

**City of Ramsey**  
**Agenda**  
**Regular Planning Commission**  
**Thursday, November 30, 2023**

**7:00 pm**

**Council Chambers, 7550 Sunwood Drive NW**

Remote Attendance available at [www.cityoframsey.com/meetings](http://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 October 26, 2023.

**6. Public Hearing**

1. PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 23-120); Case of Nick Larson
2. PUBLIC HEARING: Consider a Conditional Use Permit from Rare Pomeranians at 15110 Uranimite St NW
3. PUBLIC HEARING: Consider a Code Amendment Pertaining to Address Numbers
4. PUBLIC HEARING - Consider Ordinance #23-19 Amending Temporary Sign Regulations

**7. Commission Business**

1. Consider Site Plan and Minor Plat for Storyteller Cafe Located at 7790 Sunwood Drive NW (Project No. 23-118); Case of Stories Foundation

**8. Commission/Staff Input**

**9. Adjournment**

**Regular Planning Commission**

**Meeting Date:** 11/30/2023

**Primary Strategic Plan Initiative:** Not Applicable

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**Information**

**Title:**

Approve the Planning Commission Meeting Minutes for October 26, 2023.

**Purpose/Background:**

The purpose of this case is to approve the Planning Commission Meeting Minutes for October 26, 2023.

**Recommendation:**

**Outcome/Action:**

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**Attachments**

PC October 26, 2023

**Form Review**

**Inbox**

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 11/21/2023

**Reviewed By**

Brian Hagen

**Date**

11/21/2023 08:31 AM

Started On: 11/16/2023 12:13 PM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 26, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent:                   None

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

**1.     CALL TO ORDER**

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

**2.     PLEDGE OF ALLEGIANCE**

Chairperson Gengler led the group in the Pledge of Allegiance.

**3.     CITIZEN INPUT**

None.

**4.     APPROVAL OF AGENDA**

The agenda was approved as presented.

**5.     CONSENT AGENDA**

**5.01:   Approve the September 28, 2023 Planning Commission Meeting Minutes**

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Van Scoy, Peters, Anderson, Bauer, Heineman, and Hunt. Voting No: None. Absent: None.

## **6. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **6.01: Public Hearing: Consider a Home Occupation Permit for Calabrese Tree Care LLC at 16201 Nowthen Boulevard**

#### **Public Hearing**

Chairperson Gengler called the public hearing to order at 7:01 p.m.

#### **Presentation**

City Planner Martin presented the staff report stating that staff recommends the City Council adopt Resolution #23-266 approving a Home Occupation Permit for Calabrese Tree Care LLC at 16201 Nowthen Boulevard.

Commissioner Van Scoy asked if this business operated for multiple years without complaints.

City Planner Martin confirmed that the City has not received complaints or concerns from the business operations. He stated that the complaint arose from the sign and that is how the noncompliance was determined.

#### **Citizen Input**

Steven Calabrese, applicant, was present for any questions.

Commissioner Bauer commented that part of the violation showed more vehicles and equipment stored outdoors than would be allowed and parked on unimproved surfaces. He asked if there would be any issues with the applicant being able to comply with those items.

Mr. Calabrese replied that there would not be any issues.

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Hunt, Anderson, Heineman, Peters, and Van Scoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing closed at 7:09 p.m.

#### **Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend that City Council adopt Resolution #23-266 Approving a Home Occupation Permit for Calabrese Tree Care LLC at 16201 Nowthen Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Van Scoy, Anderson, Heineman, Hunt, and Peters. Voting No: None. Absent: None.

**6.02: “Waterfront Village” Sketch Plan for Approximately 110 Detached Townhomes by Centra Homes**

Planning Manager Larson presented the staff report stating that staff recommends advancing the sketch plan to the Preliminary Plat phase with any additional comments the Planning Commission has.

Commissioner Heineman referenced the north side and asked why the road proposed would not continue to Bunker as it would seem that another entrance/exit would be helpful.

Planning Manager Larson replied that Anoka County would not allow an entrance/exit onto Bunker, even if it were a right-in/right-out. He commented that Anoka County felt that the two entrances proposed would be sufficient.

Chairperson Gengler asked the location of 147<sup>th</sup> Street as mentioned in the narrative.

Planning Manager Larson identified where that roadway alignment would be and where both entrance/exits would be.

Commissioner Van Scoy asked for an update on the zoning code update process.

Planning Manager Larson commented that the issue will go before the Council at the November 14<sup>th</sup> meeting for final adoption. He confirmed that the rezoning of this property is included in that rezoning of the city.

Commissioner Hunt asked if the issue of the County was with the number of entrance/exit points. He believed that it would make more sense to connect to Bunker rather than one of the other entrances.

Planning Manager Larson replied that the County has spacing guidelines and therefore this would not align with that plan as the existing roads (Armstrong, Zeolite, and Center) already match that spacing and adding another roadway between would be a large deviation. He stated that the County asked for a traffic analysis to see if this would trigger a need for a traffic signal at Zeolite and they are still working with the County on that.

Commissioner Van Scoy asked if there is a purchase agreement for something the Planning Commission has not looking at but that has been reviewed by the EDA and City Council. He asked if the plans would still come before the Planning Commission.

Planning Manager Larson confirmed that there is a purchase agreement, and the plans will come before the Commission perhaps in February.

Commissioner Van Scoy commented that it would seem unusual that the Council would approve something that has not yet gone through this Commission.

Planning Manager Larson replied that the City Council is the regulatory body but also the landowner and, in this case, it was the role of the landowner, and the EDA had the job of vetting that request and making a recommendation to the Council. He stated that the process will now follow the typical review process. He clarified that the Council has not yet approved the project, only the potential land sale.

Commissioner Anderson replied that he thinks the process is broken. He commented that the EDA and City Council can sell the land. He noted that this Commission deals with land use. He asked why the process should even be followed if this has already been approved by the City Council. He stated that before that project goes further, the City Council should work with the Planning Commission to determine a land use. He did not think the current layout follows what is within the COR framework. He understood the things have changed, including the wetland area, but noted that the whole parcel is still designated as retail. He stated that they had agreed that the southern portion of the property would be retail. He stated that he does not have a problem with the concept north of the road that comes from Zeolite. He stated that the Council has already approved this plan along with an apartment building that the Commission has not heard of until today. He stated that there is currently a moratorium on apartments and believed that an apartment would fit better near the other apartments.

Commissioner Heineman referenced a letter from a resident, Missy Luck, which spoke of concerns with the safety of Bunker and Zeolite and property taxes. He noted that he would address those concerns later. He stated that there is also a statement that a majority of the letters have contradicted what was sent earlier or in town meetings, noting that does make sense after what was just said about this Commission being left out of the loop. He asked for input from the Council liaison.

Councilmember Olson replied that the Council deals with the things that come before it. He stated that the decisions on this were made based on the information received. He stated that to the best of his recollection the land sale was proposed, but the apartment use is still on hold at this time through the moratorium.

Commissioner Heineman commented that then the land was sold to a developer for apartments and townhomes for property not yet zoned for apartments and townhomes.

Planning Manager Larson replied that is not correct. He stated that there was an approved purchase agreement, similar to what existed with COR Trust Bank, which was later denied. He stated that the Planning Commission reviews things in a judicial manner while the City Council reviews things in a legislative manner. He stated that even though it is a land use deal, it was under the purview of the City Council. He stated that the role of the Planning Commission is not whether the land is sold, as that falls to the EDA. He stated that at the May 11, 2022 worksession there was discussion about sites that do not seem to be developing under the current framework and the question was asked where there would be openness to additional residential development. He stated that the consensus was that this site would be supported for residential development and

developers then came forward. He stated that for this site there were two townhome developers that came forward with proposals, one of which did not want to follow the COR-2 standards while this one did follow those regulations. He stated that the luxury apartments also came forward with its plans. He stated that the EDA and City Council review a high-level concept similar to a sketch plan and as they delve into the details of a site plan, a proposal will then be reviewed for approval or denial. He noted that the bank followed that same process and was ultimately denied. He asked that the Commission focus on this project tonight and he can speak with the Council to determine if the Commission could be looped in better in the future.

Commissioner Heineman commented that this entire site has dirt moving, so it is understandable how residents could think that all the plans are already approved and stated that perhaps staff could provide an explanation of what is occurring in this area today.

Planning Manager Larson stated that waterfront park was proposed as a centerpiece for the area, which will require a large hole to be dug to create the lake. He stated that the dirt removed is then being spread onto the other sites in order to bring them to grade for future development. He noted that any future development would be easier. He confirmed that this is just site preparation using the material that is being excavated and no development plans have yet been approved.

Commissioner Anderson commented that he has heard from some of his neighbors and came to the conclusion that the process is not clear to the residents as they think the Council has approved these things without the review of other commissions.

Commissioner Van Scoy commented that he likes the general layout for the area and asked about the setback for the wetland.

Chairperson Gengler invited the applicant to come forward.

Paul Tibone, Centra Homes, stated that the standard setback from wetlands is 15 or 16 feet and they have taken that into account, with the trail and then buildings behind that. He noted that they could meet the required wetland setback.

Commissioner Van Scoy asked if the setback would be to the trail or building.

Planning Manager Larson replied that the setback would be to the trail. He stated that for this purpose they would consider the trail to be the street, under COR standards, and therefore there could be no more than 15 feet between the trail and the home.

Chairperson Gengler asked for more details on the construction materials for the trail. She commented that it appears the trail that goes between the wetland and homes has an abrupt end and does not go to the street.

Mr. Tibone commented that the trail would be bituminous, and they have been working with the City on the storm drain that prevents the connection of the trail to the road. He stated that as they go into preliminary plat, they will finalize the details on location, and they would connect the trail to the road. He stated that he is present to receive input from the Commission, noting that he does

not have technical details as of yet because this is sketch plan. He stated that they are following the process and desire of the EDA and City Council and have also incorporated the comments from staff and engineering to get to this design. He noted that additional details will be flushed out through preliminary plat.

Commissioner Anderson commented that the trail would end on Bunker to go across the street which would not be a good idea. He believed the trail should go to the stop sign and the pedestrian crossing could happen at that location, near property four.

Mr. Tibone commented that the sidewalk has been extended along Bunker to Armstrong.

Planning Manager Larson commented that this is sketch plan and therefore the Commission is meant to give input.

Mr. Tibone clarified that the dashed line is watermain, not trail.

Commissioner Anderson noted that would answer those questions. He stated that he is not in favor of this sketch plan as he believes that houses 1-10, 27, 28, 29, and 30 should be eliminated and then he could support the remainder of the plan. He believed that the southern portion of the property should be reserved for retail.

Chairperson Gengler asked and received confirmation that this is all one parcel.

Commissioner Anderson noted that the entire site is zoned retail. He stated that if the Council changes the zoning in the next month and the request comes through at that time, there would be no choice but to approve.

Planning Manager Larson commented that if it were not for the zoning code update process, this plan would be accompanied by a rezoning request.

Commissioner Peters asked and received confirmation that Ramsey Parkway would be a split road, noting that the angled parking spots should be angled the other direction.

Mr. Tibone commented that they got that alignment from engineering, so perhaps that should be addressed to staff as that was a premature City alignment.

Planning Manager Larson replied that back in angled parking is being pursued for the spot near the east as it would create a safer situation for people getting in and out of vehicles. He recognized that is not common in Minnesota, but it exists in other states.

Commissioner Peters noted that some vehicles will get stuck backing into a stop like that in the winter. He asked if there would be training for people that do not know how to back into a parking spot.

Commissioner Bauer commented that the sketch plan sounds similar to the current development at Bunker and Ramsey boulevards. He asked the number of units in the existing development.

Mr. Tibone was unsure and estimated 30 to 40.

Commissioner Bauer commented that there are 110 units in this proposal and would most likely attract the same type of buyer as the current development.

Mr. Tibone confirmed that the target market would be young families, but could also be great for seniors or young professionals.

Commissioner Bauer asked the length of time to complete the original development and have the homes sold.

Mr. Tibone commented that he was not with Centra at that time and therefore does not have that information. He stated that the typical build cycle for a unit is four to six months, and they would typically aim to sell two units per month. He noted that would be all market driven and upon demand. He stated that they could potentially sell 18 to 24 units per year with a lag time to build those. He stated that for 100 home sites perhaps it would be a four to five year build out depending on interest rates and the market demand.

Commissioner Anderson referenced the northwest corner of the property which has a dead-end street and asked where snow storage would occur. He stated that he would not want to see big snowbanks against Bunker. He stated that as the layout is currently, he would not support this without some significant changes.

Mr. Tibone asked what those changes would be.

Commissioner Anderson stated that he would want to see the homes on the southern portion eliminated to preserve that space for retail.

Planning Manager Larson stated that the stormwater pipe is being installed now and further south than identified on the sketch plan, noting that it would be under the street as it created more developable land.

Commissioner Bauer stated that he recalled a discussion where the Commission voiced the thoughts of Commissioner Anderson that the northern portion could be residential, but the southern portion should be retail.

Planning Manager Larson identified an area along Armstrong and Sunwood that is still being preserved for retail. He commented that he would be concerned the retail down Ramsey Parkway would not be as successful because there would be much lower traffic counts and retailers like visibility.

Commissioner Van Scoy asked is 27.5 would be the length of the driveways.

Mr. Tibone commented that the minimum driveway length would be 25 feet to ensure that a truck could be parked without hanging into the street. He noted that some driveways would be a little longer while some would be around the 25-foot mark.

Planning Manager Larson replied that a typical parking space is 9 by 18, and therefore 25 would be sufficient. He noted that the sidewalk is on the other side of the homes.

Commissioner Heineman summarized the input tonight that the property is not yet zoned for this use but would be, that the property has not yet been sold but there is a purchase agreement, that the site was previously designated for retail but now would be residential, and the job of the Planning Commission is to provide input on the sketch plan. He asked if the plan would advance to the Council regardless of the recommendation of the Commission.

Planning Manager Larson stated that the sketch plan provides input to the developer on how to better design the preliminary plat application. He stated that the Commission provides its input to the Council for consideration.

Commissioner Heineman commented that this seems to be pageantry at this point. He stated that while he does not support this, it will move forward either way.

Planning Manager Larson commented that there is no vote on a sketch plan, it is just meant to provide input. He stated that no recommendation is made, the Commission is simply meant to provide input prior to preliminary plat consideration.

Commissioner Bauer commented that there are no trees on this plan.

Planning Manager Larson commented that sketch plan typically does not include trees and landscaping, but those details would come forward.

Chairperson Gengler asked the general price range for the units.

Mr. Tibone replied that the market has been changing quite a bit and therefore is not comfortable providing an estimate. He stated that he can check that and get back to the group.

Commissioner Anderson commented that he would prefer a different sketch plan.

Commissioner Heineman agreed.

Chairperson Gengler commented that she is relatively comfortable with this sketch plan and disagreed that the bottom half should be retail. She believed that the retail to the west is a better fit.

Commissioner Heineman again referenced the letter from Ms. Luck and commented that adding homes expands the tax base which lessens the tax burden for existing residents. He stated that Anoka County is also aware of the traffic concerns and the traffic study that will be completed will ensure the proper improvements occur if they are needed.

**7. COMMISSION BUSINESS**

**8. COMMISSION / STAFF INPUT**

Planning Manager Larson identified the land use items that will go before the City Council at its next meeting. He also noted items that will come before the Planning Commission at its November meeting which is scheduled for November 30<sup>th</sup> because of the holiday.

Commissioner Anderson commented that he will attend the November meeting remotely but will be back for the December meeting.

Planning Manager Larson provided details for the process of remote attendance.

**9. ADJOURNMENT**

Motion by Commissioner Bauer, seconded by Commissioner Anderson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Anderson, Heineman, Hunt, Peters, and Van Scoy. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 8:05 p.m.

Respectfully submitted,

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Todd Larson  
Planning Manager

ATTEST:

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Dana Verbeek  
Planning Administrative Assistant

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

**Regular Planning Commission****Meeting Date:** 11/30/2023**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 23-120); Case of Nick Larson

**Purpose/Background:**

The City has received an application from Nick Larson (the "Applicant") for a Variance to the required front yard setback for accessory structures on the property located at 6070 143rd Lane NW (the "Subject Property").

**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 at the southeast side of the bend of 143rd Lane NW and Tungsten Street NW and is immediately adjacent to the northwest corner of Emerald Pond Park. The Subject Property is zoned R-1A, Single Family Residential District, on the newly-adopted zoning map, and is guided for low-density residential land use in the City's 2040 Comprehensive Plan. It is 0.25 acres in size and accesses 143rd Lane NW to the north. Surrounding properties are similar in size and are also zoned and guided for low-density residential land uses. However, the Subject Property is unique in shape, as the lot is roughly pie-shaped with the widest end to the north, along 143rd Lane NW, and the narrowest end abutting Emerald Pond Park to the southeast. Additionally, the side yards and rear yard slopes downward from the street to a retention pond located in Emerald Pond Park. Contour information obtained from Anoka County's Interactive GIS Map indicates the elevation in the front yard to be around 872 feet, compared to an elevation of 860 feet in the rear yard. Additionally, the Subject Property is surrounded on all sides by a drainage and utility easement; the easement along 143rd Avenue NW is 10 feet wide, and the easement is 5 feet wide on all other sides of the property. Due to the unique shape, slope, and drainage patterns of the Subject Property, an accessory structure would not be able to fit in the rear or side yards of the property.

**Summary**

The Applicant constructed an eight foot by ten foot (8' x 10') shed on the Subject Property earlier in 2023. The shed is located 15 feet from the front property line. The Zoning Code requires accessory structures in the R-1A zoning district to be no closer to the street than the edge of the principal structure. In this case, the shed is closer to the front property line than the principal structure. Thus, the shed needs a variance to reduce the minimum front yard setback to 15 feet. This 15-foot setback would accommodate the existing 10-foot-wide drainage and utility easement along the front of the property.

The Applicant has painted the shed the same color as the existing house and the shed uses similar materials to the house. The shed is intended to provide enclosed storage space for the Applicant's yard equipment. The shed meets the minimum 5-foot setback from the side property line and it meets all other applicable zoning requirements. The

shed is partially screened from the street by an existing mature tree and a bank of mailboxes. Additionally, the Applicant has planted several bushes and another evergreen tree along the west side of the shed to provide screening from adjacent properties.

### **Additional Considerations**

The Applicant's request was initiated by a code enforcement request as the Applicant had constructed the accessory structure in the front yard without first obtaining a permit. Thus, this is an after-the-fact request for a variance. The accessory structure is 80 square feet in area. Accessory structures that measure less than 200 square feet in area do not need permits under the newly-adopted Zoning Code, though permits were required at the time of the shed's installation. All accessory structures are still subject to all applicable standards in the Zoning Code, and it is the applicant's responsibility to comply with those regulations. With the requested variance, the Applicant would be able to bring the Subject Property into compliance with the City's Zoning Code.

### **Three Factor Test**

Per State Statute, a variance can be issued if zoning provisions result in practical difficulties for a property owner. This includes reasonableness, uniqueness, and essential character.

- Reasonableness: A shed to store yard equipment is not only reasonable, but very typical in residential neighborhoods. Several of the neighboring properties have sheds of similar size.
- Uniqueness: The unique shape of the Subject Property's boundaries impacted the placement of the house, and by default, the placement of the shed. Additional unique characteristics of the Subject Property include the steep slope along both sides of the house, and a lack of space in the rear yard for constructing or placing a shed without impeding drainage patterns.
- Essential Character: This neighborhood is zoned R-1A, Single Family Residential District. A mature evergreen tree and a bank of mailboxes are located between the Subject Property and the property to the southwest, and they provide visual screening between the two properties. The Applicant has installed additional vegetation to build upon the existing screening. Once the additional vegetation matures, the general public would realistically never know that the shed encroaches into a setback.

### **Alternatives**

Alternative 1: Approve the variance to the front yard setback for the accessory structure. Based on the unique shape, slope, and drainage patterns of the Subject Property, as well as the Applicant's installation of additional vegetation, the variance seems reasonable. Staff supports this alternative.

Alternative 2: Deny the variance. Without an approved variance, and since there are no other suitable locations for the shed on the property, the Applicant would need to remove the shed. The 15-foot front yard setback for the shed does not impact any easement. Staff does not support this alternative.

Alternative 3: Approve the variance with any reasonable conditions that mitigate the impacts of the variance to the neighborhood.

### **Funding Source:**

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

### **Recommendation:**

Staff recommends the Planning Commission adopts Resolution #23-294, Approving a Variance to Accessory Structure Setbacks at 6070 143rd Lane NW.

### **Outcome/Action:**

Motion to adopt Resolution #23-294, Approving a Variance to Accessory Structure Setbacks at 6070 143rd Lane NW.

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## **Attachments**

Site Location Map

Public Hearing Notice  
Mailing Map - 350 Feet  
Land Use Application  
Applicant Narrative, Site Photos, and Plans  
Resolution #23-294 Variance

**Form Review**

**Inbox**

Brian Hagen  
Form Started By: Adam Martin  
Final Approval Date: 11/21/2023

**Reviewed By**

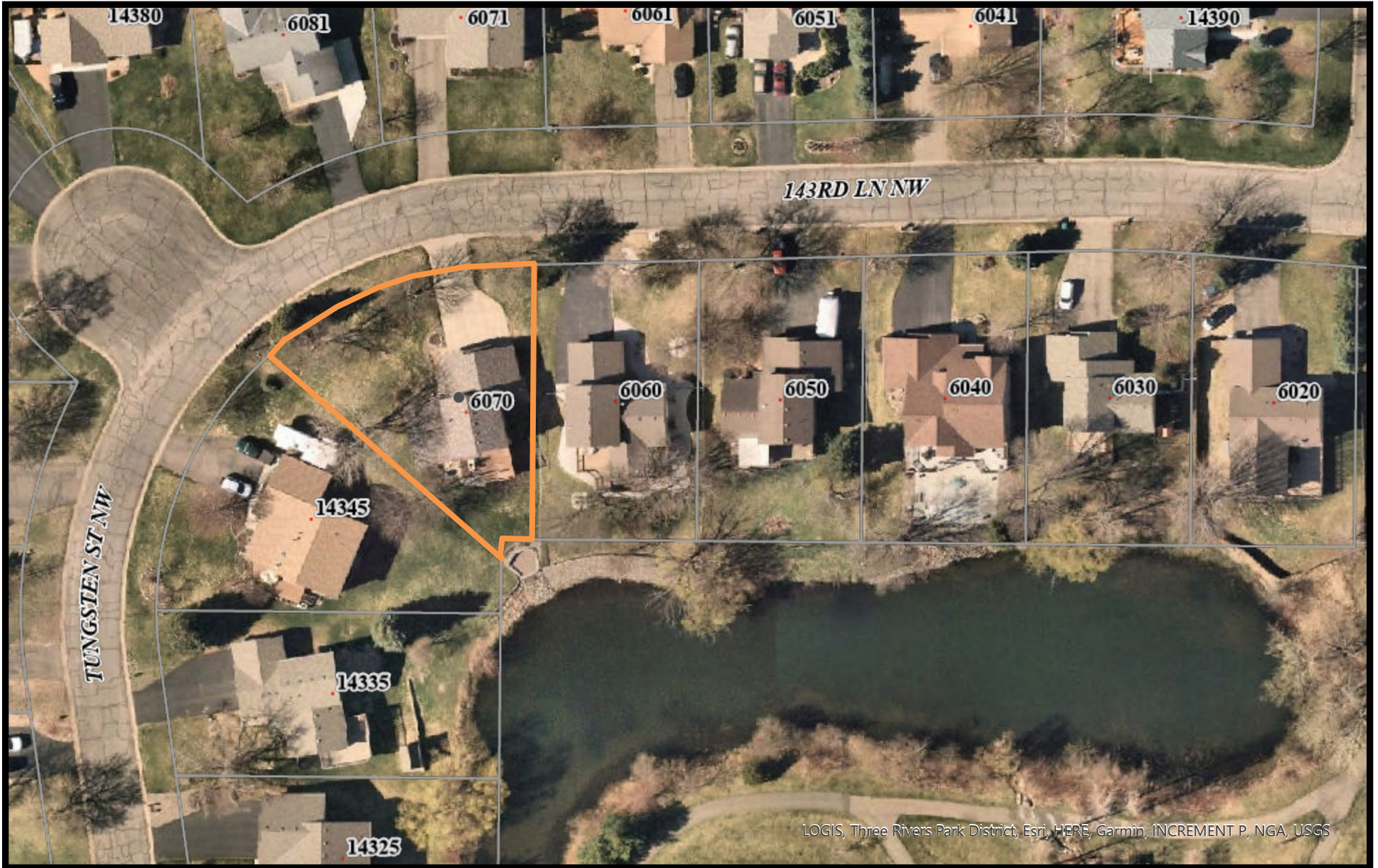
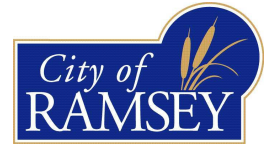
Brian Hagen

**Date**

11/21/2023 08:39 AM  
Started On: 11/17/2023 09:15 AM

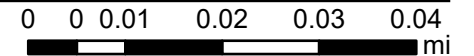
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26-32-25-31-0007

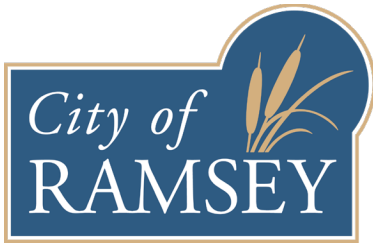
# Larson Variance



LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Print Date: October 30, 2023





7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

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**NOTICE OF PUBLIC HEARING  
PROJECT NO. 23-120: LARSON SHED VARIANCE**

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

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the City of Ramsey City Council will hold a public hearing on Thursday, November 30, 2023, at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of the hearing is to consider a request for a Variance to construct a shed in the front yard on the property generally known as 6070 143<sup>rd</sup> Lane NW and legally described as follows:

Lot 6, Block 2, Cedar Hills, Anoka County, Minnesota

All interested persons are invited to attend and comment on the proposed requests in person or remotely from a PC, Mac, Linus, IOS, or Android at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings). Remote attendees desiring to speak to the Planning Commission are asked to use their webcam.

