
6. That the proposed use **will** be served adequately by public facilities and services such as highways and streets.
7. That the proposed use **will not** create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.
8. That the proposed use **will not** involve activities and uses that would be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the request for a Home Occupation Permit (the “**Permit**”) for the operation of Calabrese Tree Care LLC on the **Subject Property** is hereby approved pursuant to Sections 117-51 and 117-351 of the Ramsey City Code with the following conditions:

1. That this agreement shall permit the **Home Occupation** of a tree care business on the **Subject Property**.
2. That customers never visit the **Subject Property**.
3. That this **Permit** allows for one (1) employee to come to the **Subject Property**.
4. This **Permit** allows for the single business, Calabrese Tree Care LLC, to operate on the **Subject Property**.
5. That equipment and vehicles will be placed on the driveway; not at any time on the public streets.
6. That the **Permittee** agrees there will be no exterior evidence of the **Home Occupation** permitted on the **Subject Property** unless in compliance with Chapter 117-351 (Home Occupations) of City Code, except the vehicles mentioned above.

7. That the **Permittee** is responsible to verify and ensure that the primary structure is compliant with all applicable state and local codes.
8. That should the **Permittee** die or should the **Subject Property** be sold, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the **Home Occupation**, written notice to that effect shall be given to the Zoning Administrator may authorize continuation of the **Permit** without further hearing.
9. The **Permittee** shall reside on the **Subject Property**; if the **Permittee** does not reside on the **Subject Property**, the **Permit** shall be automatically terminated.
10. That the **Permittee** agrees that if the operation expands, they will notify the City of Ramsey and apply for an amendment to this **Permit**.
11. That the **Permittee** is limited to hours of operation of 7:00 am to 8:00 pm, Fridays and Saturdays.
12. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
13. That the **Permittee** shall be responsible for obtaining and having in full force and effect all applicable State, County, and City licenses. This includes a Business License with the City and registering with the State of Minnesota.
14. That the **Permittee** shall be responsible for all costs incurred in the administration and enforcement of this **Permit**.
15. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request to the **Permittee**.
16. That the **Permittee** agrees to take additional measures to keep the **Subject Property** in compliance with City Code regulations related to off-street parking and nuisance violations.
17. That this **Permit** does not authorize a future homeowner of the **Subject Property** from utilizing the attached garage for a home-based business.
18. That there shall be no outdoor storage at any time related to the **Home Occupation** besides the wood mill, dump trailer, and one (1) vehicle associated with the use.

19. That the salvage of inoperable commercial vehicles for purposes of parts for other operable commercial vehicles is not a permitted use within the District and is declared a public nuisance.
20. That the **Permittee** shall follow all signage regulations for **Home Occupations** as specified in City Code.
21. That the use shall not cause any other nuisance violations or City Code violations, and the **Subject Property** must remain in compliance with off-street parking violations, public nuisance code provisions, and in compliance with the International Property Maintenance Code. This includes but is not limited to: no junk being stored outside, parking only on the driveway(s), no driving on the grass, or collection of diseased tree limbs and branches.
22. That the City reserves the right to revoke the permit for any violation of the above conditions.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly approved and adopted by the Ramsey City Council this the 14th day of November, 2023.

Mayor

ATTEST:

City Clerk

Regular Planning Commission**Meeting Date:** 10/26/2023**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

"Waterfront Village" - Sketch Plan for Approximately 110 detached townhomes by Centra Homes

Purpose/Background:

Centra Homes has submitted a sketch plan for a proposed detached townhome development in the COR. The applicant has been working with the City's Economic Development Authority and was selected to submit development plans for the site at the southwest corner of Bunker Lake Boulevard and Zeolite St. NW. Centra was selected based on the unit design and adherence to COR Framework design principles over another developer. The sketch plan is the first step in the plat review process. The sketch plan is intended for the Planning Commission and neighbors to provide high-level feedback so that the applicant can then go and spend money to prepare the more detailed plans needed for a preliminary plat application.

The proposed detached unit is similar to the units Centra built in "Cottages at the COR" at the southwest corner of Ramey Boulevard and Bunker Lake Boulevard. Each unit will have a front porch and front door with a rear-loaded garage. All units are two stories in height. It is recommended that the exposed end units have more architectural interest than the sides of the existing units as four-sided architecture is called out in the Framework.