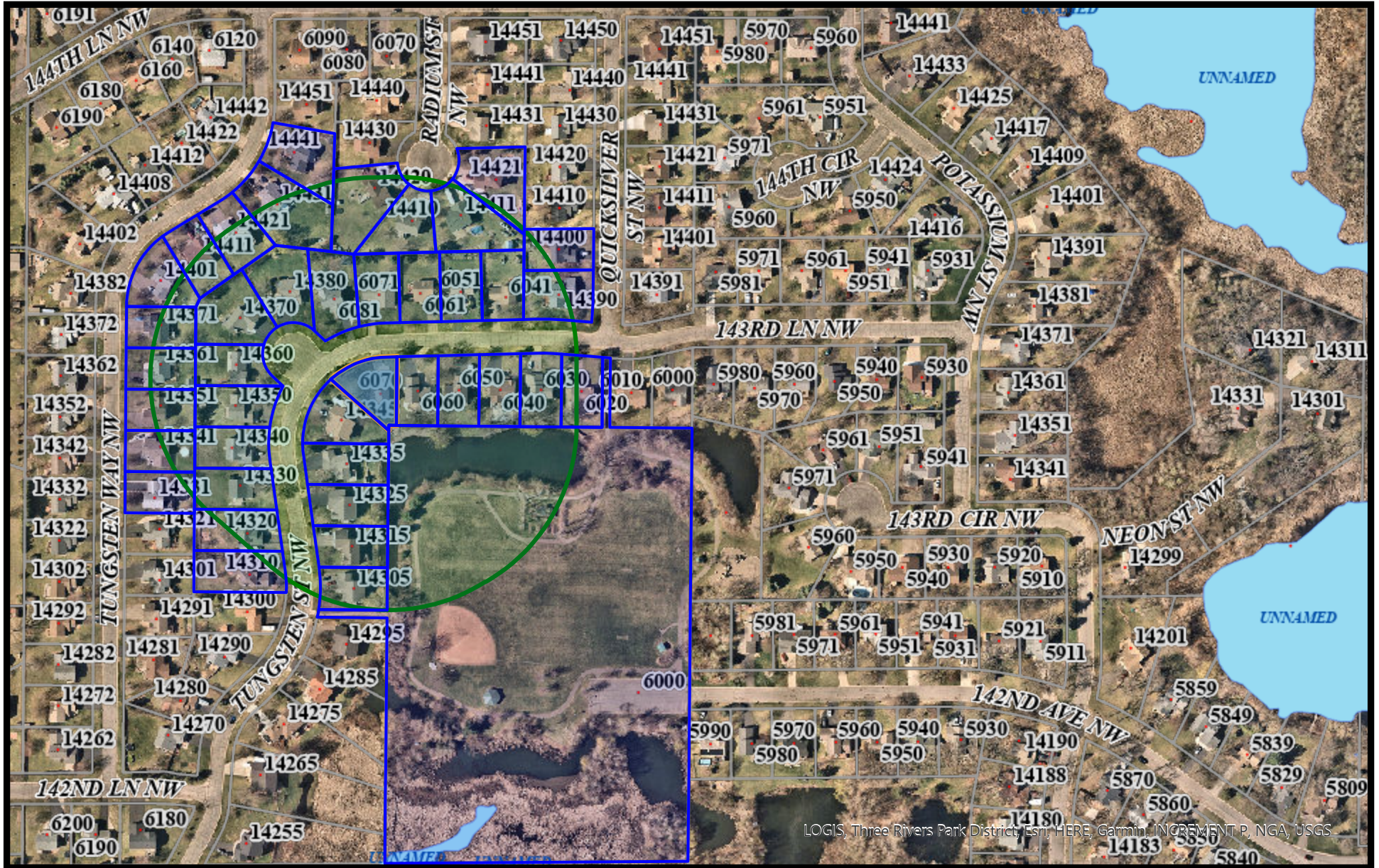
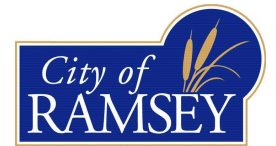
The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Dana Verbeek by noon on Wednesday, November 22, 2023.

Comments are welcome and shall be sent to [planning@cityoframsey.com](mailto: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 November 30, 2023. For any other inquiries relating to this project contact Adam Martin at 763-433-9860 or [amartin@cityoframsey.com](mailto:amartin@cityoframsey.com)

Adam Martin  
City Planner

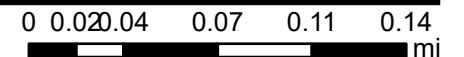
Date: November 14, 2023

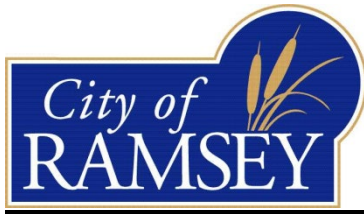
# 350 Ft Mailing Map



LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Print Date: October 30, 2023





## 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 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:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

### Subject Property Information

*(Location of Application)*

Address	
PIN	
Legal Description	
Zoning District	

Contact the Planning Division at 763-433-9824 or [planning@cityoframsey.com](mailto:planning@cityoframsey.com) to request a Zoning Verification

## Property Owner Information

*(If different than Applicant)*

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

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


***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		Printed Name	
Title		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		Printed Name	
Title		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.



**Detailed description for request:**

I would like to first like to apologize for not being aware of the proper procedures to put up a shed.

As far as our request for allowing us to keep the shed where it is, it is the only spot in our yard that it would fit. Our original spot we had was in the backyard of to the side of our deck. Once we put it back there we realized it was too close to the neighbor's fence with the runoff from the roof going into their yard. Our backyard is sloped down toward the pond so there is no flat spot in the back of our property (please see picture below). Given the sprinkler lines in the yard and the practicality of the most logical location, this location was the only feasible spot. In retrospect we think it is actually a nice spot for it. It is under a huge tree along with a pine tree that is in between the shed and the road. Because we are well aware of the optics of seeing the shed from the street we placed another tree in the open space along with a row of lilac bushes so the neighbor doesn't have to look at it. Although it is off to the side of our neighbor's garage I wouldn't see any impact to them. In a few years the only thing visible from the street will be the peak of the shed.

We plan on doing some landscaping surrounding the shed next summer with some hostas and hydrangeas so the bottom of the shed will be covered.

In all honesty we think it will look lovely when it is all said and done and certainly don't think it detracts from the property value or the aesthetics of the neighborhood. To be able to keep wood in the shed away from the house and to use the space to keep the tools and machines to maintain our yard and keep the yard well kept, it is certainly something that would go along well. We moved into the house with the intent of this being our last property so the maintenance of our property will be of the utmost importance to us and having that shed would benefit all greatly in that goal. We would hate to lose out on the money that we have invested in ensuring that we build a nice shed to fit the neighborhood. We would be certainly willing to acquire the necessary permits to ensure the shed is a legal structure.

Thank you,

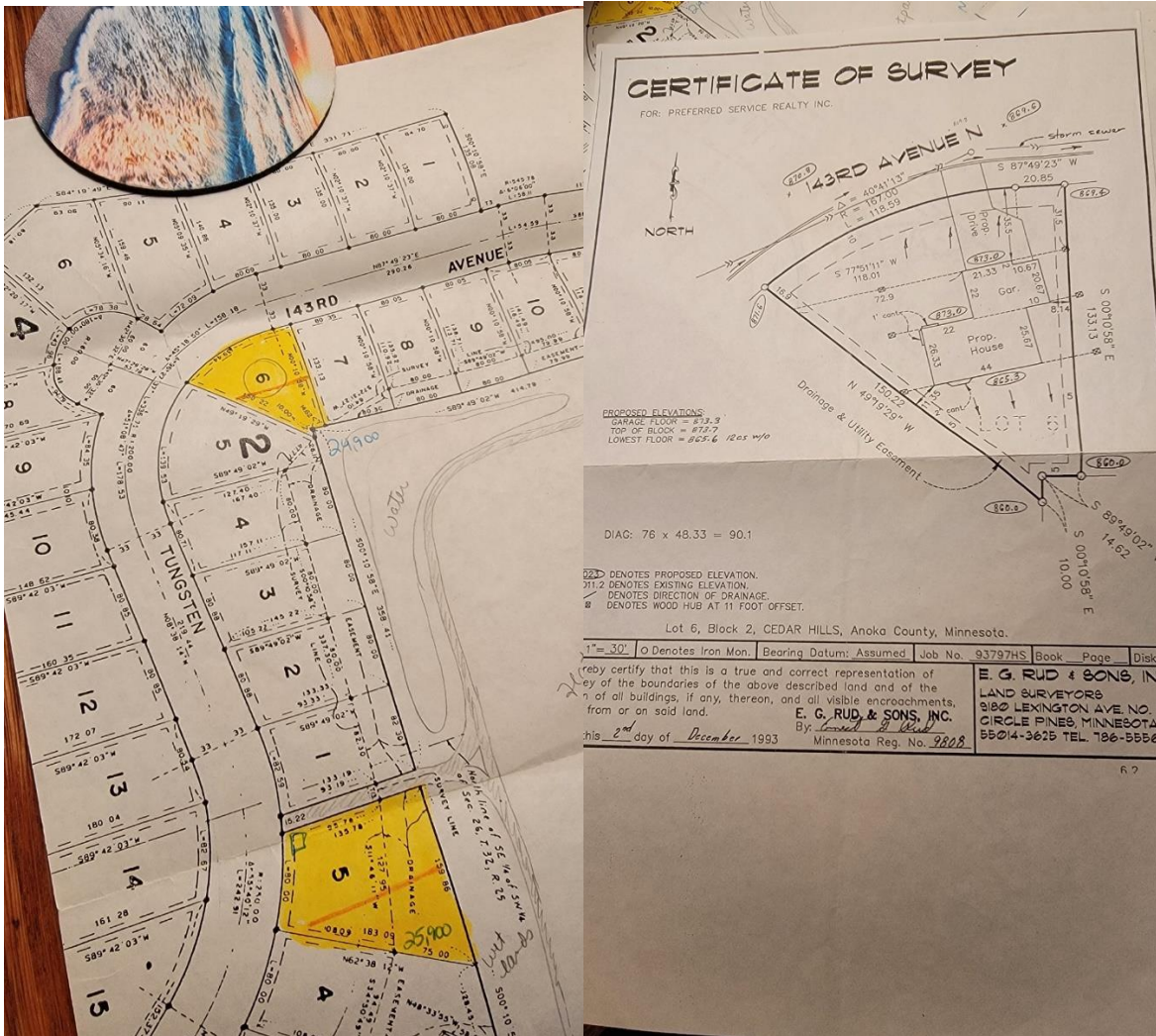
Nicholas Larson

**Please see pictures of supporting documentation below:**

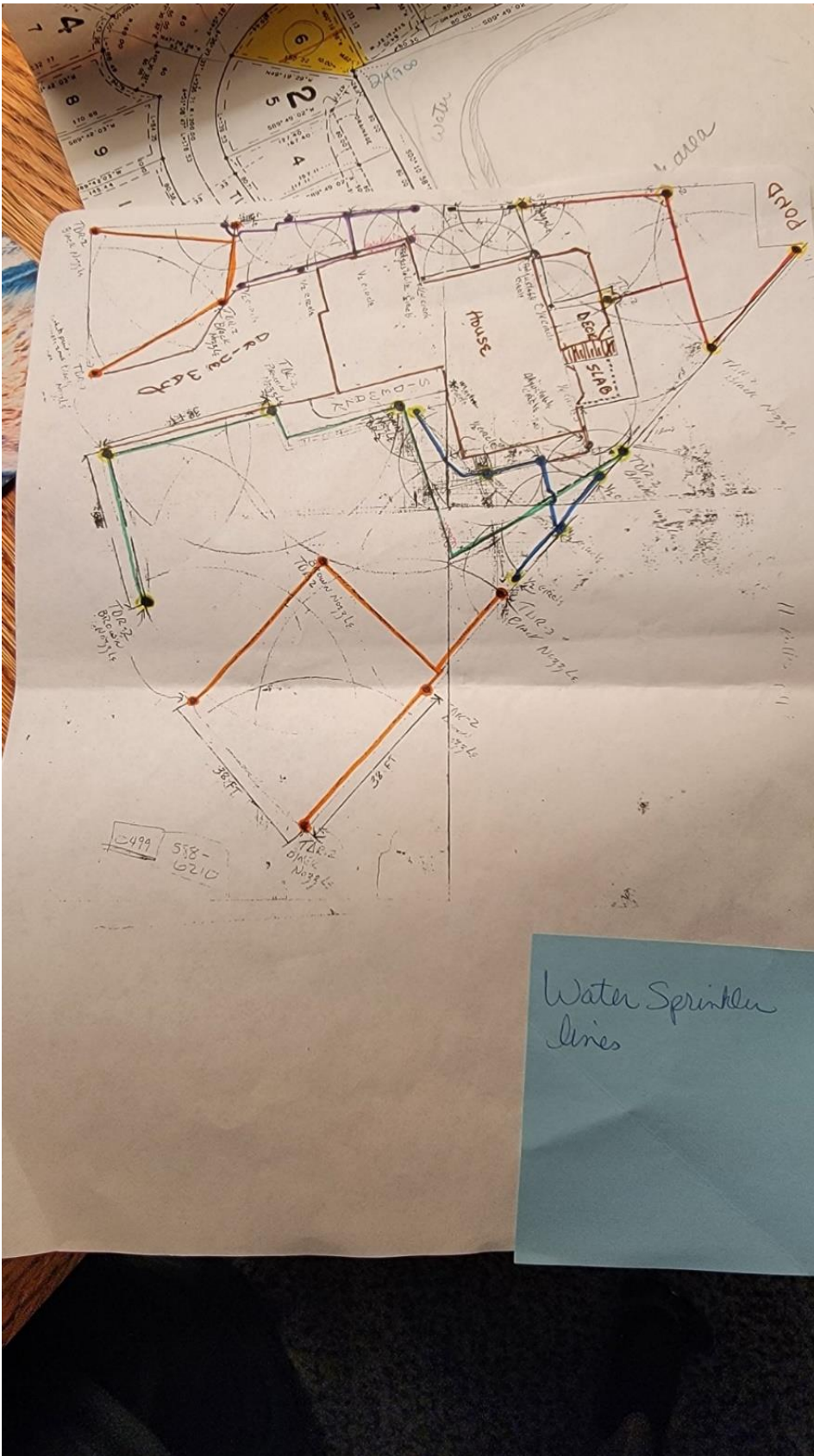
Pictures of shed and how we have put up some bushes and a tree.



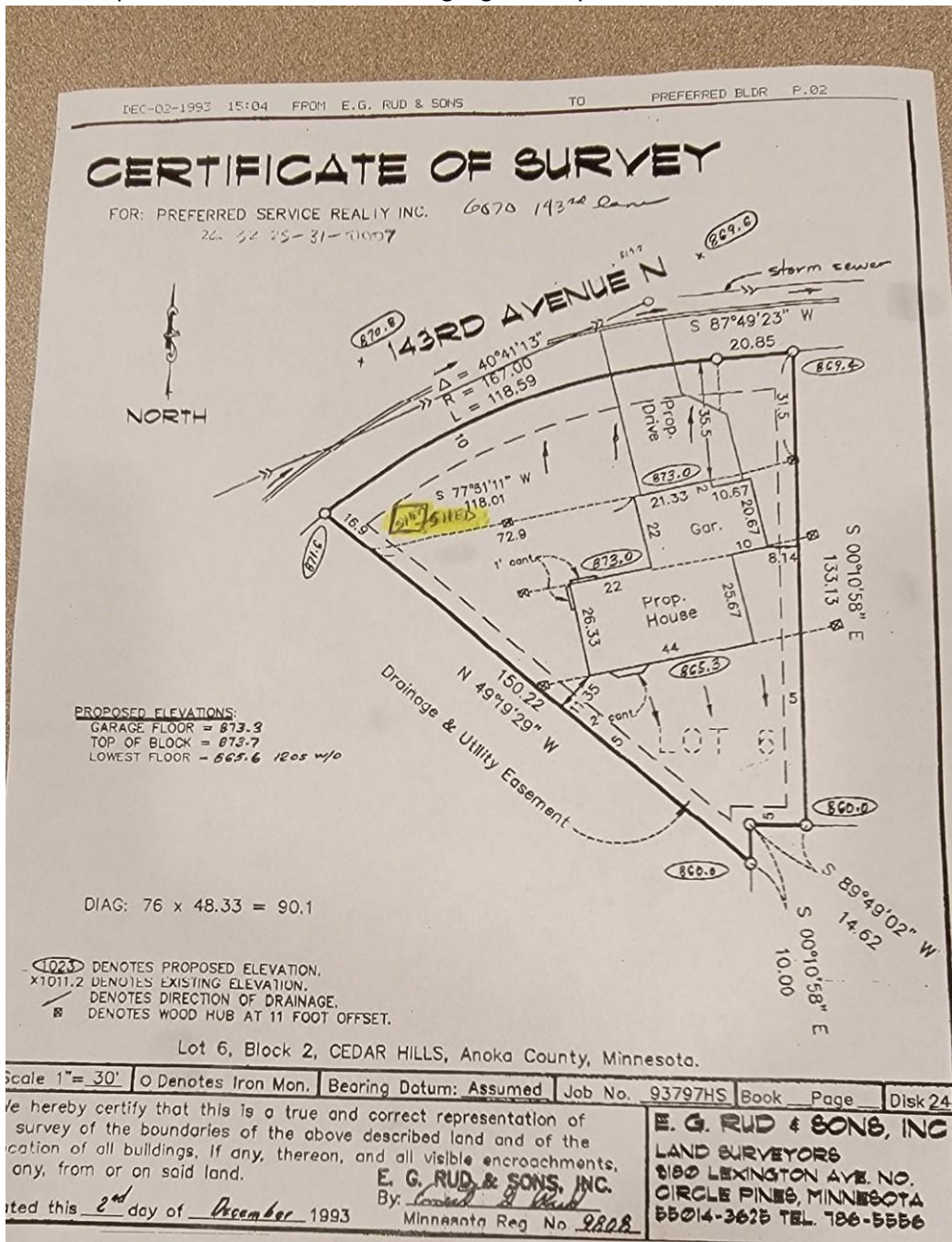
Picture of property and layout



Picture of sprinkler system lines



Picture of plot with where the shed is highlighted in yellow is below.



Pictures of house with shed





Picture behind shed facing house



Picture of back of house where bonfire pit is:



**Photos from Staff Visit on November 7, 2023**



Picture of the shed with new paint, looking southwest from 143<sup>rd</sup> Lane NW.



Picture of shed and house, looking south from 143<sup>rd</sup> Lane NW.



Picture of shed, looking northwest from the front of the house.

Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #23-294**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO ACCESSORY STRUCTURE SETBACKS AT 6070 143<sup>RD</sup> LANE NW AND DECLARING TERMS OF SAME**

**RECITALS**

1. The City of Ramsey received an application from Nick Larson (the “**Permittee**”) requesting a Variance to the minimum front yard accessory structure setback on the property generally known as 6070 143<sup>rd</sup> Lane NW and legally described as follows:

Lot 6, Block 2, Cedar Hills, Anoka County, Minnesota

(the "**Subject Property**")

2. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on November 30, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the **Subject Property** is approximately 0.25 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.
4. That the **Subject Property** is zoned R-1A, Single-Family Residential District.
5. That the parcels to the southwest, west, north, and east of the **Subject Property** are also R-1A, Single-Family Residential District, and the parcel to the southeast of the **Subject Property** is zoned P, Parks and Open Space.
6. That the **Subject Property** is guided as Low Density Residential in the 2040 Comprehensive Plan.
7. That City Code Section 106-450(C)(2) (**Accessory Structures**) specifies that accessory structures shall be no closer to the street than the edge of the principal structure.
8. That the **Accessory Structure** is located within the front yard and is closer to the front lot line than the principal structure.
9. That the **Subject Property** is located on the inside of a curve in the 143<sup>rd</sup> Lane NW right-of-way, creating a pie-shaped lot with a larger front yard and a smaller rear yard.
10. That due to the unique slope and drainage patterns of the Subject Property, an **Accessory Structure** would not be able to fit in the rear or side yards of the property.

11. That there is no flat area in the rear yard of the **Subject Property** that would be sufficient to place the **Accessory Structure** without impeding drainage.
12. That the **Permittee** constructed the accessory structure prior to first obtaining a zoning permit.
13. That the **Accessory Structure** measures at eight feet by ten feet (8' x 10'), which calculates to eighty (80) square feet in area.
14. That the **Accessory Structure** is not readily visible from surrounding properties due to landscape screening.

### **FINDINGS OF FACT**

1. That the **Accessory Structure** does not impair an adequate supply of light and air to adjacent property.
2. That the **Accessory Structure** does not unreasonably increase the congestion on the public street.
3. That the **Accessory Structure** does not have the effect of allowing any use prohibited in the R-1A, Single-Family Residential District.
4. That the **Accessory Structure** does not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 106 of the Ramsey City Code, or permit standards which are lower than those required by state law.
5. That the **Accessory Structure** does not violate the intent and purpose of the Comprehensive Plan.
6. That the **Accessory Structure** will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
7. That the **Accessory Structure**, other than the front yard setback, is in substantial compliance with all applicable codes in Section 106 of the Ramsey City Code.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to deviate from the required **Accessory Structure** setback from the front property line to allow an **Accessory Structure** to be located with a fifteen-foot (15') front setback on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

**CONDITIONS**

1. That this **Variance** shall allow a deviation to the **Accessory Structure** setback requirement on the **Subject Property**.
2. That this **Variance** shall allow a setback of fifteen feet (15') from the front property line to the front edge of the **Accessory Structure**.
3. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.
4. That the **Accessory Structure** shall not exceed eighty (80) square feet in area.
5. That the **Permittee** shall not expand the **Accessory Structure** in any way unless in full compliance with City Code.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_, 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 passed and adopted by the Ramsey Planning Commission this the 30<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
Planning Commission Chairperson

**ATTEST:**

\_\_\_\_\_  
City Clerk

The document drafted by:  
The City of Ramsey  
7550 Sunwood Dr NW  
Ramsey, Minnesota 55303

**Regular Planning Commission****Meeting Date:** 11/30/2023**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

PUBLIC HEARING: Consider a Conditional Use Permit from Rare Pomeranians at 15110 Uranimite St NW

**Purpose/Background:**

The City has received an application from Angeliah Kohout (the "Applicant") for a Conditional Use Permit for a Commercial Dog Kennel to operate a commercial dog breeding business called Rare Pomeranians at 15110 Uranimite Street NW (the "Subject Property"). The business has operated from the property since September 2022, per customer reviews found on the Google listing for the business. However, City staff did not become aware of the business until October 2023, when the applicant contacted the City to obtain a permit for a Private Kennel License. Upon further review of the initial application, it was discovered that the Applicant operates a dog breeding business. Thus, due to the commercial nature of the request, staff guided the Applicant to submit a new application for a Conditional Use Permit for the dog breeding business. The Applicant's proposed use is classified as a Commercial Dog Kennel in the residential zoning standards, although the Applicant does not currently intend to board other owner's dogs. Due to the proposed use having a defined use category in the Zoning Code, the Applicant requires a Conditional Use Permit instead of a Home Occupation Permit.

**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 west side of Uranimite Street NW, between 150th Lane NW and 152nd Lane NW. The Subject Property is zoned RR, Rural Residential, on the newly-adopted zoning map. Additionally, the property is guided Rural Developing in the City's 2040 Comprehensive Plan. It is 0.85 acres in size and accesses Uranimite Street NW to the east. Surrounding properties are similar in size and are also zoned and guided for Rural Developing land uses.

**Summary**

Rare Pomeranians has been operating on the Subject Property since September 2022, according to Google reviews for the business listing. The Applicant purchased the property in 2022. The business mainly consists of breeding and selling Pomeranian dogs. The Applicant is self-employed and has no employees. All business operations, including breeding, marketing, and care for the dogs, occur inside the residence. Additionally, the Applicant converted an existing accessory structure in the backyard to function as a doghouse, with electricity, heat, and air conditioning.

The Applicant currently has four dogs: Prince, a 6 year old male; Juliet, a 2 year old female; Harley, an 11 month old female; Faith, a 5 month old female. None of the dogs are spayed or neutered. Aside from bathroom and exercise purposes that occur in the fenced-in backyard, all four dogs primarily stay in the residence with the Applicant. In addition to the four aforementioned dogs, the Applicant is interested in housing up to three more

dogs, bringing the total to seven.

Upon inspecting the property as part of the application, staff found the property to be in compliance with the International Property Maintenance Code, and all areas of the house were found to be clean and well-kept. The four dogs each have their own kennels inside the residence, and there is adequate room for the Applicant to add more kennels as needed. The residence also has separate rooms for breeding, bathing, and marketing the dogs. The accessory structure, which was constructed by a previous owner to function as a children's playhouse, was converted to a four-season doghouse with a bed, electricity, heat, and air conditioning. Staff's only point of concern was a weak spot in the fence around the backyard, which the Applicant plans to fix by reinforcing the fence with additional materials.

The Applicant intends to own the three additional dogs, and does not currently have plans to start a commercial pet boarding operation. If the Applicant were to pursue pet boarding on the property, a new or amended Conditional Use Permit would be required to accommodate that use. Staff has communicated this point to the Applicant.

### **Public Correspondence**

At the time of writing this case, Staff has not received any comments or questions about the request.

### **Alternatives**

Alternative 1: Approve the Conditional Use Permit with conditions attached to the resolution. The use aligns with Chapter 10 standards for keeping of dogs, and Zoning Code standards for conditional use permits.

Alternative 2: Approve the Conditional Use Permit with additional requirements, based on certain findings.

Alternative 3: Deny the Conditional Use Permit based on certain findings. The Applicant's business has operated at the Subject Property for more than one year without generating complaints regarding the business.

### **Funding Source:**

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

### **Recommendation:**

Staff recommends approval of Resolution #23-293, Approving a Conditional Use Permit for a Commercial Dog Kennel for a Commercial Dog Breeder at 15110 Uranimite St NW.

### **Outcome/Action:**

Motion to recommend the City Council adopts Resolution #23-293, Approving a Conditional Use Permit for a Commercial Dog Kennel for a Commercial Dog Breeder at 15110 Uranimite St NW.

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### **Attachments**

Site Location Map  
Public Hearing Notice  
Mailing Map - 350 Feet  
Land Use Application  
Resolution #23-293 Conditional Use Permit

### **Form Review**

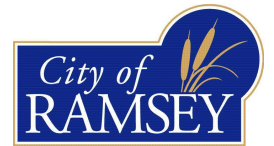
<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	11/21/2023 08:29 AM
Form Started By: Adam Martin		Started On: 11/07/2023 09:48 AM
Final Approval Date: 11/21/2023		



15110 Uranimite St NW

21-32-25-42-0039

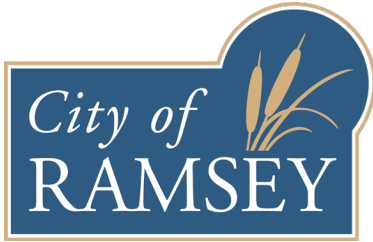
# Private Kennel License



LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Print Date: October 30, 2023

0 0.01 0.02 0.03 0.04  
mi



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

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**NOTICE OF PUBLIC HEARING  
PROJECT # 23-122: RARE POMERANIANS  
CONDITIONAL USE PERMIT**

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

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the Planning Commission of the City of Ramsey will hold a public hearing on Tuesday, November 30, 2023, at 7:00 pm at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of the hearing is to consider a request for a Conditional Use Permit to allow for a commercial dog breeder to operate on the property generally known as 15110 Uranimite St NW and legally described as:

The West 213 feet of the South 205 feet of the North 1275 feet of the Southeast Quarter of Section 21, Township 32, Range 25, Anoka County, Minnesota, subject to easements of record.

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 Tuesday, November 22, 2023.

All interested persons are invited to attend and comment or join remotely from a PC, Mac, Linus, IOS, or Android at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings).

Comments are welcome and shall be sent to [planning@cityoframsey.com](mailto:planning@cityoframsey.com) or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any written comments must be received at the above email or address prior to 4:00 p.m. on November 30, 2023. For any other inquiries relating to this project contact Adam Martin at 763-433-9860 or [amartin@cityoframsey.com](mailto:amartin@cityoframsey.com).

Adam Martin,  
City Planner

Date: November 14, 2023

15110 Uranimite St NW  
21-32-25-42-0039

# Private Kennel License

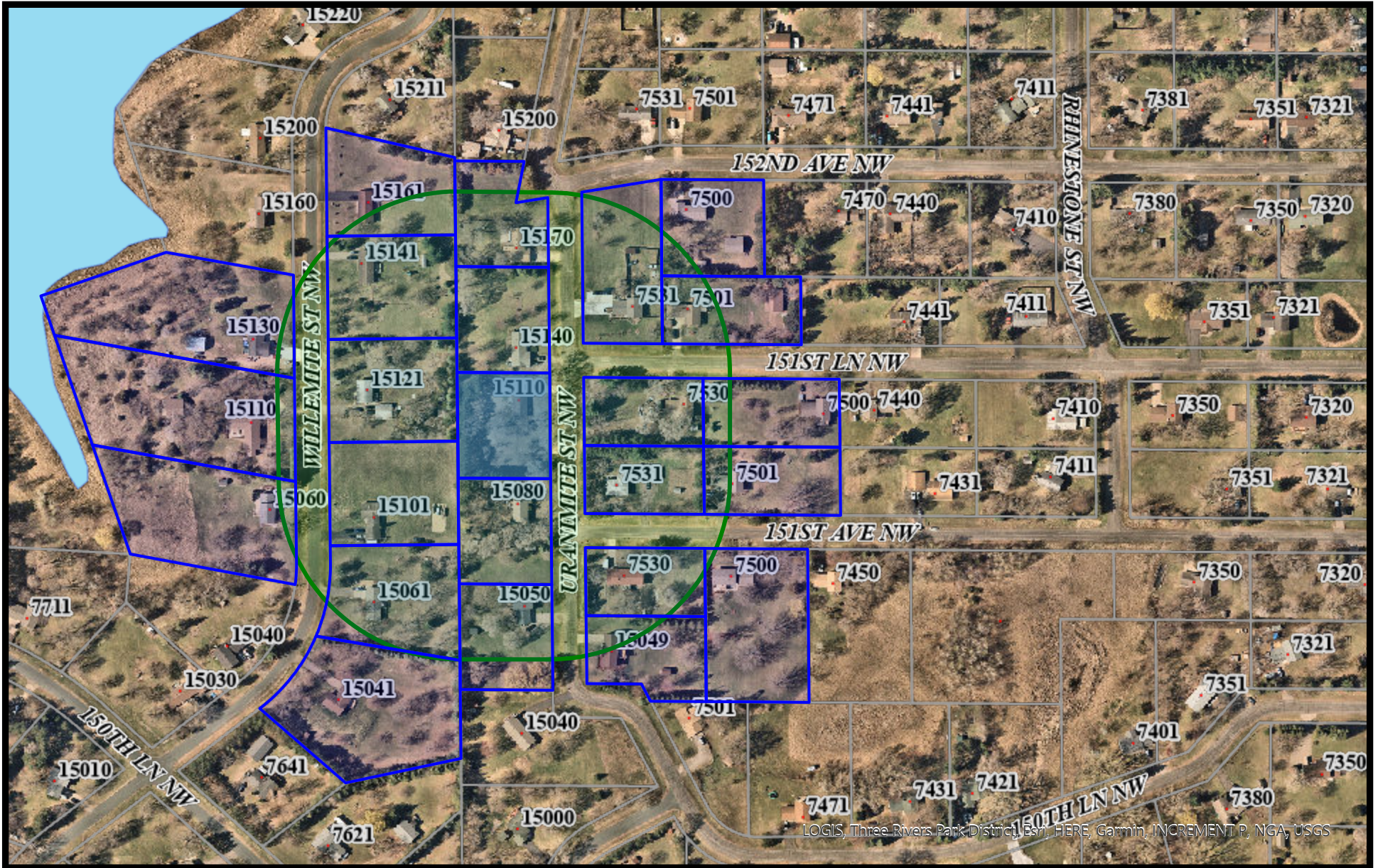
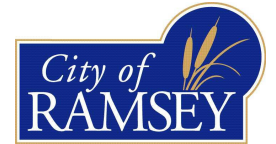


Print Date: October 30, 2023



LOGID: Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

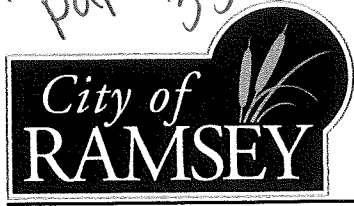
# 350 FT Mailing Map



Print Date: October 30, 2023

0 0.02 0.04 0.07 0.11 0.14 mi

PH - paper - 350A.



RECEIVED  
NOV 07 2023  
BY:

\$500 app  
\$1000 escrow

**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 checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input 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:	Angeliah Kohout		
Street Address:	15110 URANIMITE ST NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:	051-904-8571	Work Phone:	
Email:	Angeliah.kohout@hotmail.com	Fax Number:	
Name of Business (if applicable):	Rare Pomeranians		
Business Address (if applicable):	15110 URANIMITE ST NW		
Business City, State, ZIP:	Ramsey, MN, 55303		
Business Phone:	051-904-8571	Business Fax:	

**Subject Property Information**

(Location of Application)

Address	15110 URANIMITE ST NW
PIN	21-32-25-42-0039
Legal Description	UNPLATTED RAMSEY TWP THE W 213 FT OF THE S 205 FT OF THE N 1275 FT OF THE SE 1/4 OF SEC 21-32-25 ANOKA CITY, MN (SUBJ TO ROAD EASE OVER THE E 33 FT THEREOF)
Zoning District	R1 - Rural Residential

Contact the Planning Division at 763-433-9824 or [planning@cityoframsey.com](mailto:planning@cityoframsey.com) to request a Zoning Verification

check # 7811779

escrow # 120521

23-122

## Property Owner Information

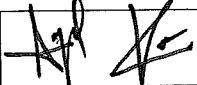
(If different than Applicant)

Name:			
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	


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

<p>1 ACRE OF LAND WITH 4 FOOT TALL FENCE IN BACKYARD, CHILDHOUSE TURNED INTO A DOG HOUSE. HOUSE IS 1,800 SQ FT WITH FOUR BEDROOMS. OWN 4 DOGS PRINCE IS A MALE POMERANIAN 13 LBS (10 YEARS OLD), JULIET IS A FEMALE POMERANIAN 7 LBS (12 YEARS OLD), HARLEY IS A FEMALE POMERANIAN 11 LBS (11 MONTHS OLD), FAITH IS A FEMALE POMERANIAN 3 LBS (5 MONTHS OLD); NONE ARE NEUTERED OR SPAYED. INTERESTED IN HOUSING 3 MORE DOGS. 4 CURRENT DOGS ARE GENERALLY INDOOR DOGS THAT ARE LET OUTSIDE TO GO TO THE BATHROOM AND FOR EXERCISE PURPOSES</p>
---

**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	Angeliah Kohout	Printed Name	
Title	MS.	Title	
Date	10/31/2023	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	Angeliah Kohout	Printed Name	
Title	MS.	Title	
Date	10/31/2023	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.



Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #23-294**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A  
COMMERCIAL DOG KENNEL FOR A COMMERCIAL DOG BREEDER AT 15110  
URANIMITE ST NW**

**RECITALS**

1. Angeliah Kohout, hereinafter referred to as the “**Permittee**” has properly applied for a Conditional Use Permit to allow for a commercial dog kennel for a commercial dog breeder to operate on the property legally described as follows:

The West 213 feet of the South 205 feet of the North 1275 feet of the Southeast Quarter of Section 21, Township 32, Range 25, Anoka County, Minnesota, subject to easements of record

(the “**Subject Property**”)

2. That the **Subject Property** is zoned RR, Rural Residential District, which is a residential zoning designation and guided as such in the 2040 Comprehensive Plan.
3. That the **Permittee** is the sole owner of the **Subject Property**.
4. That the **Permittee** expressed interest in owning and keeping up to seven (7) dogs on the **Subject Property**.
5. That commercial dog breeding is classified as a Commercial Dog Kennel, which is a conditional use in the RR, Rural Residential District.
6. That Staff conducted an inspection of the **Subject Property** on November 7, 2023, to verify habitability and safety for the dogs and occupants of the home.
7. That Staff believes the **Subject Property** is suitable for the Conditional Use Permit for a commercial dog breeder with appropriate maintenance of property, including but not limited to the exterior fencing.
8. That the **Permittee** appeared before the Planning Commission for a public hearing on November 30, 2023, that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
9. That the Planning Commission reviewed and recommended \_\_\_\_\_ of the request on November 30, 2023.
10. That the City Council reviewed the request on December 12, 2023.

## FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
4. That the proposed use **will not** be detrimental to the economic welfare of the community.
5. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
6. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

1. That the Ramsey City Council (the “City”) hereby grants approval of the Conditional Use Permit (the “**Permit**”) for a commercial dog kennel to operate a commercial dog breeding business on the **Subject Property** contingent upon the following:

## CONDITIONS:

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
2. That this **Permit** authorizes the **Permittee** to operate a commercial dog breeding business on the **Subject Property**.
3. That the **Permittee** shall repair and maintain the fence in accordance with zoning and property maintenance regulations.
4. That the **Permittee** agrees to maintain compliance with all applicable State Laws and Local Ordinances pertaining to the keeping of up to seven dogs on the subject property.
5. The **Permittee** shall maintain the yard free from excrement.
6. The **Permittee** shall ensure that all dogs are current on all vaccinations.

7. That the Permittee shall be attentive to the needs of the dogs, keeping them in good health, and keeping barking under control.
8. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.
9. That this **Permit** shall be recorded in the office of the Anoka County Recorder.

**Regular Planning Commission****Meeting Date:** 11/30/2023**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

PUBLIC HEARING: Consider a Code Amendment Pertaining to Address Numbers

**Purpose/Background:**

Staff have received inquiries from developers and builders regarding address signage requirements. Thus, it was determined to have staff conduct an audit of our current regulations in comparison to neighboring cities. Currently, the City's regulations for address signage are located in Chapter 117, and only include the following language: "One address sign shall be required per main building in all districts."

When conducting the review, it was discovered that nearly all neighboring cities have requirements for size, building materials, and placement of address numbers. Additionally, some cities have specific requirements for address signage on multi-tenant commercial and multi-family apartment buildings. Further requirements are set forth in some cities for construction sites to maintain address signage for the duration of construction.

Staff's draft ordinance, which is attached to this case, proposes the introduction of several of the aforementioned regulations, including the following:

- The draft ordinance will move the address signage regulations from Chapter 117 to Chapter 105, which handles buildings and building regulations.
- The definition of "address sign" will be refined to the following language: "Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These address numbers shall be limited to identification numbers only, written in Arabic numerical form. Numbers shall not be spelled out."
- The draft ordinance introduces a new definition of "front of the building".
- Applicability language is introduced in the draft ordinance.
- The draft ordinance introduces specifications for residential, commercial, and multi-tenant structures. Additional specifications are introduced for multi-story buildings, as well as buildings with multiple tenants or multiple entrances.
- For properties where the principal building is obscured from the view of the street, the new ordinance introduces regulations for posted address signs.
- Lastly, per the request of the Building Department, additional language is introduced for construction sites to maintain address signage at all times during construction.

**Notification:**

A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper.

**Time Frame/Observations/Alternatives:**

Alternatives:

1. Recommend approval of the ordinance as recommended by staff.
2. Recommend approval of the ordinance with modifications that the Planning Commission desires.

3. Recommend denial of the ordinance, keeping the existing regulations in place.

**Funding Source:**

Preparation of this ordinance is done through staff's normal duties.

**Recommendation:**

Staff recommends approval of the Ordinance pertaining to Address Numbers.

**Outcome/Action:**

Motion to recommend approval of Ordinance #23-18, Amending Chapter 105, Buildings and Building Regulations, pertaining to Address Numbers.

---

**Attachments**

Draft Ordinance

**Form Review**

**Inbox**

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 11/08/2023

**Reviewed By**

Brian Hagen

**Date**

11/08/2023 11:26 AM

Started On: 11/07/2023 09:43 AM

## Chapter 105 – Buildings and Building Regulations

### Article I. In General

#### Sec. 105-2. – Address sign regulations.

(a) *Definitions.*

- a. *Address sign.* Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These address numbers shall be limited to identification numbers only, written in Arabic numerical form. Numbers shall not be spelled out.
- b. *Front of the building.* The side of the building facing the street to which the building is addressed.

(b) *Auxiliary buildings exempted.* All auxiliary buildings within a lot having a building with an assigned number and buildings such as garages, barns and buildings, the likes thereof are not affected by this section.

(c) *Applicability.* All building and sign permits issued after (insert date of adoption here) that require a plan review shall comply with the standards of this section.

(d) *General regulations.* It shall be the duty of the owner, lessor, or occupant of every house, industrial, commercial, or other building, to have proper house or building numbers by affixing such numbers to the primary structure.

- a. *Specifications.* The address sign numbers shall conform to the size requirements listed as follows.

- i. The building number shall be clearly displayed, of a color in contrast with the color of the building to which it is attached, in such a manner that the number may be easily and clearly seen and read during all hours of the day, including during the hours of darkness, from the public street.
- ii. Numbers shall be displayed with a minimum height of four inches for residential structures.
- iii. On multi-tenant or commercial structures, numbers shall be displayed with a minimum height of 12 inches for single story buildings, 18 inches for two story buildings, and 24 inches for three or more story buildings.
- iv. On multi-tenant commercial structures, rear entry access doors must display the tenant business name and unit number, address of the commercial space, or indicate access doors to mechanical, electrical or sprinkler rooms. The letters and numbers shall be a minimum three inches in height.
- v. Buildings, which have a range of addresses for one building, shall display the range of numbers or addresses from lowest to highest.
- vi. The owner or manager of any multiple dwelling building with common entrances containing five units or more whether the units are rental or individually owned shall provide signs, including directional arrows, easily identifying the location of each dwelling unit in the building. The signs shall be placed in an obvious location inside each entrance to the building as approved by the Fire Marshal. For buildings with two or more floors, either above or below grade, similar signs shall be located on each floor across from stairways and from elevators if the building is so equipped. The lettering and numbering on the signs shall not be less than one and one-half inches in height and shall be of a contrasting color to the base.

- b. *Posted signs.* In those cases where the principal building is obscured from the view from the street by accessory buildings, trees, shrubbery or other visual obstruction, the numbers shall be displayed from a permanent mounting on the property, clearly visible from the street, displayed prominently in numerals not less than four inches (4") high, of a light reflective material of contrasting color to the background. The sign shall be double-sided and posted as to be seen from both directions along the street to which the property is accessed.

- c. *Construction site requirement.* Approved numbers or addresses shall be placed on all construction sites in such a way as to be plainly visible and legible from the street or road fronting the property. Address signage shall be installed prior to the start of any work on the site. Additionally, address signage shall be maintained at all times during construction.

**Regular Planning Commission****Meeting Date:** 11/30/2023**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING - Consider Ordinance #23-19 Amending Temporary Sign Regulations

**Purpose/Background:**

The City's Economic Development Authority (EDA) has been working on different ways to mitigate the effects of the Highway 10 reconstruction project on businesses in the area. They reviewed several possibilities with temporary signage such as size, quantity, placement, permitting requirements, and duration. The recommendation the EDA made was to double the time allowed for temporary signage from up to 10 weeks to up to 20 weeks within the year. All other requirements for temporary signage would remain in place.

The EDA also discussed geographical boundaries for businesses to have the additional time. They recommended just doing it city-wide.

The City Attorney advised modifying Chapter 117 via ordinance rather than by resolution given the duration of the two-year construction project. Ordinance #23-19 attached adds a temporary provision that expires at the end of 2025. The construction project for the roadway is anticipated to be complete (or substantially complete) by late fall 2025.

It should also be noted that staff plan on working with the Planning Commission in 2024 on reviewing the entire Sign Code regulations.

**Notification:**

A public hearing notice was placed in the November 17 Anoka Union Herald Newspaper.

**Time Frame/Observations/Alternatives:****Alternatives to consider:**

1. Recommend adoption of Ordinance #23-19 as recommended by staff and the EDA.
2. Recommend adoption of Ordinance #23-19 with modifications that the Planning Commission sees appropriate.
3. Recommend denial of the Ordinance keeping the existing regulations in place.

**Funding Source:**

As an EDA/City-lead initiative, funding for this project was through the course of staff's duties.

**Recommendation:**

Staff and the EDA recommend adoption of Ordinance #23-19 pertaining to temporary signs.

**Outcome/Action:**

Motion to recommend approval of Ordinance #23-19 amending Chapter 117 pertaining to temporary signs.

## Attachments

Ordinance #23-19

### Form Review

**Inbox**

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 11/16/2023

**Reviewed By**

Brian Hagen

**Date**

11/16/2023 08:59 AM

Started On: 11/13/2023 03:36 PM

**ORDINANCE #23-19  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 117  
PERTAINING TO TEMPORARY SIGNS**

The City Council of Ramsey ordains:

**SECTION 1. AUTHORITY**

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

**SECTION 2. AMENDMENT TO SECTION 117-465 PERTAINING TO TEMPORARY SIGNS.**

The current City Code Chapter 117 is amended as follows (additions indicated by underline, deletions indicated by ~~strikethrough~~):

**Sec. 117-465. - Temporary signs.**

- (a) Temporary signs are defined as signs which are erected or displayed for a limited period of time and not affixed to a state building code approved structure. A sign is considered temporary if it is not intended to remain on the property permanently and has not received a permanent sign permit and/or is not intended to be constructed per the state building code.
- (1) *Duration.* Temporary signs shall be permitted for up to six weeks per year per parcel, or per business on multitenant business parcels. The six-week limit may be extended up to four weeks if there have been no sign violations in the past year by the entity who erects the sign.
- a. Temporary Highway 10 Construction Provision (city-wide): The timeframes described above shall be permitted up to twelve weeks and may be extended up to eight additional weeks if there have been no sign violations in the past year by the entity who erects the sign. This temporary provision expires on December 31, 2025.
- (2) *Location.* Temporary signs must be located fully on private property, with the permission of the property owner. The city will remove any signs in the public right-of-way, or erected without permission from the property owner.
- (3) *Number.* All properties are limited to two temporary signs per parcel. In locations where there are multiple businesses on one parcel (a multitenant facility), three signs are permitted.
- (4) *Size.* Temporary signs shall be limited to 50 square feet in size.
- (5) *Permits and fees.* All temporary signs shall be required to obtain a temporary sign permit. The temporary sign permit application shall specify the exact times and dates the temporary sign is to be erected, the size of the sign, the location of the sign, contact information, and other information deemed necessary by the zoning administrator to determine that the temporary sign is erected within applicable code. The temporary sign permit shall be clearly displayed on the temporary sign. The fee for the temporary sign permit shall be established by ordinance as part of the rates and charges. The fee shall only be collected for the first permit per parcel or per business in a multi-tenant facility. The provisions of this division apply to all temporary signs, and appropriate penalties for violations will be assessed, as outlined in section 117-461.