The interior roads are all 25-foot wide private roadways maintained by the association. Four areas are shown with parking bump-outs. All driveways are wide enough to accommodate parking for two cars. There is one dead-end stub street at the northwest corner of the site. This design has been reviewed and approved by the Fire Department and it is similar to other stub streets in the COR. Other areas of the private roadway will need to be signed "no parking fire lane." Zeolite Street and Ramsey Parkway are expected to be constructed in 2024. These roadways will each have on-street parking available for daytime use.

A series of walkways are shown to provide access from the parking areas to the front doors of each unit. Some of the walkways should shift or be added to provide better access to the parking areas.

The southern row of units (1-11) are shown setback a greater distance from proposed Ramsey Parkway due to a proposed storm sewer. The storm pipe design is being worked on currently and is likely to be located beneath the roadway, freeing up the land north of the roadway. The units will need to have a 15-foot build-to positioning on the site. The shifting south may allow for a few additional units next to units 30, 22, and 21. The sketch plan shows 110 units.

The site is currently zoned COR-2b which is a retail subdistrict. It will need to be rezoned to COR-4b to accommodate the townhomes. This rezoning is being included with the Zoning Code Update work that has been underway for several months.

Notification:

Mailed notifications were sent to property owners within 700 feet of the site. A sign was not placed on the property due to the mass grading work being done with the Waterfront Park project.

Recommendation:

Staff recommends advancing the sketch plan to the Preliminary Plat phase with any additional comments the Planning Commission has.

Outcome/Action:

Please provide any design directions for the applicant.