- a. *Exemptions from temporary sign Permit.* Signs less than 15 square feet in size and all temporary signs in residential districts (R-1 Residential, R-2 Residential, R-3 Residential) are exempt from temporary sign permitting requirements.
- (6) *Dynamic display.* Temporary signs may consist of dynamic display, provided all standards of section 117-463(f) are complied with.
- (b) Balloons, gas filled figures, streamers, whirling devices and revolving searchlights or any such attention-getting device that is not specifically a sign may be permitted up to four weeks per year, for one week at a time.

### **SECTION 3. EFFECTIVE DATE**

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

### **SECTION 4. SUMMARY**

The following official summary of Ordinance #23-19 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

“Ordinance #23-19 temporarily extends the duration of temporary signs to twelve weeks with an extension of eight additional weeks if no violations exist. This provision expires on December 31, 2025.”

**Regular Planning Commission****Meeting Date:** 11/30/2023**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider Site Plan and Minor Plat for Storyteller Cafe Located at 7790 Sunwood Drive NW (Project No. 23-118); Case of Stories Foundation

**Purpose/Background:**

The purpose of this case is to review a Site Plan and Minor Plat for a proposed mixed-use building to be located at the southeast corner of Sunwood Drive and Yolite Street (the "Subject Property"). Stories Foundation, the "Applicant", is seeking approval for a three (3) story building that will include restaurant and retail space on the ground floor, three (3) apartments and office space on the second floor, and rooftop patio space on the third floor. At least some of the Planning Commissioners may recall this project, as it went through the approvals process in 2021; however, those approvals have since expired.

The Storyteller Cafe will serve breakfast and lunch. The building will provide office space for the nonprofit company, Stories Foundation, which will operate the cafe. The Applicant currently employs three (3) full-time staff and two contract employees. The Applicant would hire at least one more full-time manager and 2-3 part-time employees to run the cafe and retail spaces. The Applicant's goal is to begin using the space to offer job training in year two of operation. Job training would be provided in a variety of industries and for vulnerable people and those who have been exploited.

**Notification:**

While a Public Hearing is not required, Staff did send out a public notice to all property owners within 350 feet of the Subject Property to inform them of the applications and meeting. A "proposed development" sign was placed on the property.

**Time Frame/Observations/Alternatives:****General Project Summary**

The Applicant is proposing a three (3) story building, with a footprint totaling near 6,900 square feet. This would be a mixed-use building, including retail, restaurant, and office space, as well as three apartments. The Subject Property is approximately 0.52 acres in size and just slightly over eighty (80) feet in width.

**Zoning and Guidance**

The Subject Property is currently zoned COR, and is located in the COR-2 subdistrict. The Subject Property is guided as Mixed-Use in the 2040 Comprehensive Plan, which allows a density of anywhere between five (5) and seventy-five (75) units per acre. Retail, restaurant, and office uses are all permitted in the COR-2 subdistrict. Live-work units are a conditional use. There are two potential options to address the residential aspect of this project: (1) Process a Conditional Use Permit for the live-work units or rezone the Subject Property to COR-1, where live-work units are permitted. In an attempt to continue moving this project forward, the City Council can hold a Public Hearing to consider one of the aforementioned options, based on the Planning Commission's recommendation.

**Architecture**

Building elevations, along with a color rendering, have been submitted (and are attached to this case). The exterior finish of the building will consist of stucco, brick veneer, stone veneers, decorative smart panels, and

glass windows/doors. The building has been designed with 4-sided architecture as outlined in the COR Design Framework. The rooftop patio space also provides an amenity currently not offered anywhere within The COR.

**Site Plan**

The building is proposed to be thirteen (13) feet from the property line along Sunwood Dive, which does comply with the COR Design Framework and one of the contingencies from the 2021 approval. The Applicant did modify the Site Plan by eliminating a drive-thru that had previously been proposed and consolidating access to a single point off Yolite Street. A small patio area is proposed between the building and Sunwood Drive for the cafe patrons. There are twenty-one (21) proposed parking stalls, including two (2) handicap spaces. Parking with The COR is subject to the following:

Use	Minimum # of Parking Stalls	Maximum # of Parking Stalls
Retail	2 stalls per 1,000 square feet	4 stalls per 1,000 square feet
Offices	2 stalls per 1,000 square feet	3 stalls per 1,000 square feet
Restaurants	1 stall per 2 seats	1 stall per 1 seat
Residential	1 per unit	2 per unit

More information about seating for the cafe is required to verify compliance with the parking standards. But, a minimum of eight (8) stalls are required for the retail, office, and residential spaces, which leaves thirteen (13) spaces for the cafe use. Screening, in the form of a decorative wall, railing, hedge, or some combination thereof, will be required along a portion of Yolite Street and along Veterans Drive.

**Plat**

The Subject Property is currently an outlot and thus, a Minor Plat is necessary to convert the Subject Property into a buildable lot. No new roads are needed and utility services are already available. Minor modifications to the Plat are required as the City is no longer the owner of the Subject Property (the Applicant purchased the Subject Property from the City late in 2021).

**Alternatives**

Alternative 1: Motion to recommend approval of the Site Plan and Minor Plat and provide direction on the preferred method to address the residential units in the COR-2 subdistrict. This project previously received approval by the City in 2021; however, the Applicant was and is still fundraising, and thus, the previous approvals expired. The Applicant did incorporate the revisions that were identified during the original review and approval process into this plan set. This project will result in the first true vertically mixed-use building within The COR. Staff supports this alternative.

Alternative 2: Motion to recommend the City Council not approve the Site Plan or Minor Plat based on certain findings. The civil plans were revised address previously identified issues from 2021, such as compliance with the build-to requirements, adjustments to access, and eliminating the drive-thru component. This project will be the first true vertically mixed-used building within The COR, something that has always been part of the vision. This project also will provide the first rooftop patio within The COR, an exciting new amenity. Staff does not support this alternative.

**Funding Source:**

The Applicant is responsible for all costs associated with this application.

**Recommendation:**

Staff recommends approving the Site Plan and Minor, contingent upon compliance with Staff's review comments (this contingency is incorporated into the attached Resolution), and that the Planning Commission provide the Staff and Applicant direction on the preferred method to address the proposed live-work units (Conditional Use Permit or a rezoning from COR-2 to COR-1).

**Outcome/Action:**

Motion to recommend adopting Resolution #23-296, granting approval of the Site Plan and Minor Plat for Storyteller Cafe and directing Staff and the Applicant to address the live-work units via Conditional Use Permit or a Zoning Amendment to rezone the Subject Property from COR-2 to COR-1.

---

**Attachments**

- Site Location Map
- Site Plan
- Plat
- Building Elevations
- Floor Plans
- Color Rendering
- 3D Renderings of Floor Plans
- Staff Review Comments
- Resolution #23-296

**Form Review**

**Inbox**

Brian Hagen  
Form Started By: Chris Anderson  
Final Approval Date: 11/21/2023

**Reviewed By**

Brian Hagen

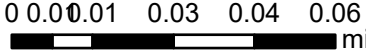
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11/21/2023 08:31 AM  
Started On: 11/14/2023 04:23 PM

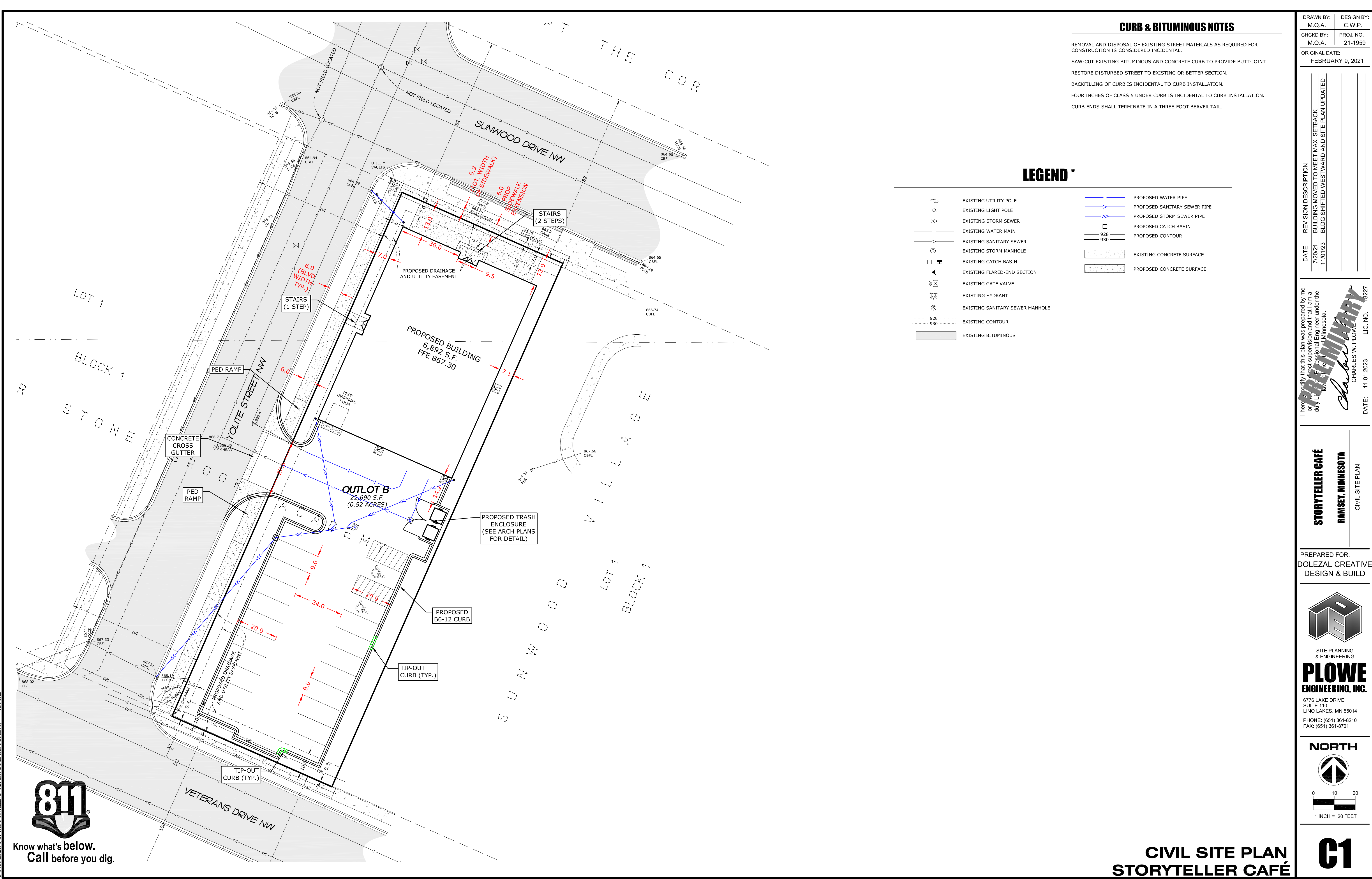
# Site Location Map for Storyteller Cafe



Print Date: September 20, 2023



LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



**CURB & BITUMINOUS NOTES**

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.  
 SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.  
 RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.  
 BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.  
 FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.  
 CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

**LEGEND \***

- |  |                                 |  |                              |
|--|---------------------------------|--|------------------------------|
|  | EXISTING UTILITY POLE           |  | PROPOSED WATER PIPE          |
|  | EXISTING LIGHT POLE             |  | PROPOSED SANITARY SEWER PIPE |
|  | EXISTING STORM SEWER            |  | PROPOSED STORM SEWER PIPE    |
|  | EXISTING WATER MAIN             |  | PROPOSED CATCH BASIN         |
|  | EXISTING SANITARY SEWER         |  | PROPOSED CONTOUR             |
|  | EXISTING STORM MANHOLE          |  | PROPOSED CONTOUR             |
|  | EXISTING CATCH BASIN            |  | EXISTING CONCRETE SURFACE    |
|  | EXISTING FLARED-END SECTION     |  | PROPOSED CONCRETE SURFACE    |
|  | EXISTING GATE VALVE             |  |                              |
|  | EXISTING HYDRANT                |  |                              |
|  | EXISTING SANITARY SEWER MANHOLE |  |                              |
|  | EXISTING CONTOUR                |  |                              |
|  | EXISTING CONTOUR                |  |                              |
|  | EXISTING BITUMINOUS             |  |                              |

DRAWN BY:	M.Q.A.	DESIGN BY:	C.W.P.
CHKD BY:	M.Q.A.	PROJ. NO.:	21-1959
ORIGINAL DATE:	FEBRUARY 9, 2021		
DATE	REVISION DESCRIPTION		
7/20/21	BUILDING MOVED TO MEET MAX. SETBACK		
11/01/23	BLOG SHIFTED WESTWARD AND SITE PLAN UPDATED		

I hereby certify that this plan 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.  
**Charles W. Plowe**  
 CHARLES W. PLOWE  
 LIC. NO. 16227  
 DATE: 11.01.2023

**STORYTELLER CAFE**  
 RAMSEY, MINNESOTA  
 CIVIL SITE PLAN

PREPARED FOR:  
 DOLEZAL CREATIVE  
 DESIGN & BUILD

SITE PLANNING & ENGINEERING  
**PLOWE ENGINEERING, INC.**  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

**NORTH**  
  
 0 10 20  
 1 INCH = 20 FEET

**CIVIL SITE PLAN  
 STORYTELLER CAFE**

**C1**

**811**  
 Know what's below.  
 Call before you dig.

S:\plowe\cadd\211959\STORYTELLER CAFE\211959\_CADD\211959\_BASE.dwg 11/2/2023

# STORYTELLER CAFE ADDITION

City of Ramsey  
County of Anoka  
Section 28, T32, R25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as STORYTELLER CAFE ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this \_\_\_ day of \_\_\_\_\_, 20\_\_.

By \_\_\_\_\_ By \_\_\_\_\_  
\_\_\_\_\_  
Mayor Clerk

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, as Mayor and \_\_\_\_\_, as City Clerk, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ by Jason E. Rud.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of STORYTELLER CAFE ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this \_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
David M. Ziegmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Property Tax Administrator

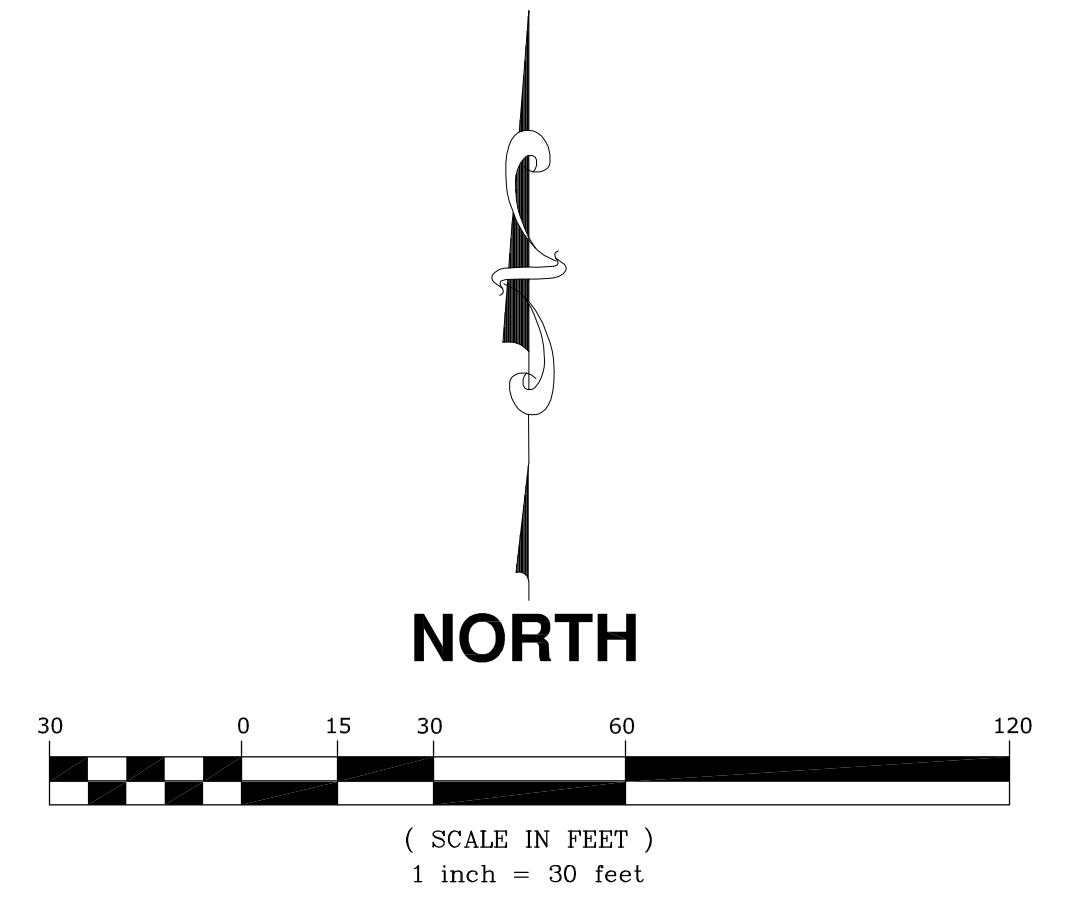
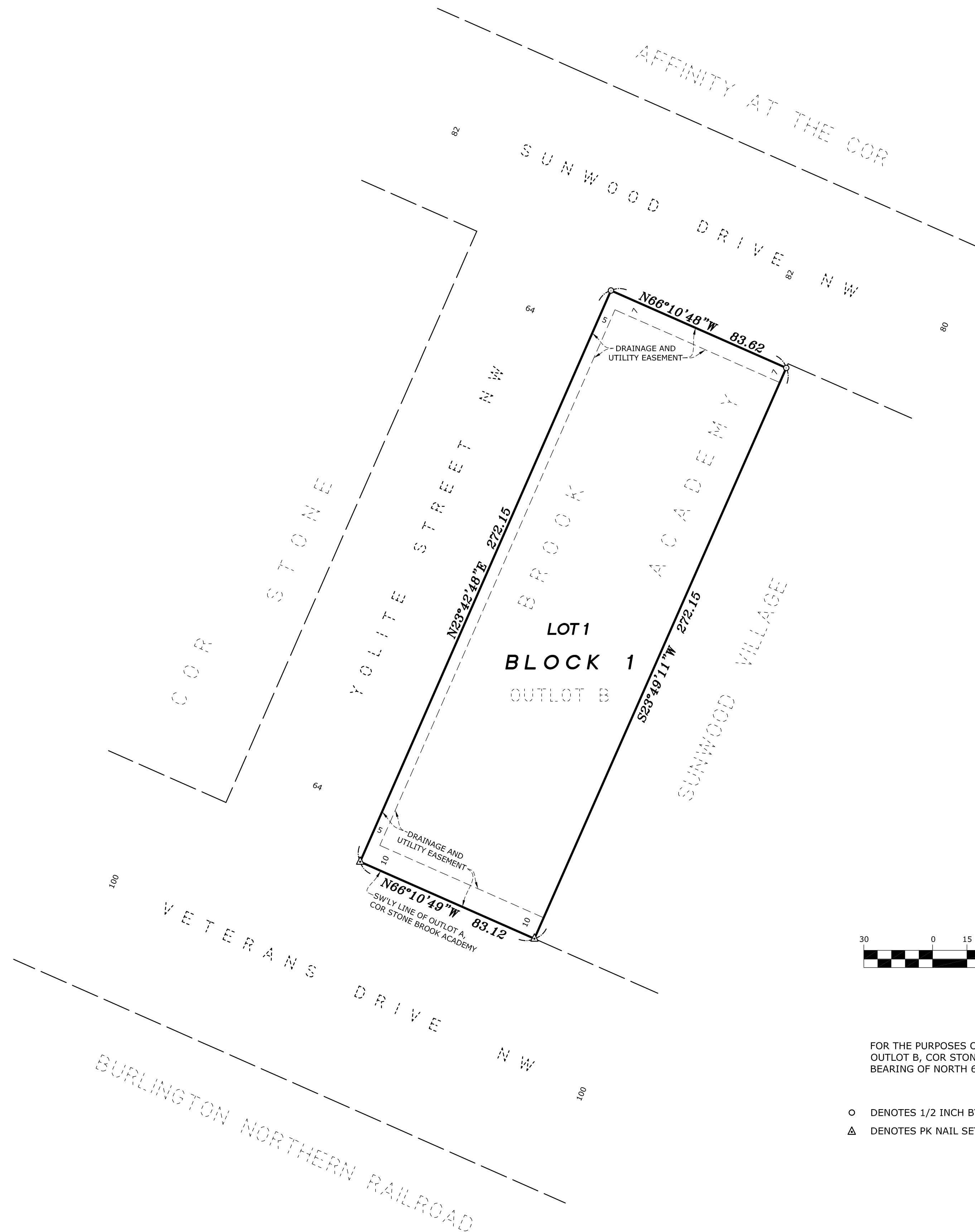
By \_\_\_\_\_, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of STORYTELLER CAFE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_ day of \_\_\_\_\_, 20\_\_, o'clock \_\_M. and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

\_\_\_\_\_  
County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy



FOR THE PURPOSES OF THIS PLAT THE SOUTHWESTERLY LINE OF OUTLOT B, COR STONE BROOK ACADEMY IS ASSUMED TO HAVE A BEARING OF NORTH 66 DEGREES 10 MINUTES 49 SECONDS WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES PK NAIL SET

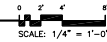


**GENERAL EXTERIOR NOTES:**

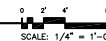
1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
10. HOLD STONE OFF GRADE MINIMUM OF 3".
11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REVISION:	REV. DATE:	DRAWING TITLE:
EXTERIOR ELEVATION MATERIALS REVISED	5-13-24	STORYTELLER CAFE
LEFT HALLWAY DOOR CHANGED TO WINDOW	5-16-24	
		LOCATION:
		RAMSEY, MN

STORYTELLER CAFE  
LOCATION:  
RAMSEY, MN

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LITTEINDESIGN.COM  
MLITTEIN@HOTMAIL.COM  
320-224-7844  
WINSTED, MN

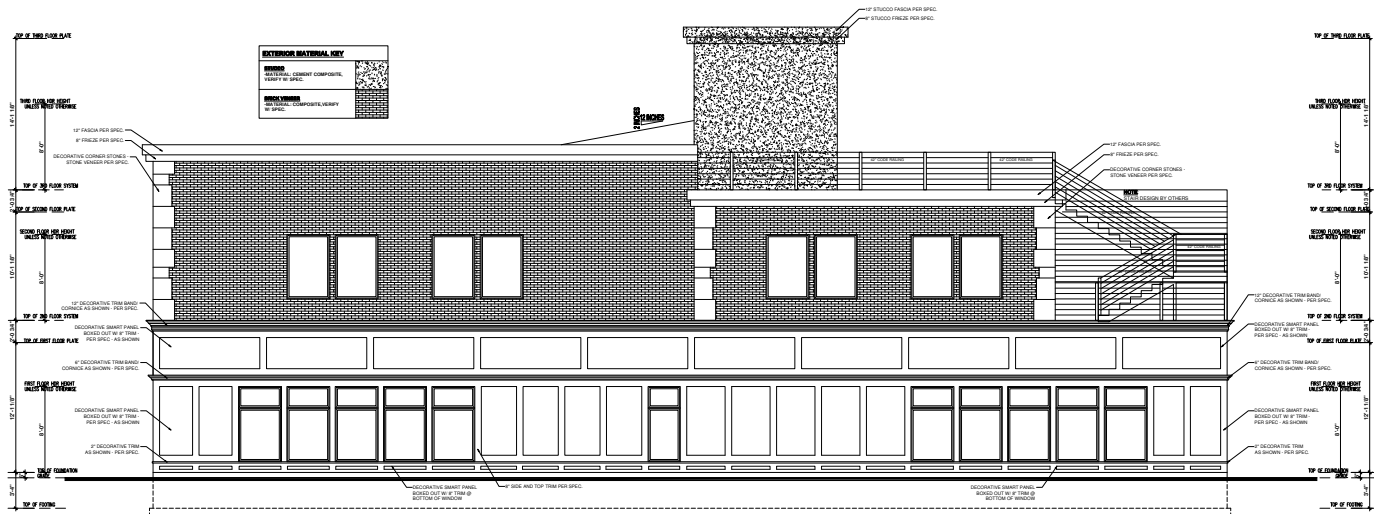
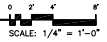
CURRENT DATE:	PAGE:	PAGE DESCRIPTION:
8-16-23	1A10	FRONT & RIGHT

**GENERAL EXTERIOR NOTES:**

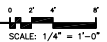
1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
10. HOLD STONE OFF GRADE MINIMUM OF 3".
11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



REVISION:	REV. DATE:
EXTERIOR ELEVATION MATERIALS REVISED	5-13-24
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-23

DRAWING TITLE:  
**STORYTELLER CAFE**  
LOCATION:  
**RAMSEY, MN**

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8-16-23	A2	REAR & LEFT

SCALED PRINT @ 48x36

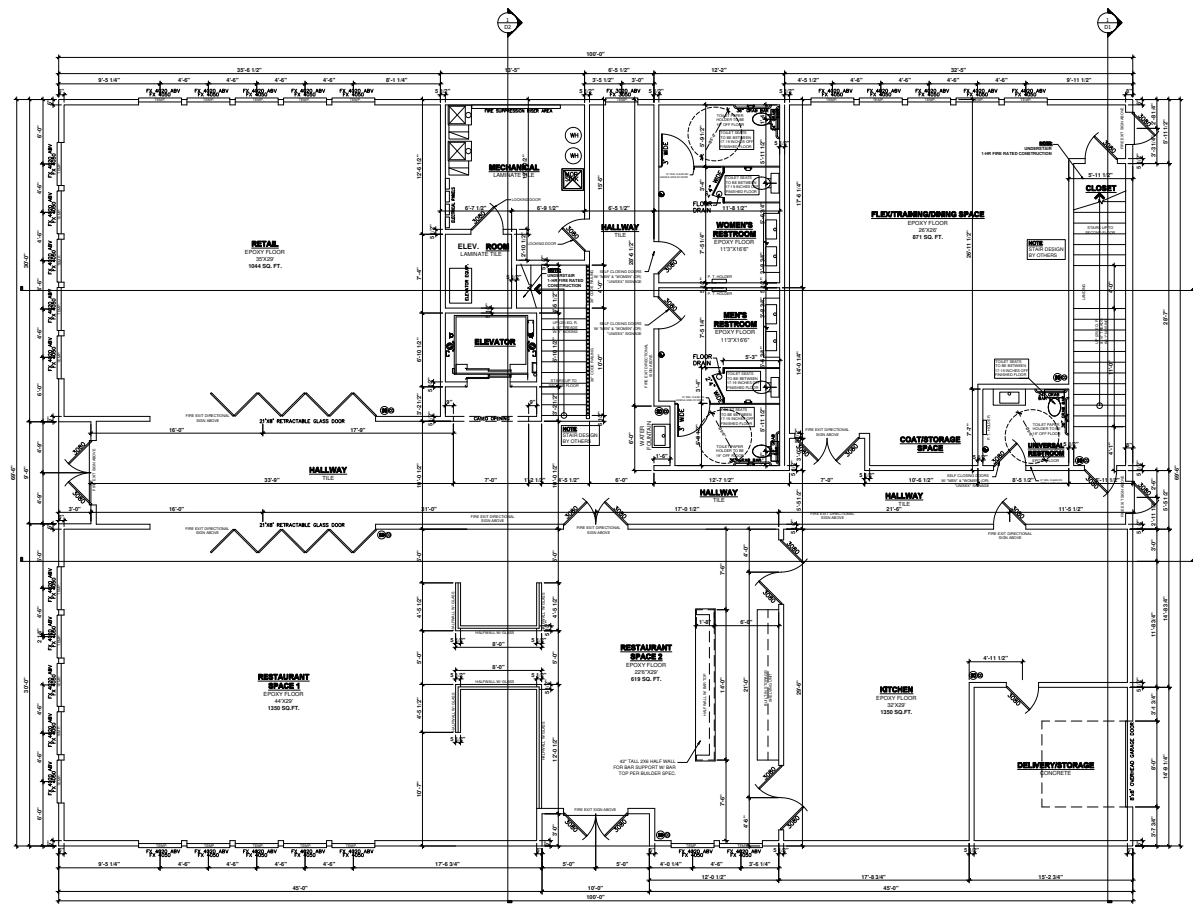
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.

**GENERAL FRAMING NOTES:**

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 OR 2X8 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

**WINDOW & DOOR SIZE NOTES (EXAMPLES):**

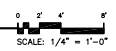
- SH3050 = SINGLE HUNG 3'0" BY 5'0"
- FX2646 = FIXED 2'6" BY 4'6"
- CASE3050 = CASEMENT 3'0" BY 5'0"
- 2866 @ DOOR = 2'8" WIDE BY 6'8" TALL
- 2880 @ DOOR = 2'8" WIDE BY 8'0" TALL



- SMOKE DETECTOR**  
 1. INTERCONNECTED SMOKE DETECTOR  
 2. NON-INTERCONNECTED SMOKE DETECTOR  
 3. FIRE ALARM PULL STATION
- WALLS**  
 1. ALL INTERIOR WALLS TO BE BUILT TO 8' CLEARANCE AT EACH END PER CODE.  
 2. ALL INTERIOR WALLS TO BE BUILT PER THE CODE.  
 3. ALL ATTY. COLUMNS TO BE BUILT PER GA. ALL 100 LB. PER SQ. FT.  
 4. ALL INTERIOR WALLS TO BE BUILT PER GA. FILE NO. FC 0010

1 FIRST FLOOR PLAN  
 DATE: 8-16-23

5862 CONDITORED SQUARE FEET (RESTAURANT SPACE, KITCHEN AREA, 100L RETAIL, 100M REHABING HALLWAYS, STAIRS, RESTROOMS, CORRIDOR, AREA, 100S)



REVISION:	REV. DATE:	DRAWING TITLE:
EXTERIOR ELEVATION MATERIALS REVISED	5-13-24	STORYTELLER CAFE
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-23	
		LOCATION:
		RAMSEY, MN

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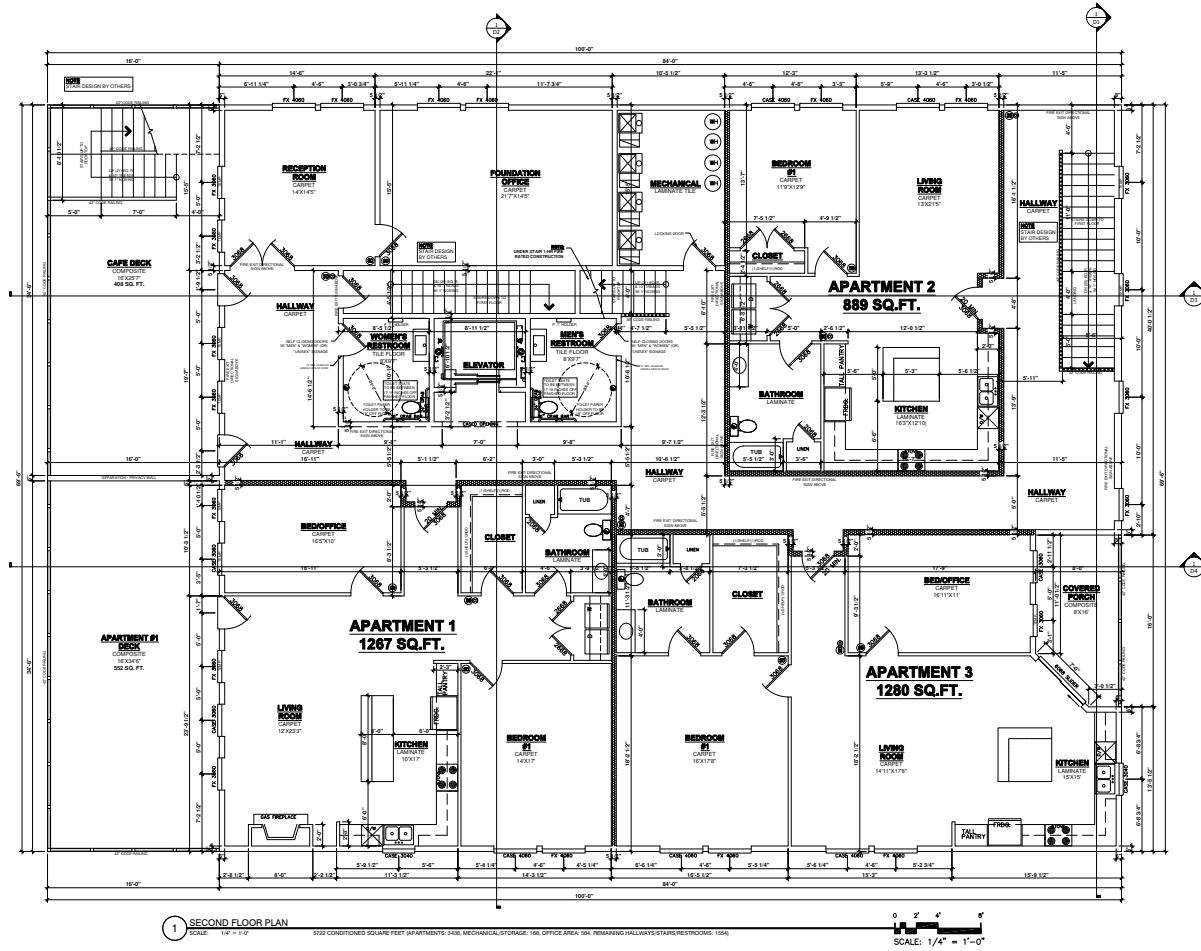
LITTFIN DESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	CURRENT DATE: 8-16-23	PAGE 15 A5	PAGE DESCRIPTION: 1ST FLOOR PLAN SCALED PRINT @ 1/8"=1'-0"
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**GENERAL FRAMING NOTES:**

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 OR 2X8 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

**-WINDOW & DOOR SIZE NOTES (EXAMPLES):**

- SH3050 = SINGLE HUNG 3'0" BY 5'0"
- FX2646 = FIXED 2'6" BY 4'6"
- CASE3050 = CASEMENT 3'0" BY 5'0"
- 2888 @ DOOR = 28" WIDE BY 68" TALL
- 2880 @ DOOR = 28" WIDE BY 80" TALL



**NOTES:**

1. ALL SMART WIRING WITHIN FLOOR SYSTEMS PER IFC CODE. SECTION 26.05.00. W/ALL 2" PROTECTIVE BOARD ON 2" PROTECTIVE BOARD. ALL WIRING TO BE SEPARATED FROM ALL OTHER SERVICES. SEPARATED AREAS WITH MINIMUM SPACE OF 18" SHALL BE MAINTAINED AND CLEAR.
2. ALL INTERIOR WALLS TO BE BUILT WITH 2X4 STUDS AND 5/8" GYPSUM BOARD.
3. ALL INTERIOR FINISHES TO BE PER IFC CODE.
4. ALL INTERIOR WALLS TO BE BUILT WITH 2X4 STUDS AND 5/8" GYPSUM BOARD.
5. ALL INTERIOR WALLS TO BE BUILT WITH 2X4 STUDS AND 5/8" GYPSUM BOARD.
6. ALL INTERIOR WALLS TO BE BUILT WITH 2X4 STUDS AND 5/8" GYPSUM BOARD.

1 SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

REVISION:	REV. DATE:	DRAWING TITLE:
EXTERIOR ELEVATION MATERIALS REVISED	5-13-24	STORYTELLER CAFE
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-23	
		LOCATION:
		RAMSEY, MN

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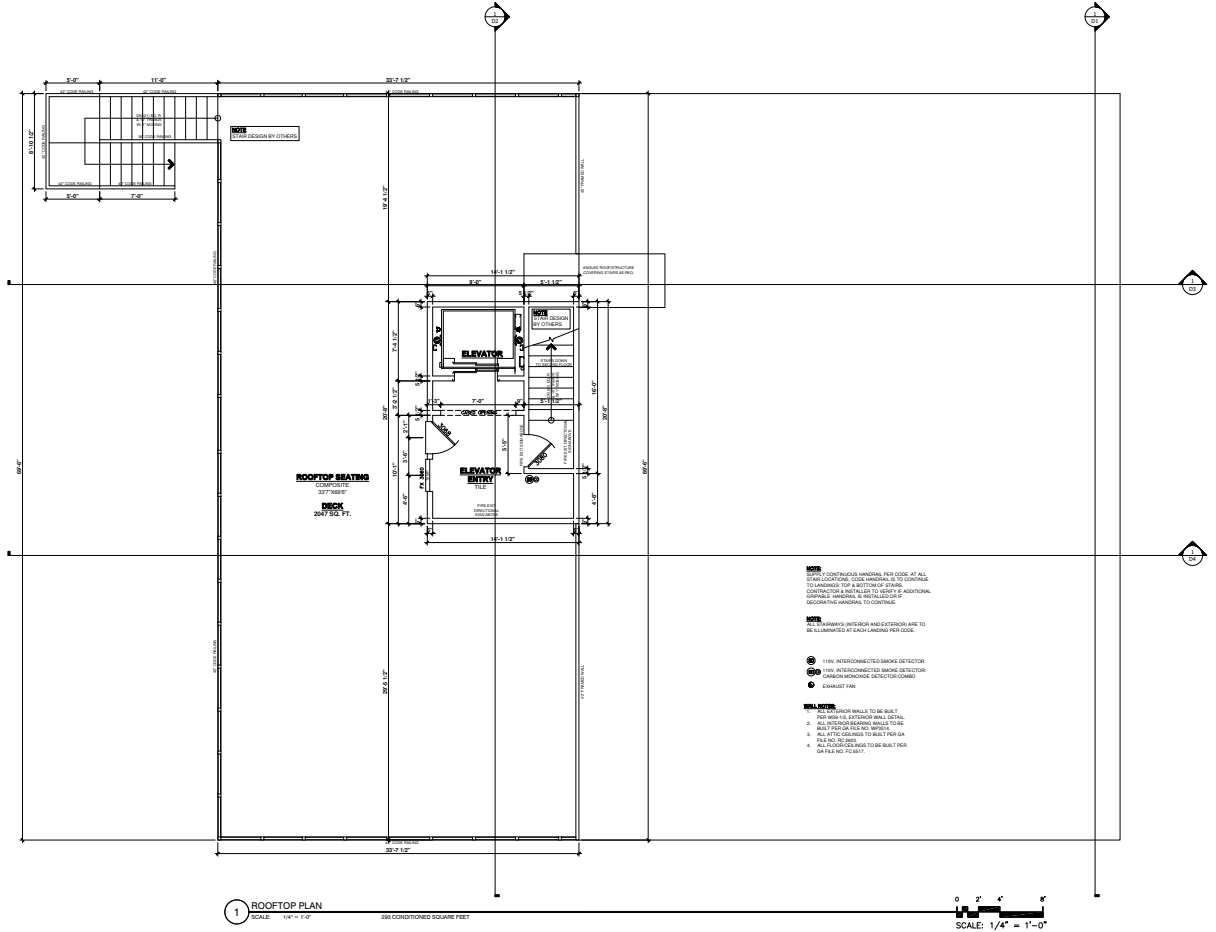
CURRENT DATE:	PAGE:	PAGE DESCRIPTION:
8-16-23	A6	2ND FLOOR PLAN
		SCALED PRINT @ 48X36

**GENERAL FRAMING NOTES:**

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 OR 2X8 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
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5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

**-WINDOW & DOOR SIZE NOTES (EXAMPLES):**

- SH3050 = SINGLE HUNG 3'0" BY 5'0"
- FX2646 = FIXED 2'6" BY 4'6"
- CASE3050 = CASEMENT 3'0" BY 5'0"
- 2858 @ DOOR = 2'8" WIDE BY 6'8" TALL
- 2880 @ DOOR = 2'8" WIDE BY 8'0" TALL



1 ROOFTOP PLAN  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

- NOTES:**
- 1. CONTINUOUS HANDRAIL PER CODE AT ALL STAIR CONTIGUOUS TO THE HANDRAIL TO CONTINUE TO LANDING TOP & BOTTOM OF STAIRS. CONTIGUOUS HANDRAIL TO BE SET UP ADDITIONAL CONTIGUOUS HANDRAILS AS REQUIRED BY DECORATIVE HANDRAIL TO CONTINUE.
  - 2. ALL INTERIOR AND EXTERIOR ARE TO BE ILLUMINATED AT EACH LANDING PER CODE.
  - 3. INTERCONNECTED SMOKE DETECTOR
  - 4. INTERCONNECTED SMOKE DETECTOR
  - 5. INTERCONNECTED SMOKE DETECTOR
  - 6. SMOKE FREE
- WALL NOTES:**
- 1. ALL INTERIOR WALLS TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL.
  - 2. ALL INTERIOR WALLS TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL.
  - 3. ALL INTERIOR WALLS TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL.
  - 4. ALL INTERIOR WALLS TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL, EXTERIOR WALL TO BE BUILT PER PER LOCAL EXTERIOR WALL.

REVISION:	REV. DATE:	DRAWING TITLE:
EXTERIOR ELEVATION MATERIALS REVISED	5-13-24	STORYTELLER CAFE LOCATION: RAMSEY, MN
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-24	

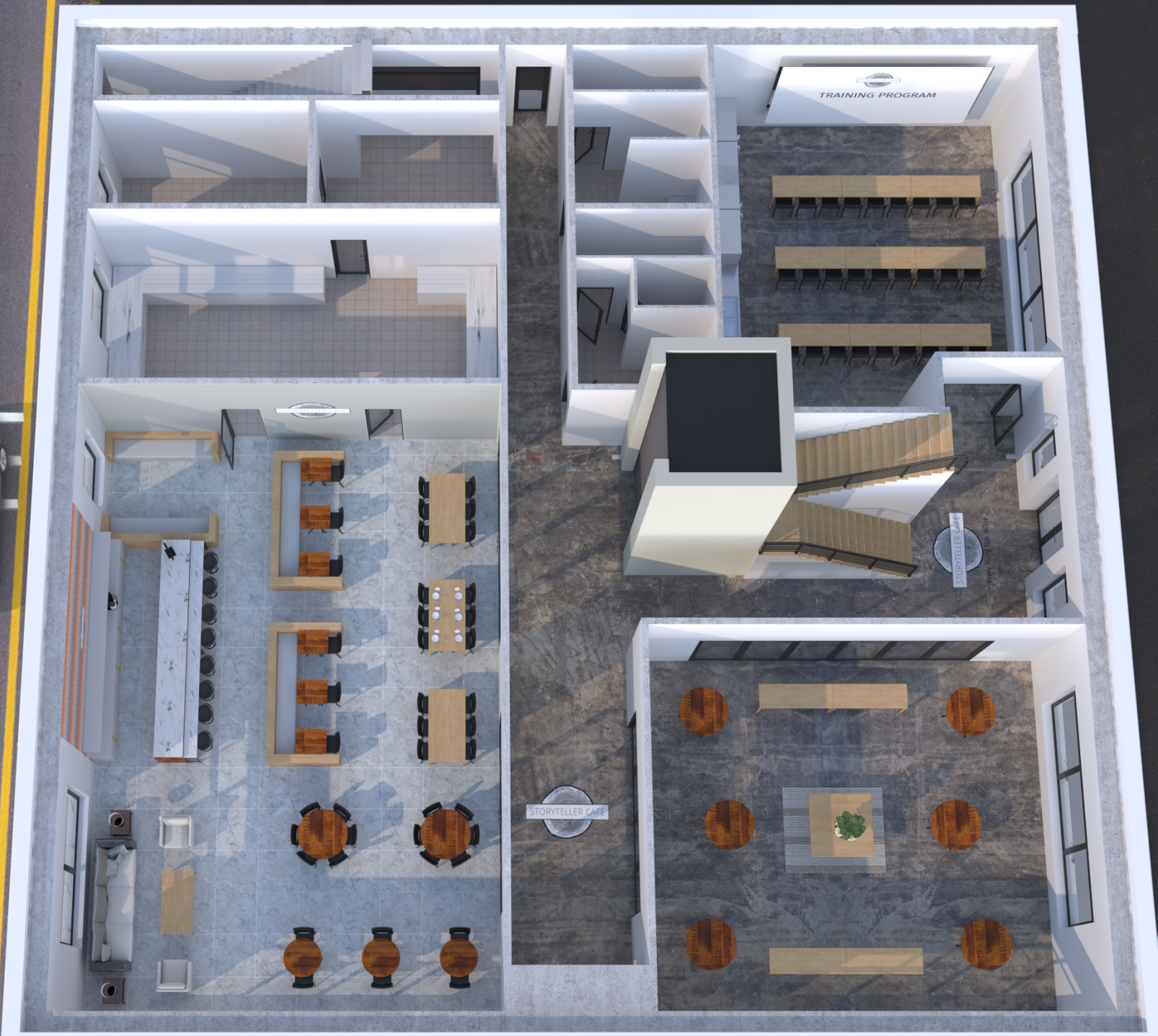
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320-224-7844  
WINSTED, MN

CURRENT DATE: 8-16-24



STORYTELLER CAFE



Every Story Has Value



# STORYTELLER CAFE ADDITION

City of Ramsey  
County of Anoka  
Section 28, T32, R25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as STORYTELLER CAFE ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this \_\_\_ day of \_\_\_\_\_, 20\_\_.