Attachments

Sketch Plan

Cover Letter

Cottages at the COR

Comment Letter - Luck

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 10/19/2023

Reviewed By

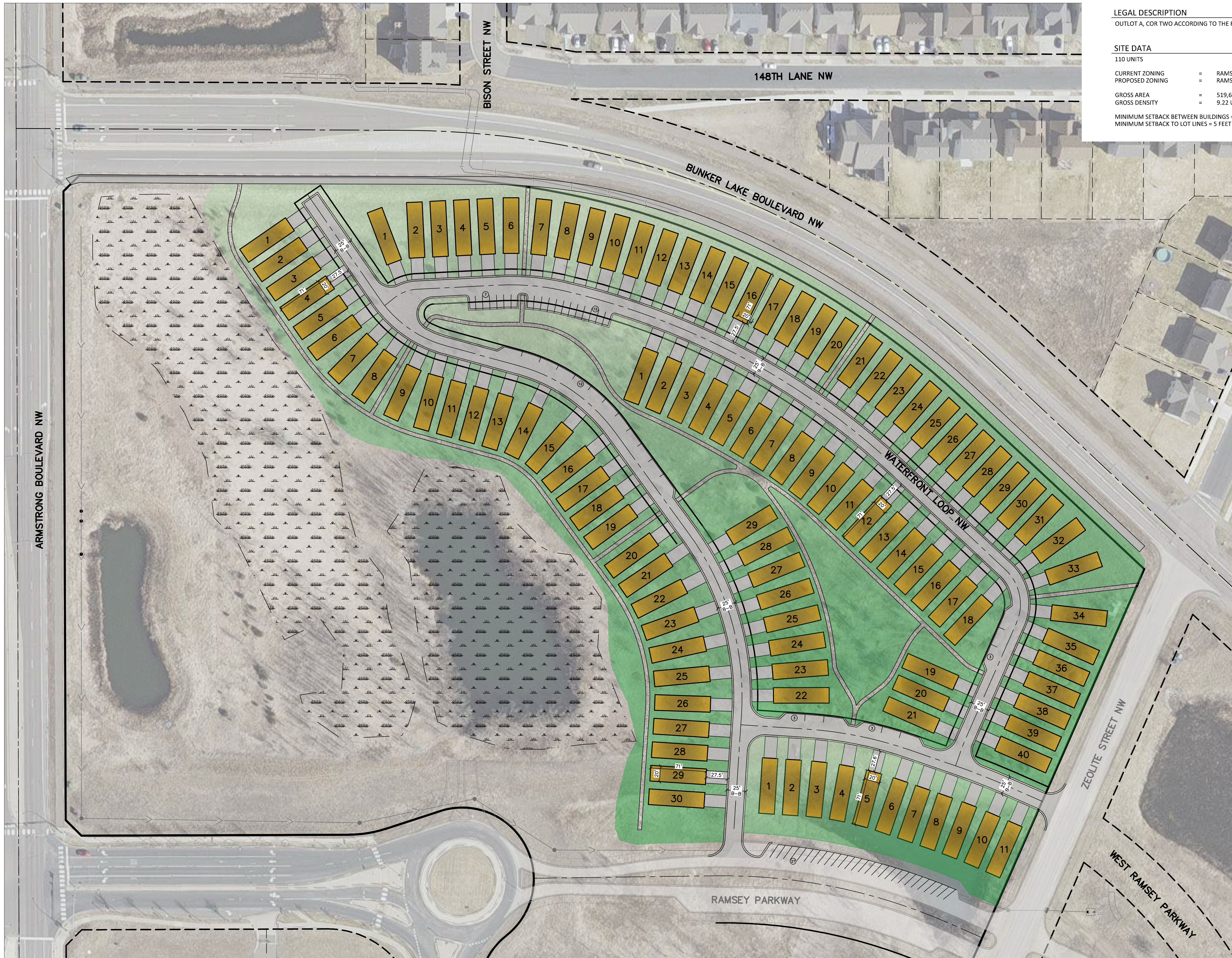
Brian Hagen

Date

10/19/2023 07:48 AM

Started On: 10/16/2023 08:55 AM

F:\Civil_3D\Projects\24108\PRE-PLAT PLANS\24108-CON.dwg - 10/05/2023 03:29PM



LEGAL DESCRIPTION
OUTLOT A, COR TWO ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA

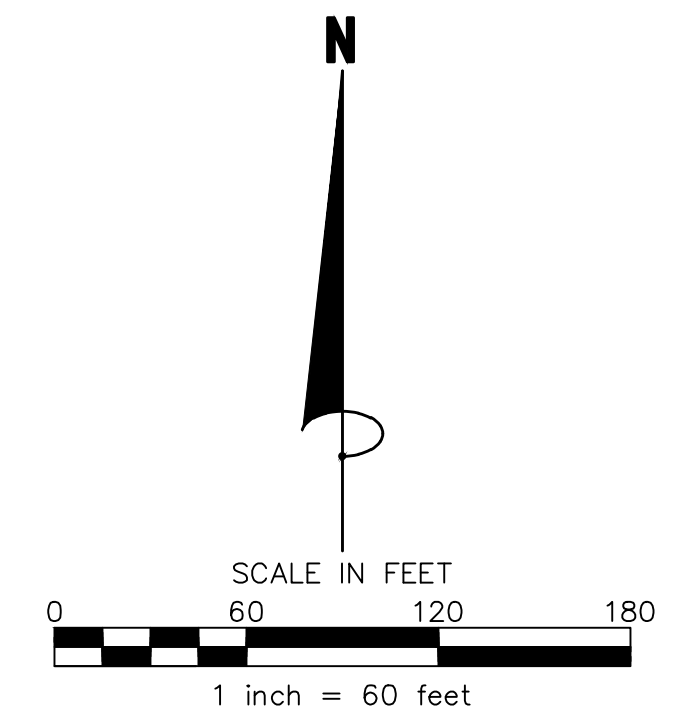
SITE DATA
110 UNITS
CURRENT ZONING = RAMSEY COR-2A
PROPOSED ZONING = RAMSEY COR-4
GROSS AREA = 519,621 SF (11.93 AC)
GROSS DENSITY = 9.22 UNITS/AC
MINIMUM SETBACK BETWEEN BUILDINGS = 10 FEET
MINIMUM SETBACK TO LOT LINES = 5 FEET

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
GEOFF G. COOPER, P.E.
Date: 09/15/23, Reg. No. 18195

WATERFRONT VILLAGE
RAMSEY, MINNESOTA
SKETCH PLAT
FOR
CENTRA COMPANIES
11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

DRAWN BY PLM/EPF
DATE 09/15/23
REVISIONS
10/05/23 CITY COMMENTS
CAD FILE 24108-CON
PROJECT NO. 24108
C1.0



CENTRA HOMES_{LLC}

September 15, 2023

Todd Larson
Planning Manager
City Ramsey MN

RE: Waterfront Village Sketch Plat and Zone Change

Dear Todd,

Centra Homes is pleased to submit this sketch plat and zone change for City review for Waterfront Village. This parcel is comprised of Outlot A of the Cor Two plat that was recorded in March of 2013. The parcel is located at the intersection of Bunker Lake Boulevard and Armstrong Boulevard. Centra currently has this parcel under contract for purchase from the Ramsey EDA.