1

By \_\_\_\_\_ Mayor \_\_\_\_\_ Clerk

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, as Mayor and \_\_\_\_\_, as City Clerk, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_ by Jason E. Rud.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of STORYTELLER CAFE ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this \_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
David M. Ziegmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Property Tax Administrator

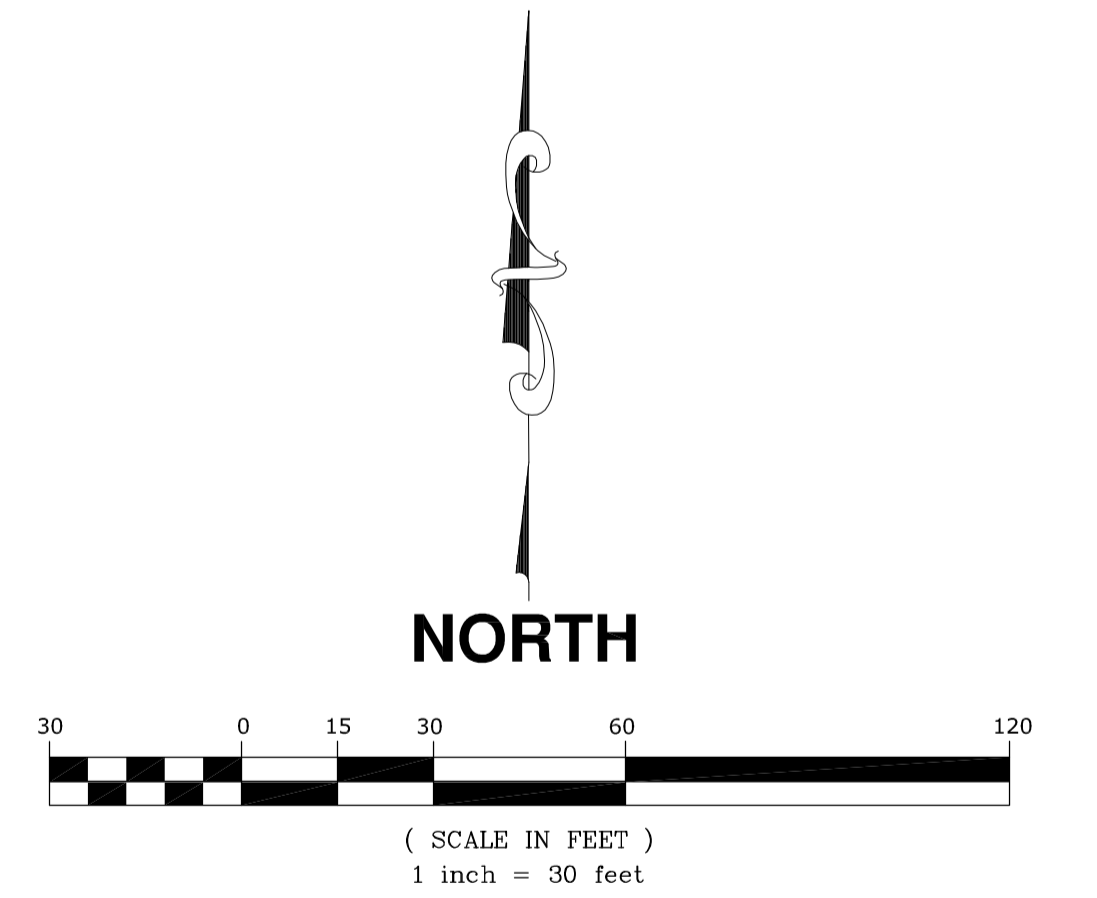
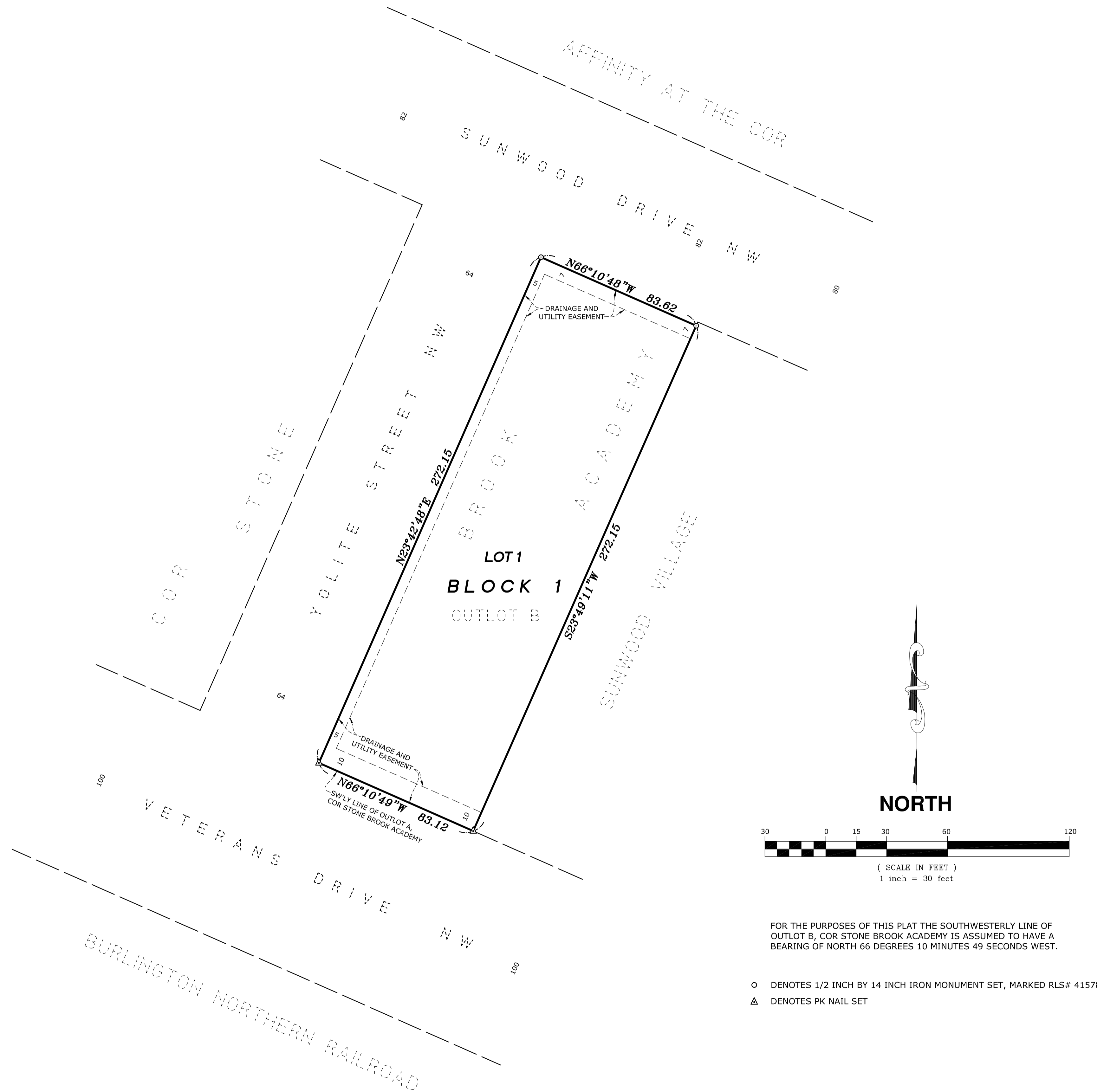
By \_\_\_\_\_, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES  
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of STORYTELLER CAFE ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_ day of \_\_\_\_\_, 20\_\_, o'clock \_\_M. and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_, as Document Number \_\_\_\_\_.

\_\_\_\_\_  
County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy



FOR THE PURPOSES OF THIS PLAT THE SOUTHWESTERLY LINE OF OUTLOT B, COR STONE BROOK ACADEMY IS ASSUMED TO HAVE A BEARING OF NORTH 66 DEGREES 10 MINUTES 49 SECONDS WEST.

- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES PK NAIL SET

Final Plat .pdf V1 - Changemark Notes ( 1 Note )

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1 - Changemark note #01 TL

Status as of 11/09/2023 09:30 AM

Type: Action

State: For Discussion

Created by: Todd Larson

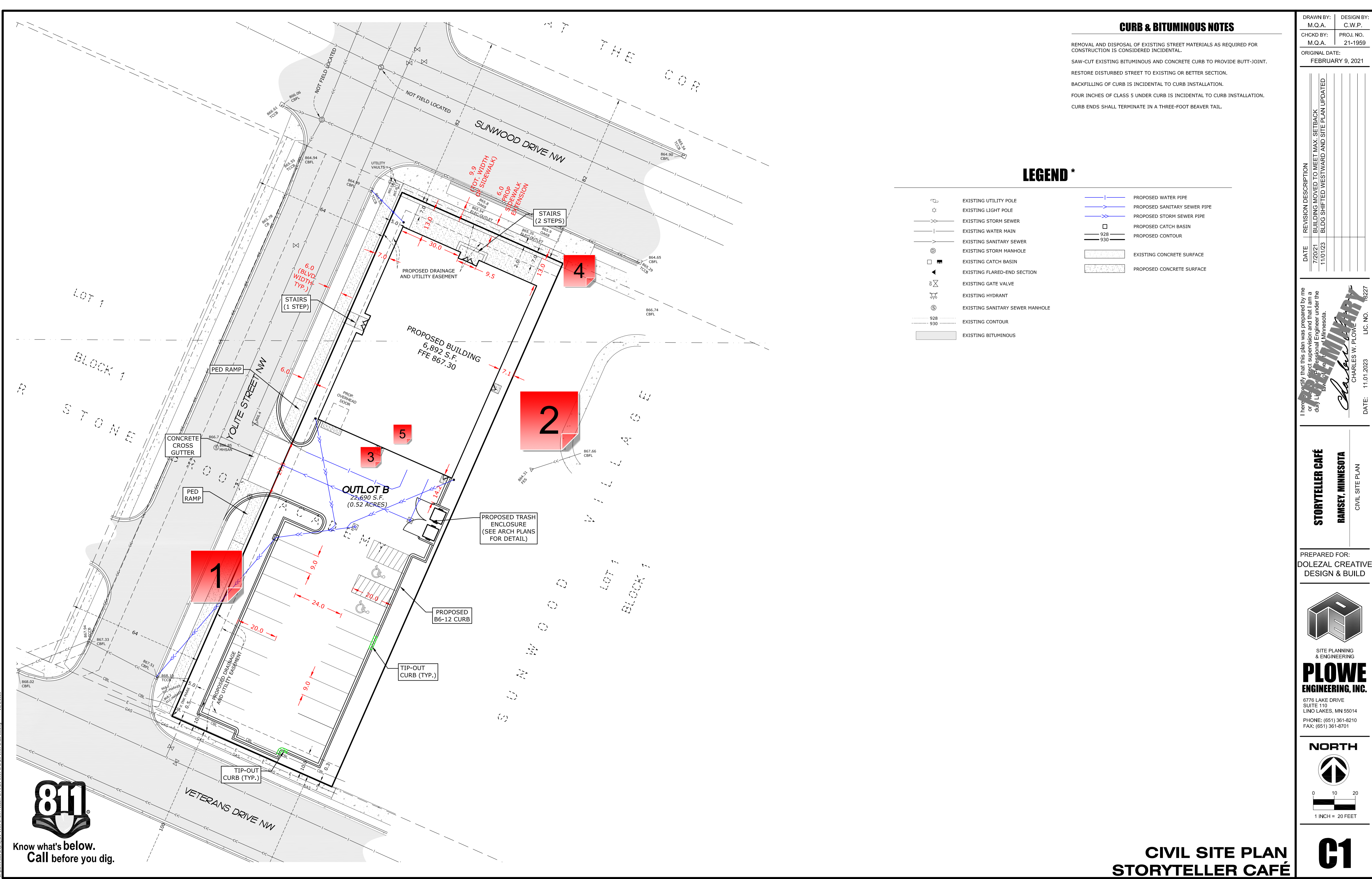
On: 11/09/2023 09:30 AM

Type: Action

State: For Discussion

The City doesn't own this lot.

----- 0 Replies -----



**CURB & BITUMINOUS NOTES**

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.  
 SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.  
 RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.  
 BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.  
 FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.  
 CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

**LEGEND \***

- |  |                                 |  |                              |
|--|---------------------------------|--|------------------------------|
|  | EXISTING UTILITY POLE           |  | PROPOSED WATER PIPE          |
|  | EXISTING LIGHT POLE             |  | PROPOSED SANITARY SEWER PIPE |
|  | EXISTING STORM SEWER            |  | PROPOSED STORM SEWER PIPE    |
|  | EXISTING WATER MAIN             |  | PROPOSED CATCH BASIN         |
|  | EXISTING SANITARY SEWER         |  | PROPOSED CONTOUR             |
|  | EXISTING STORM MANHOLE          |  | PROPOSED CONTOUR             |
|  | EXISTING CATCH BASIN            |  | EXISTING CONCRETE SURFACE    |
|  | EXISTING FLARED-END SECTION     |  | PROPOSED CONCRETE SURFACE    |
|  | EXISTING GATE VALVE             |  |                              |
|  | EXISTING HYDRANT                |  |                              |
|  | EXISTING SANITARY SEWER MANHOLE |  |                              |
|  | EXISTING CONTOUR                |  |                              |
|  | EXISTING CONTOUR                |  |                              |
|  | EXISTING BITUMINOUS             |  |                              |

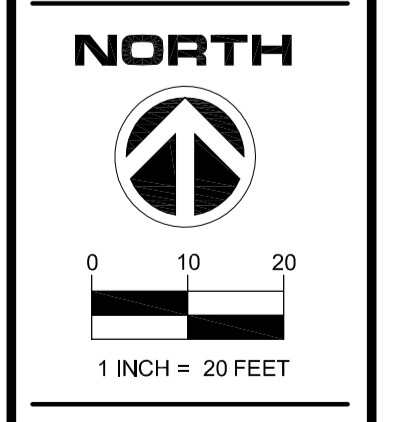
DRAWN BY:	M.Q.A.	DESIGN BY:	C.W.P.
CHKD BY:	M.Q.A.	PROJ. NO.:	21-1959
ORIGINAL DATE:	FEBRUARY 9, 2021		
DATE	REVISION DESCRIPTION		
7/20/21	BUILDING MOVED TO MEET MAX. SETBACK		
11/01/23	BLOG SHIFTED WESTWARD AND SITE PLAN UPDATED		

I hereby certify that this plan 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.  
**Charles W. Plowe**  
 CHARLES W. PLOWE  
 LIC. NO. 16227  
 DATE: 11.01.2023

**STORYTELLER CAFE**  
 RAMSEY, MINNESOTA  
 CIVIL SITE PLAN

PREPARED FOR:  
 DOLEZAL CREATIVE  
 DESIGN & BUILD

**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701



**CIVIL SITE PLAN  
 STORYTELLER CAFE**

**C1**



S:\plowe\cafe\211959 STORYTELLER CAFE\211959 CAD\211959 BASE 10.dwg 11/2/2023

## 1 - Street Lights

Created by: Chris Anderson  
On: 11/14/2023 08:18 AM

Need to add two (2) 'Cobra' street lights in the boulevard along Yolite Street per the Master Street Light Plan (one north of the access and one near intersection of Yolite and Veterans Drive). Developer will work directly with Connexus Energy for installation.

----- 0 Replies -----

## 2 - Walkway

Created by: Chris Anderson  
On: 11/14/2023 08:23 AM

A walkway should be added to connect this exit to either the parking lot or to the sidewalk along Sunwood.

----- 0 Replies -----

## 3 - Walkway

Created by: Chris Anderson  
On: 11/14/2023 08:25 AM

A walkway with B6-12 curb should be provided connecting this 'main' entry point to the sidewalk. This will create some separation between pedestrians and vehicular traffic.

----- 0 Replies -----

## 4 - Encroachment Agreement

Created by: Chris Anderson  
On: 11/14/2023 08:32 AM

A Sidewalk Encroachment Agreement will need to be executed for the portion of public sidewalk that encroaches onto private property.

----- 0 Replies -----

## 5 - Pedestrian Access

Status as of 11/16/2023 12:44 PM

Type: Action

State: For Discussion

Created by: Len Linton  
On: 11/16/2023 12:44 PM  
Type: Action  
State: For Discussion

A curb has been suggested to provide separation between the parking lot and building. A pedestrian ramp must be provided to allow access to the building.

----- 0 Replies -----

DATE	REVISION DESCRIPTION
7/20/21	READJUSTED GRADES DUE TO NEW BUILDING LOCATION
11/01/23	UPDATED GRADING PLAN

I hereby certify that this plan 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.

**Charles W. Plowe**  
 LICENSE NO. 16227  
 DATE: 11.01.2023

**STORYTELLER CAFE**  
 RAMSEY, MINNESOTA  
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PREPARED FOR:  
**DOLEZAL CREATIVE DESIGN & BUILD**

**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

**NORTH**  
  
 0 10 20  
 1 INCH = 20 FEET

**C2.1**

**SITE SEQUENCING**

- PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. (CONTACT CITY TO INSPECT EROSION CONTROL MEASURES PRIOR TO GRADING OPERATIONS, IF NECESSARY.) ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- THE CONTRACTOR SHALL PROVIDE ALL SOD, SEED, MULCH AND FERTILIZER WHICH SHALL CONFORM WITH THE FOLLOWING MNDOT SPECIFICATIONS AS MODIFIED BELOW.

ITEM	MNDOT SPECIFICATION/NOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

\* MOW A MINIMUM OF ONCE PER 2 WEEKS  
 \*\* SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN FOURTEEN (14) DAYS.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT PROPERTY LINES AND MAKE SURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER COMPLETION OF BUILDING CONSTRUCTION AND UPON ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF CONCENTRATED FLOW AND FOR ALL SLOPES 3:1 OR GREATER.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION RUN-OFF. CONTRACTOR TO INSTALL AND CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SILT FENCE, BIOROLLS AND EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES & OVERFLOWS.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATIVE TOPSOIL WITH SOD OR SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND STABILIZED WITHIN 72 HOURS. ANY SOIL STOCKPILES ARE TO HAVE SILT FENCE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED.

**OTHER POLLUTION CONTROL MEASURES**

CONSTRUCTION WASTE MATERIALS - ALL WASTE MATERIALS GENERATED AS A RESULT OF SITE CONSTRUCTION SHALL BE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT REGULATIONS BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT ALL SITE PERSONNEL ARE INSTRUCTED IN THESE PRACTICES.

HAZARDOUS WASTES - ALL HAZARDOUS WASTE MATERIALS SHALL BE STORED PROPERLY TO PREVENT SPILLS AND VANDALISM. WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND/OR STATE REGULATION OR BY THE MANUFACTURER.

SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS BY A LOCAL, LICENSED WATER MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

OFFSITE VEHICLE TRACKING - A ROCK CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BECOME SOILED OR LITTERED, THE CONTRACTOR SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY SWEEPING NOT LATER THAN THE END OF THE WORKING DAY IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN OBSERVED. DUMP TRUCKS HAULING LOOSE MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPULIN.

VEHICLE CLEANING - NO ENGINE DEGREASING IS ALLOWED ON-SITE. EXTERNAL WASHING OF VEHICLES TO BE CONFINED TO A DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE DESIGNATED TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES, PONDS, OR OTHER STORMWATER FEATURES. ALL LIQUID AND SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, IMPERMEABLE GEO-MEMBRANE) AND DISPOSED OF PROPERLY.

SPILL PREVENTION AND CONTROL - ALL VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED ON-SITE AND ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF-SITE IMMEDIATELY AFTER THE SPILL IS CLEANED UP AND PROPERLY DISPOSED OF. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED ONCE CONSTRUCTION BEGINS.

SOIL STOCKPILES - INSTALL SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES SUCH THAT DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SOCKS OR STAKED SILT FENCE.

PROVIDE WIMCO (OR APPROVED EQUAL) FOR INLET PROTECTION AT ALL EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING CONSTRUCTION. INLET PROTECTION TO REMAIN IN-PLACE UNTIL AT LEAST 70% OF SITE VEGETATION HAS BEEN ESTABLISHED.

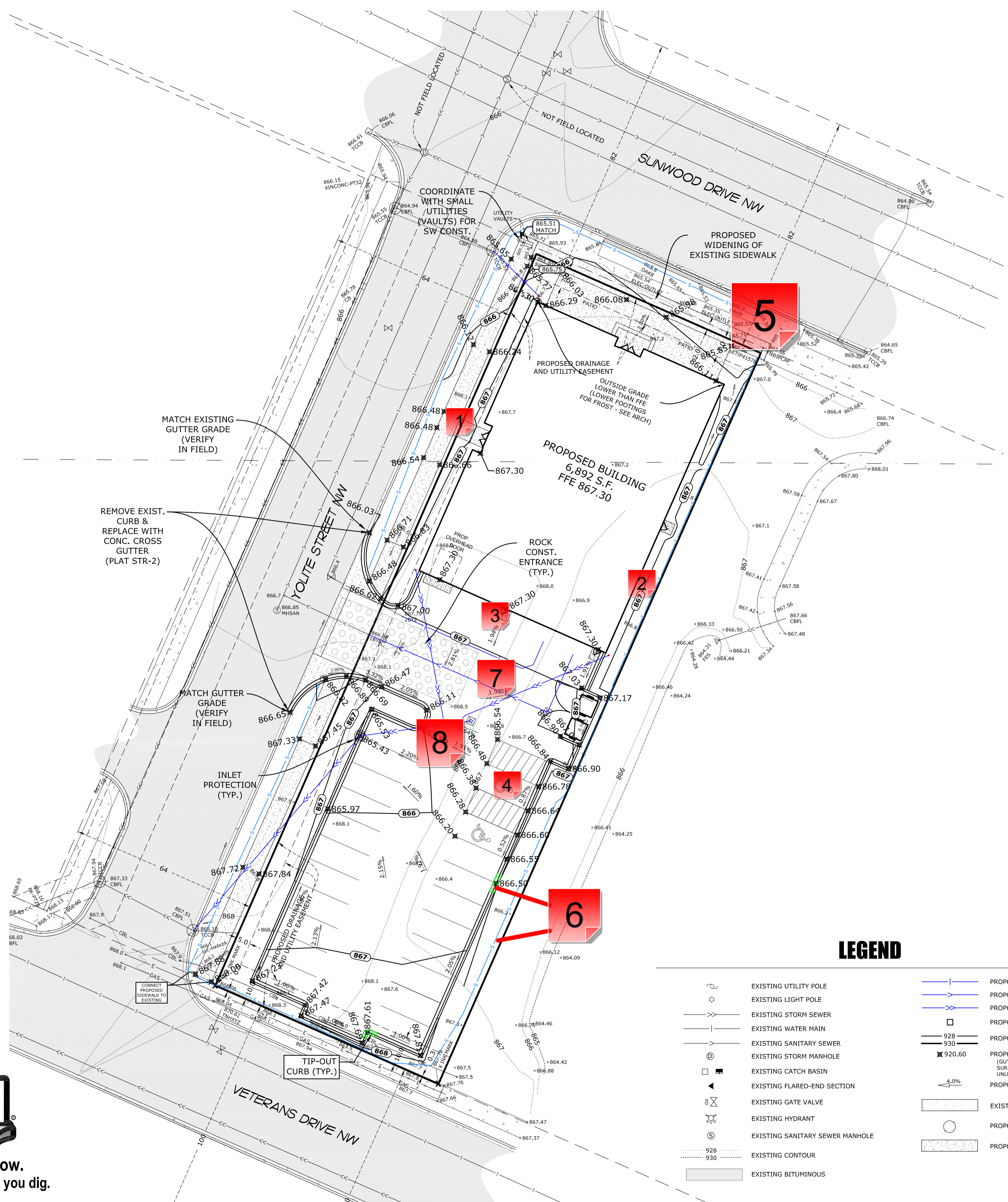
CONTRACTOR TO PROVIDE DESIGNATED CONCRETE TRUCK WASHOUT AREA WITH APPROPRIATE SIGNAGE. KEEP WASHOUT AREAS AS FAR AS PRACTICAL FROM STORM DRAINS, DITCHES AND PONDS. DO NOT ALLOW RUN-OFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE. AFTER WASTE CONCRETE IS SET, BREAK-UP AND DISPOSE OF PROPERLY.

THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. THE CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES.

**LEGEND**

	EXISTING UTILITY POLE		PROPOSED WATER PIPE
	EXISTING LIGHT POLE		PROPOSED SANITARY SEWER PIPE
	EXISTING STORM SEWER		PROPOSED STORM SEWER PIPE
	EXISTING WATER MAIN		PROPOSED CATCH BASIN
	EXISTING SANITARY SEWER		PROPOSED CONTOUR
	EXISTING STORM MANHOLE		PROPOSED SPOT ELEVATION
	EXISTING CATCH BASIN		GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE (UNLESS OTHERWISE INDICATED)
	EXISTING FLARED-END SECTION		PROPOSED DIRECTION OF DRAINAGE
	EXISTING GATE VALVE		EXISTING CONCRETE SURFACE
	EXISTING HYDRANT		PROPOSED INLET PROTECTION
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CONCRETE SIDEWALK
	EXISTING CONTOUR		
	EXISTING BITUMINOUS		

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
 STORYTELLER CAFE**



S:\shawn\cadd\2106021-1959 STORYTELLER CAFE\21-1959 CAD\21-1959 BASE 10.dwg 11/2/2023

C2.1 .pdf V1 - Changemark Notes ( 8 Notes )

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**1 - Changemark note #01 TL**

Status as of 11/09/2023 09:11 AM

Type: Action

State: For Discussion

Created by: Todd Larson  
On: 11/09/2023 09:11 AM  
Type: Action  
State: For Discussion

Can we figure out how to make one of these doors handicapped accessible? Perhaps adjust the sidewalk a bit to eliminate the step.

----- 0 Replies -----

**2 - Changemark note #02 TL**

Status as of 11/09/2023 09:12 AM

Type: Action

State: For Discussion

Created by: Todd Larson  
On: 11/09/2023 09:12 AM  
Type: Action  
State: For Discussion

Pave the path from the side door to the public way (parking lot) for emergency egress and for service usage.

----- 0 Replies -----

**3 - Changemark note #03 TL**

Status as of 11/09/2023 09:14 AM

Type: Action

State: For Discussion

Created by: Todd Larson  
On: 11/09/2023 09:14 AM  
Type: Action  
State: For Discussion

As the door from the parking lot, it isn't very welcoming. Perhaps consider a concrete apron around the building foundation and some planter boxes.

----- 0 Replies -----

**4 - Changemark note #04 TL**

Status as of 11/09/2023 09:14 AM

Type: Action

State: For Discussion

Created by: Todd Larson  
On: 11/09/2023 09:14 AM

Type: Action  
State: For Discussion

Why two access aisles? You can share one for the two spaces. Make sure it is signed properly.

----- 0 Replies -----

## 5 - Existing Streetscape

Created by: Chris Anderson  
On: 11/14/2023 08:35 AM

Provide a physical barrier to protect existing streetscape throughout construction.

----- 0 Replies -----

## 6 - Symbols

Created by: Chris Anderson  
On: 11/14/2023 09:01 AM

Add these symbols/line types to the legend.

----- 0 Replies -----

## 7 - Sewer & Water

Status as of 11/15/2023 02:15 PM

Type: Action  
State: For Discussion

Created by: Logan Czech  
On: 11/15/2023 02:15 PM  
Type: Action  
State: For Discussion

Grey out line types that aren't relevant to this sheet such as the watermain and sanitary sewer.

----- 0 Replies -----

## 8 - Storm Sewer Junctions

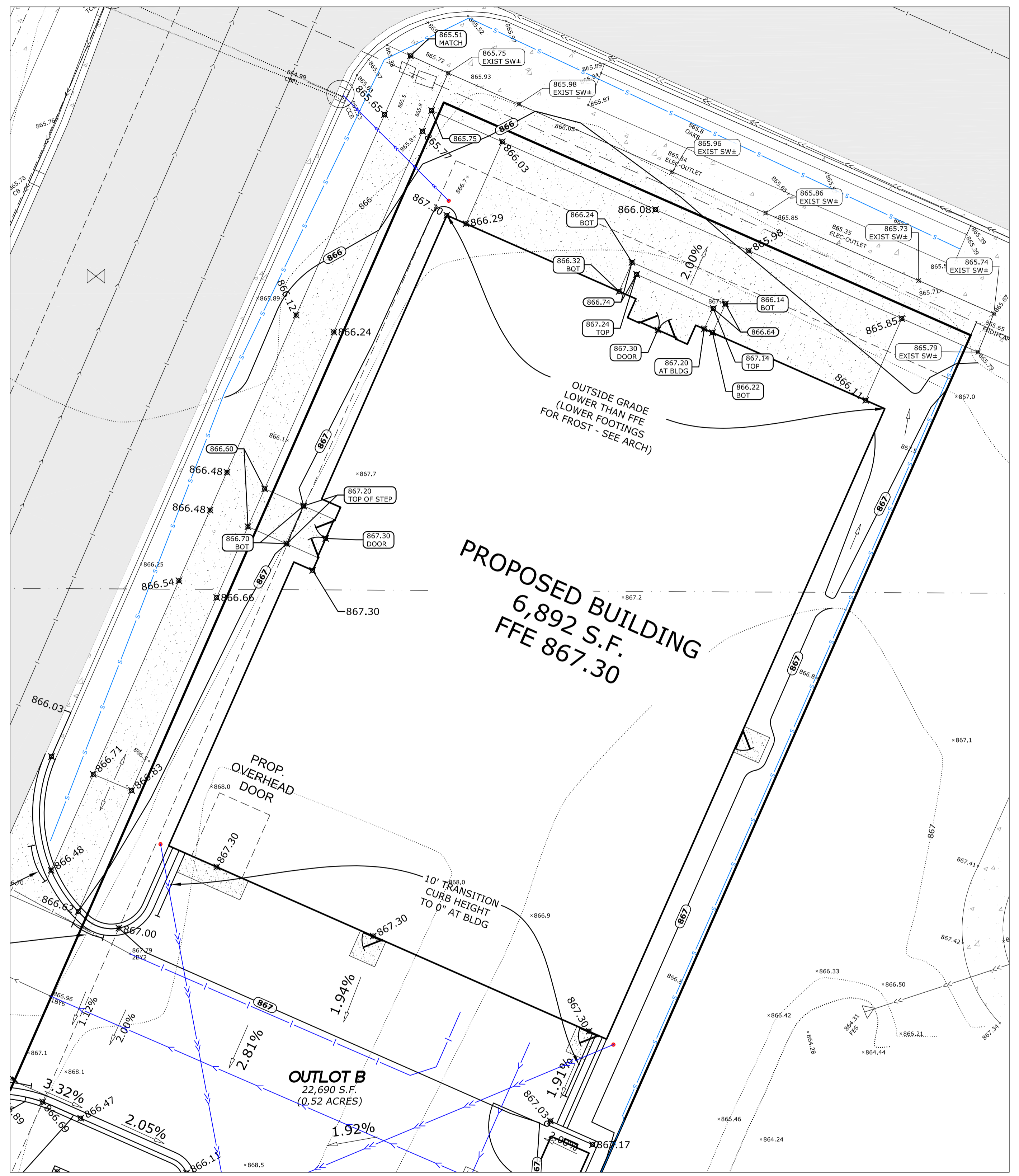
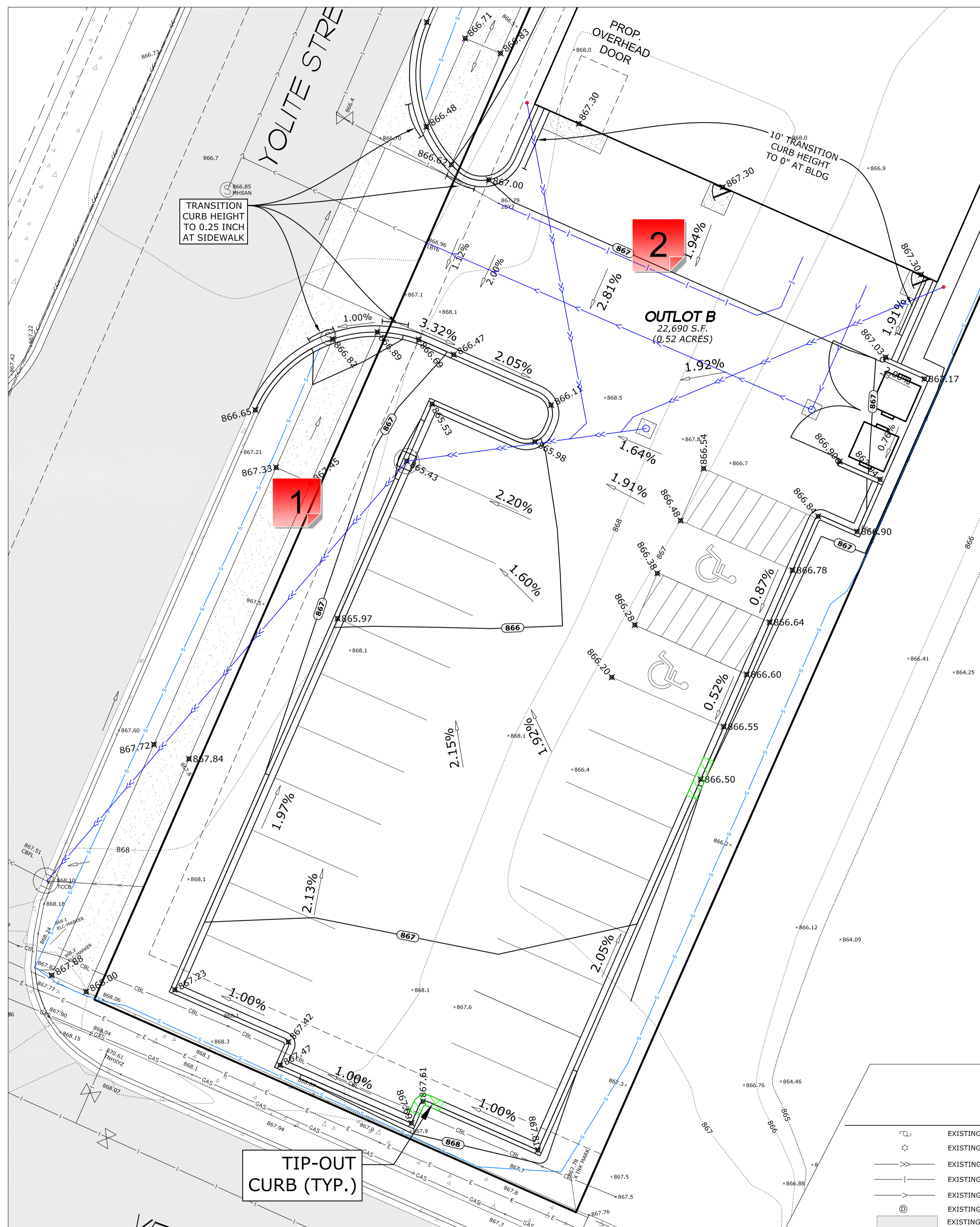
Status as of 11/16/2023 12:48 PM

Type: Action  
State: For Discussion

Created by: Len Linton  
On: 11/16/2023 12:48 PM  
Type: Action  
State: For Discussion

Storm Sewer lines must join in structures, not Wyes buried under pavement.

----- 0 Replies -----



**LEGEND**

	EXISTING UTILITY POLE		EXISTING CATCH BASIN		PROPOSED WATER PIPE
	EXISTING LIGHT POLE		EXISTING FLARED-END SECTION		PROPOSED SANITARY SEWER PIPE
	EXISTING STORM SEWER		EXISTING GATE VALVE		PROPOSED STORM SEWER PIPE
	EXISTING WATER MAIN		EXISTING HYDRANT		PROPOSED CATCH BASIN
	EXISTING SANITARY SEWER		EXISTING SANITARY SEWER MANHOLE		PROPOSED CONTOUR
	EXISTING STORM MANHOLE		EXISTING CONTOUR		PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	EXISTING BITUMINOUS				EXISTING CONCRETE SURFACE
					PROPOSED DIRECTION OF DRAINAGE
					PROPOSED INLET PROTECTION
					PROPOSED CONCRETE SIDEWALK

**811**  
Know what's below.  
Call before you dig.

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.  
 CHCKD BY: M.Q.A. PROJ. NO. 21-1959  
 ORIGINAL DATE: FEBRUARY 9, 2021

DATE	REVISION DESCRIPTION
7/20/21	READJUSTED GRADES DUE TO NEW BUILDING LOCATION
11/01/23	UPDATING GRADING PLAN

I hereby certify that this plan 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.  
**Charles W. Plowe**  
 LICENSE NO. 16227  
 DATE: 11.01.2023

**STORYTELLER CAFE**  
 RAMSEY, MINNESOTA  
 GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PREPARED FOR:  
 DOLEZAL CREATIVE DESIGN & BUILD

**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

**NORTH**  
  
 0 5 10  
 1 INCH = 10 FEET

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN  
 STORYTELLER CAFE**

**C2.2**

S:\plowe\cadd\211959 STORYTELLER CAFE\211959 CADD\211959 BASE 10.dwg 11/2/2023

C2.2 .pdf V1 - Changemark Notes ( 2 Notes )

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**1 - Changemark note #01**

Status as of 11/13/2023 07:06 AM

Type: Action

State: For Discussion

Created by: Aaron Madsen

On: 11/13/2023 07:06 AM

Type: Action

State: For Discussion

There are no pipe sizes or types on any sheets

----- 0 Replies -----

**2 - Sewer & Water**

Status as of 11/15/2023 02:19 PM

Type: Action

State: For Discussion

Created by: Logan Czech

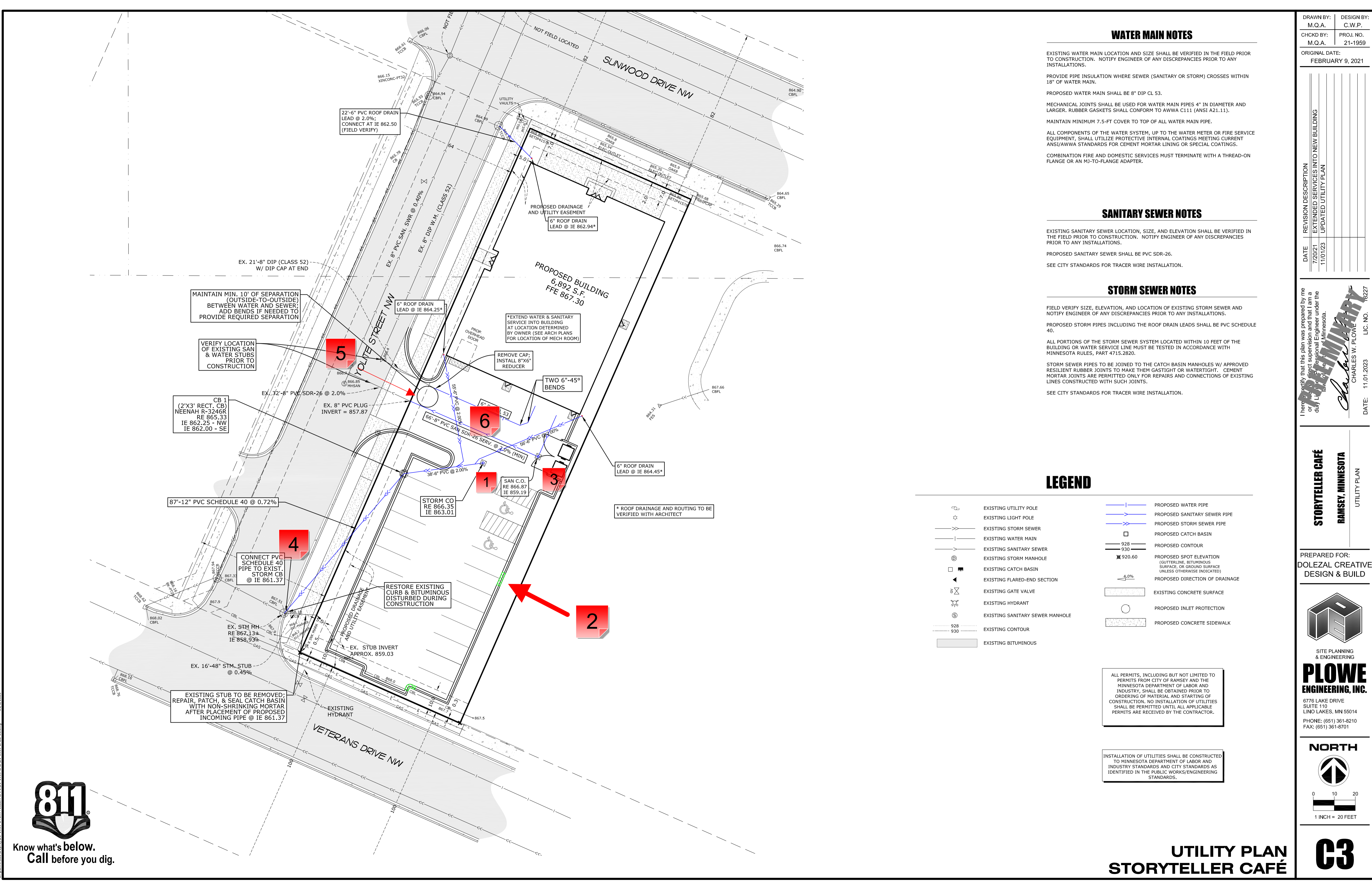
On: 11/15/2023 02:19 PM

Type: Action

State: For Discussion

Grey out line types that aren't relevant to this sheet such as the watermain and sanitary sewer.

----- 0 Replies -----



**WATER MAIN NOTES**

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER MAIN SHALL BE 8" DIP CL 53.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS.

COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD-ON FLANGE OR AN MJ-TO-FLANGE ADAPTER.

**SANITARY SEWER NOTES**

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SHALL BE PVC SDR-26.

SEE CITY STANDARDS FOR TRACER WIRE INSTALLATION.

**STORM SEWER NOTES**

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED STORM PIPES INCLUDING THE ROOF DRAIN LEADS SHALL BE PVC SCHEDULE 40.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

SEE CITY STANDARDS FOR TRACER WIRE INSTALLATION.

**LEGEND**

	EXISTING UTILITY POLE		PROPOSED WATER PIPE
	EXISTING LIGHT POLE		PROPOSED SANITARY SEWER PIPE
	EXISTING STORM SEWER		PROPOSED STORM SEWER PIPE
	EXISTING WATER MAIN		PROPOSED CATCH BASIN
	EXISTING SANITARY SEWER		PROPOSED CONTOUR
	EXISTING STORM MANHOLE		PROPOSED CONTOUR
	EXISTING CATCH BASIN		PROPOSED SPOT ELEVATION
	EXISTING FLARED-END SECTION		GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED
	EXISTING GATE VALVE		PROPOSED DIRECTION OF DRAINAGE
	EXISTING HYDRANT		EXISTING CONCRETE SURFACE
	EXISTING SANITARY SEWER MANHOLE		PROPOSED INLET PROTECTION
	EXISTING CONTOUR		PROPOSED CONCRETE SIDEWALK
	EXISTING CONTOUR		
	EXISTING BITUMINOUS		

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY THE CONTRACTOR.

INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

DRAWN BY: M.Q.A.	DESIGN BY: C.W.P.
CHKD BY: M.Q.A.	PROJ. NO. 21-1959
ORIGINAL DATE: FEBRUARY 9, 2021	

DATE	REVISION DESCRIPTION
7/20/21	EXTENDED SERVICES INTO NEW BUILDING
11/01/23	UPDATED UTILITY PLAN

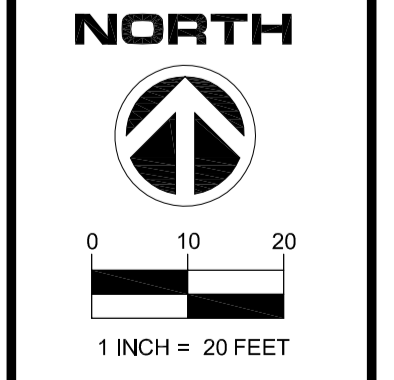
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

**Charles W. Plowe**  
 LICENSE NO. 16227  
 DATE: 11.01.2023

**STORYTELLER CAFE**  
 RAMSEY, MINNESOTA  
 UTILITY PLAN

PREPARED FOR:  
**DOLEZAL CREATIVE DESIGN & BUILD**

**PLowe ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701



**C3**



**UTILITY PLAN  
 STORYTELLER CAFE**

C3 .pdf V1 - Changemark Notes ( 6 Notes )

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**1 - Storm Sewer**

Status as of 11/15/2023 02:24 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 11/15/2023 02:24 PM

Type: Action

State: For Discussion

Is there a reason not to run the roof drains directly into a structure instead of connecting to pipe with wyes in the middle of the parking lot? This way cleanouts could be located near the building instead.

----- 0 Replies -----

**2 - Green Curb**

Status as of 11/15/2023 02:26 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 11/15/2023 02:26 PM

Type: Action

State: For Discussion

Add all line types shown to legend or remove from sheet if they aren't relevant

----- 0 Replies -----

**3 - Sanitary cleanout**

Status as of 11/15/2023 02:29 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 11/15/2023 02:29 PM

Type: Action

State: For Discussion

Cleanout is shown at 90 degree bend. Show in detail how this is to be accomplished or else add in 45 deg bends.

----- 0 Replies -----

**4 - Storm Sewer Layout**

Status as of 11/16/2023 12:55 PM

Type: Action

State: For Discussion

Created by: Len Linton

On: 11/16/2023 12:55 PM

Type: Action  
State: For Discussion

Revise storm sewer routing to utilize existing stub. There is not wall space to add connection as proposed into existing catchbasin.

----- 0 Replies -----

## 5 - Identify circle

Status as of 11/16/2023 12:56 PM  
Type: Action  
State: For Discussion

Created by: Len Linton  
On: 11/16/2023 12:56 PM  
Type: Action  
State: For Discussion

This appears to be a drafting aid. Remove circle from plan.

----- 0 Replies -----

## 6 - Cleanouts

Status as of 11/16/2023 12:58 PM  
Type: Action  
State: For Discussion

Created by: Len Linton  
On: 11/16/2023 12:58 PM  
Type: Action  
State: For Discussion

A cleanout is required upstream of every bend in PVC pipes. Simplify storm sewer layout to remove bends.

----- 0 Replies -----

DATE	REVISION DESCRIPTION

I hereby certify that this plan 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.