The site plan for this property reflects Centra's and the City's vision for a neighborhood with an urban feel that fosters a sense of community while providing pedestrian connectivity throughout and beyond the site. The site plan substantially reflects the site plan that was utilized during Ramsey EDA review. Primary access points are from Zeolite St to the east and 147th Avenue to the south.

Due to the City's proposed parking and stormdrain alignments, we had to slightly re-configure the southern portion of the site. We are requesting to work through this with staff prior to the City installing street and utility improvements in this area of the site.

Waterfront Village consists of 108 single family detached homes. All homes are alley loaded, with garages in the rear of the homes and front porches oriented toward sidewalks around the perimeter and throughout the interior of the community. This layout is similar to Centra's Cottages at the COR neighborhood at the corner of Bunker Lake and Ramsey Boulevards.

Elevations are being updated and rendered and will be available under separate cover prior to the Planning Commission meeting in October. However, some photographs of architectural samples and streetscapes are included with this submittal.

In addition to Sketch plat review, Centra is requesting a zone change for the property from COR-2b to COR-4b. Fees for both Sketch plat review and the zone change have been provided to the City.

Our desired schedule for the project assumes Sketch Plat review at City Council on October 26th. Our anticipated Preliminary Plat submittal consists of the following dates:

- Submittal December 15th
- Planning Commission January 25th
- City Council in early February 2024

We anticipate breaking ground in Spring of 2024 to begin development work. Please let me know if you have any questions. We are excited for this opportunity and look forward to working with the City of Ramsey on a community that Centra and the City can be proud of!

Regards,

A handwritten signature in black ink that reads "Paul J. Tabone". The signature is written in a cursive style with a large initial "P" and a long horizontal stroke at the end.

Paul J. Tabone

Land Analyst &
Entitlement Mgr
Centra Homes

Cottages at the COR



Looking westward from Ramsey Boulevard

Google Street View, October 2021

From: [Missy Luck](#)
To: [Ramsey Planning](#)
Subject: Waterfront village letter
Date: Tuesday, October 17, 2023 12:41:23 PM

Hello,

I just received a letter from The City of Ramsey. It states there are MORE townhomes going up opposite my home.



I am well aware of all of the other letters that have been sent out in the last few years. A majority of these letters have contradicted what was sent previously or what I have heard at town meetings.

Enough is enough. My family, as well as many neighbors (7 families have met and discussed from the same neighborhood) are very disappointed with the City of Ramsey and the governing peoples. We feel as though we have been lied to multiple times. We are being gaslit to believe we have been fully informed.

I realize sending an email is a small thing but our property taxes are not. They have been continuing to sky rocket at a time where every penny counts to families. This neighborhood is a middle class income neighborhood and a majority of the families are barely making it by. Building more and more townhomes continues to raise our cost of living. The city is forcing families to leave.

Bunker has become a dangerous road to turn in and out of zeolite. Due to all the townhomes and construction. Something needs to change.

I am disappointed in this city and utterly appalled at what the leaders of this city are doing.

The city is slowly becoming a crime ridden Blaine and it is gross and heartbreaking. My family moved here 10 years ago and have loved most of it. A few neighbors and myself have always talked about never leaving because we love our neighborhood. This conversation has drastically changed. For example, Elk River has been talked about in this household. It's no longer, what updates to the house should we do now.

I do realize that I am, most likely, not fully informed. I would love more education as to why even more townhomes are going up. I would invite more information as to why every time I get a letter from the city my taxes go up. When I voted for the city peoples I thought I was voting for what they were saying. It feels like someone is in someone's pocket and this city deserves better.

Thank you for your time.

I look forward to additional conversation,

Missy Luck
7888 149th Ave

Sent from my iPhone