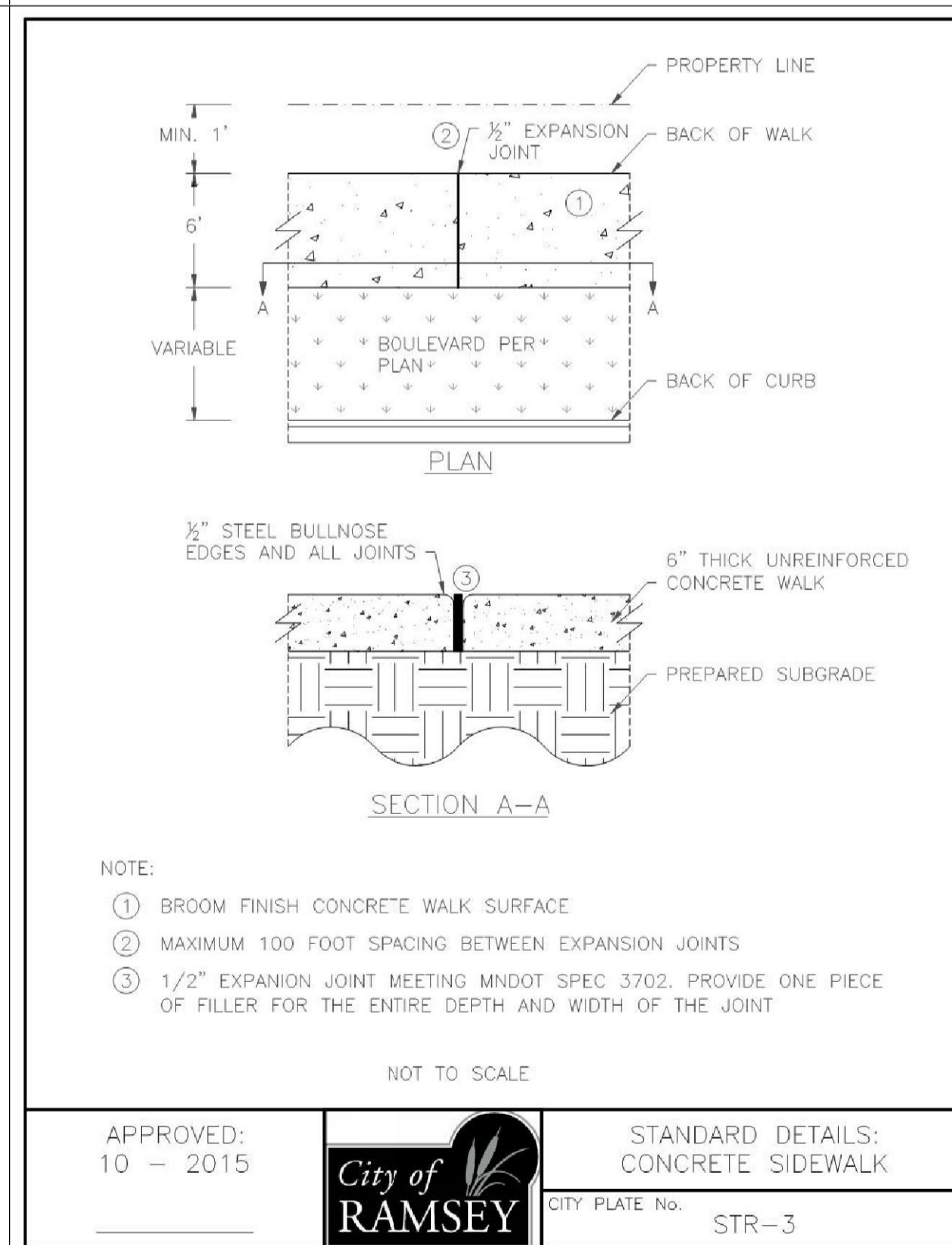
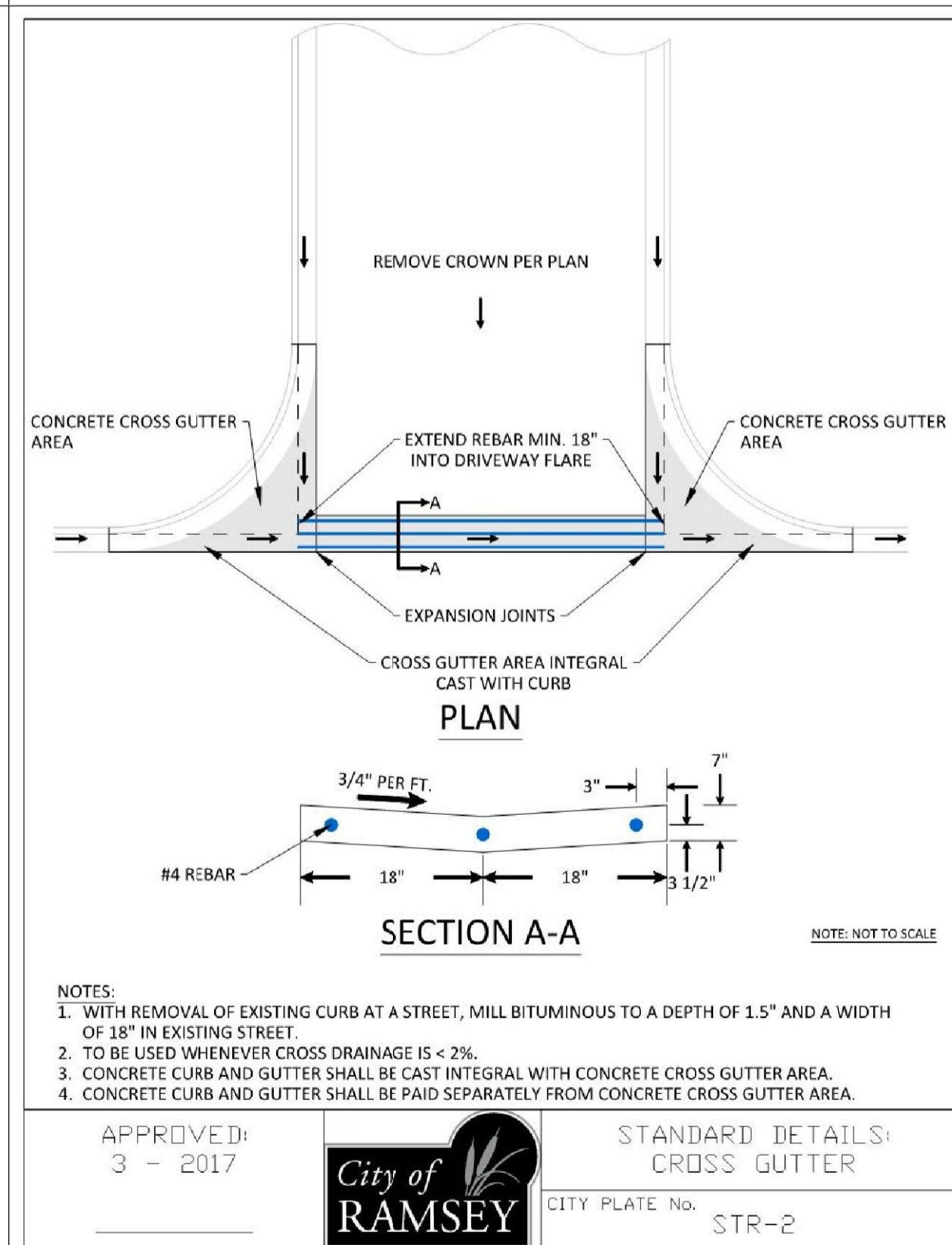
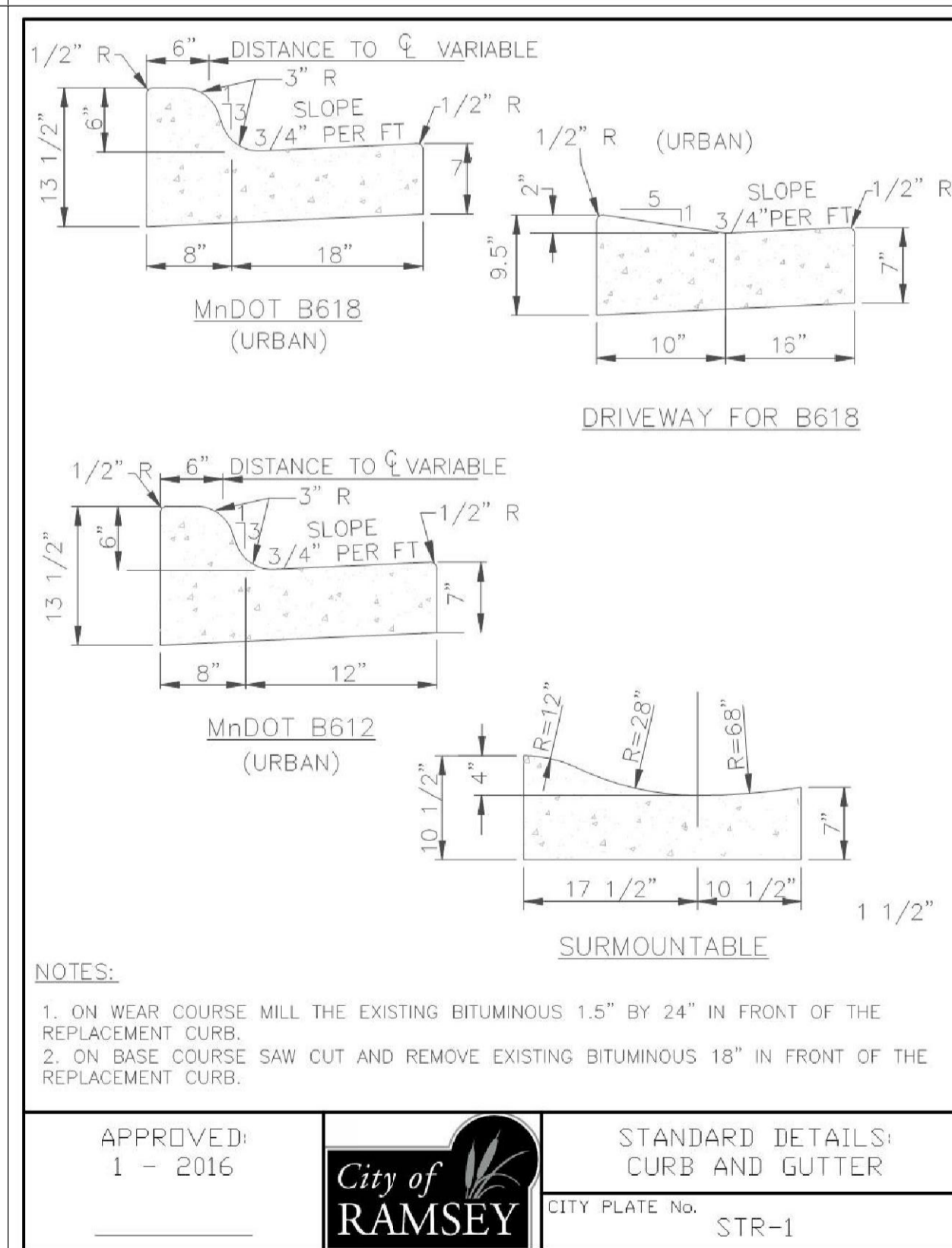
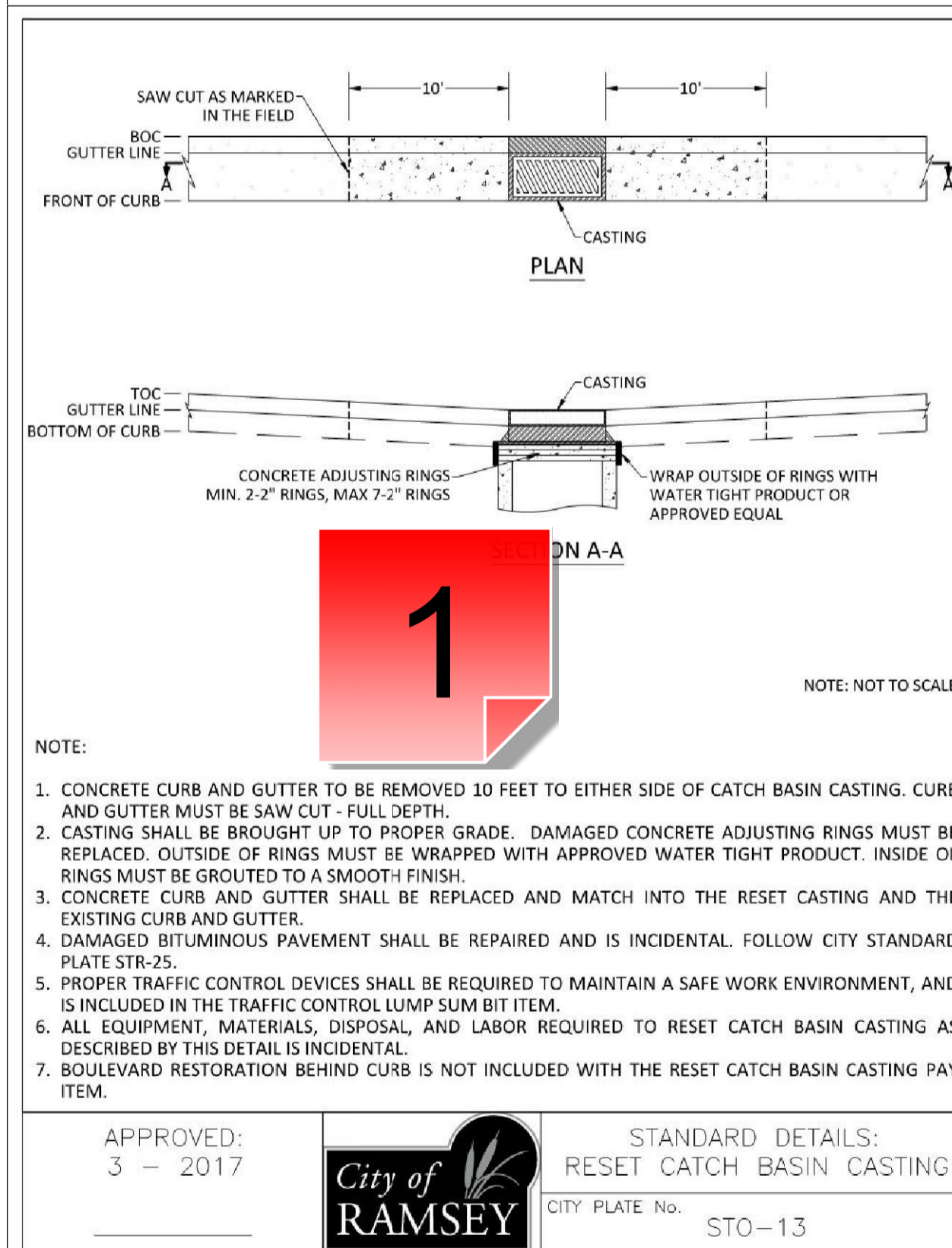
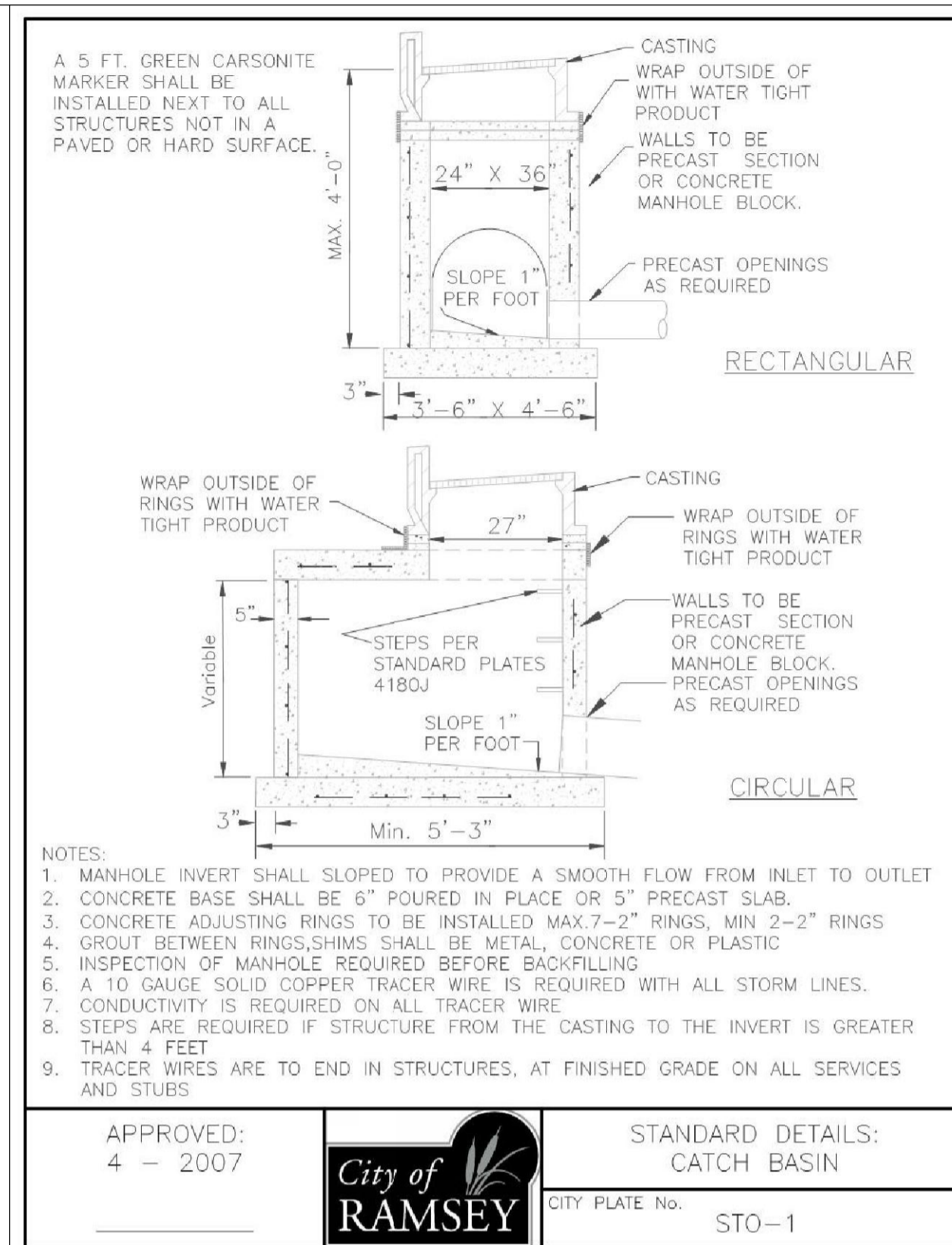
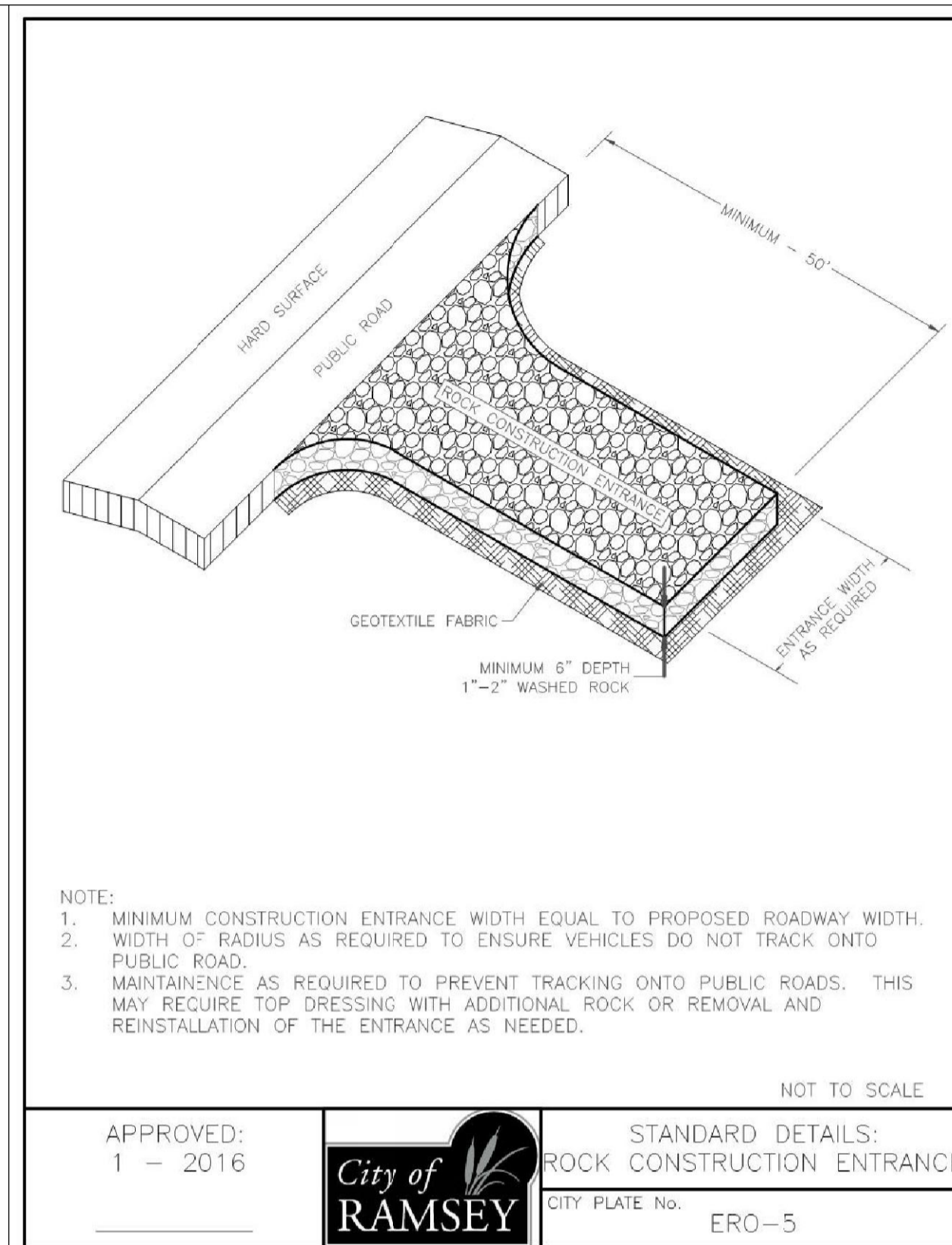
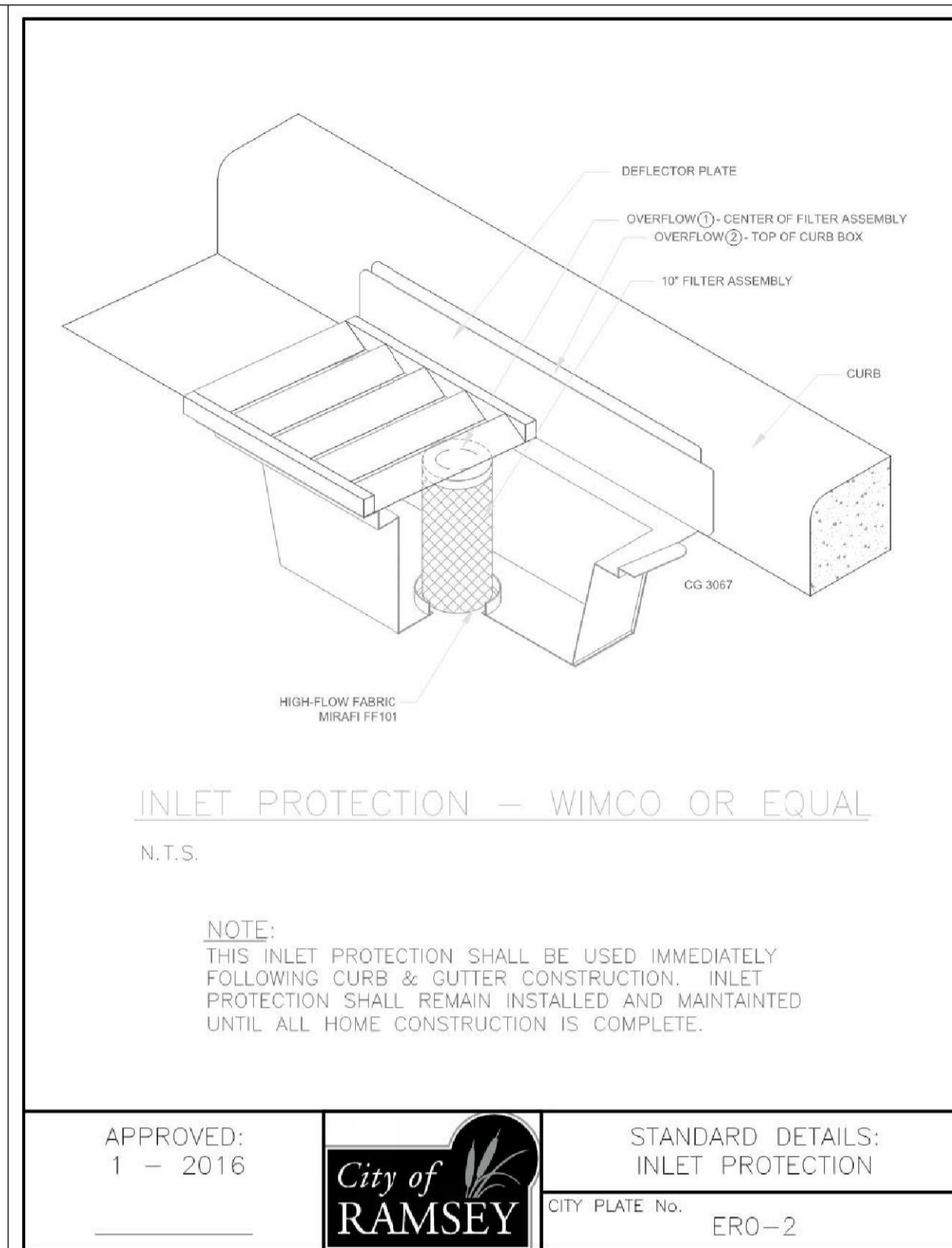
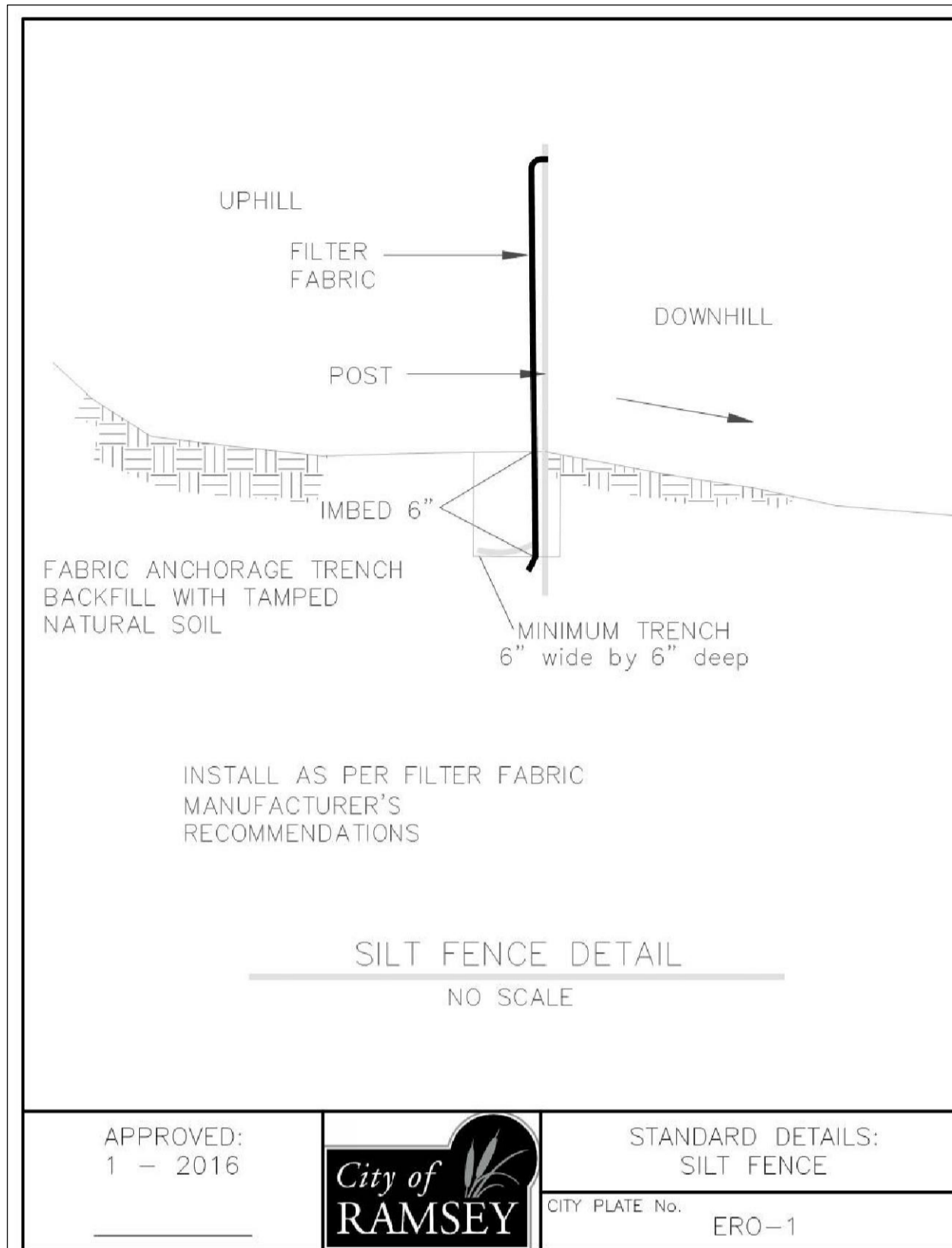
**Charles W. Plowe**  
 LICENSE NO. 16227  
 DATE: 11.01.2023

**STORYTELLER CAFE**  
 RAMSEY, MINNESOTA  
 DETAILS & NOTES

PREPARED FOR:  
**DOLEZAL CREATIVE DESIGN & BUILD**

**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

**C4.1**



**DETAILS & NOTES**  
**STORYTELLER CAFE**

C4.1 .pdf V1 - Changemark Notes ( 1 Note )

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1 - STO-13

Status as of 11/15/2023 02:33 PM

Type: Action

State: For Discussion

Created by: Logan Czech

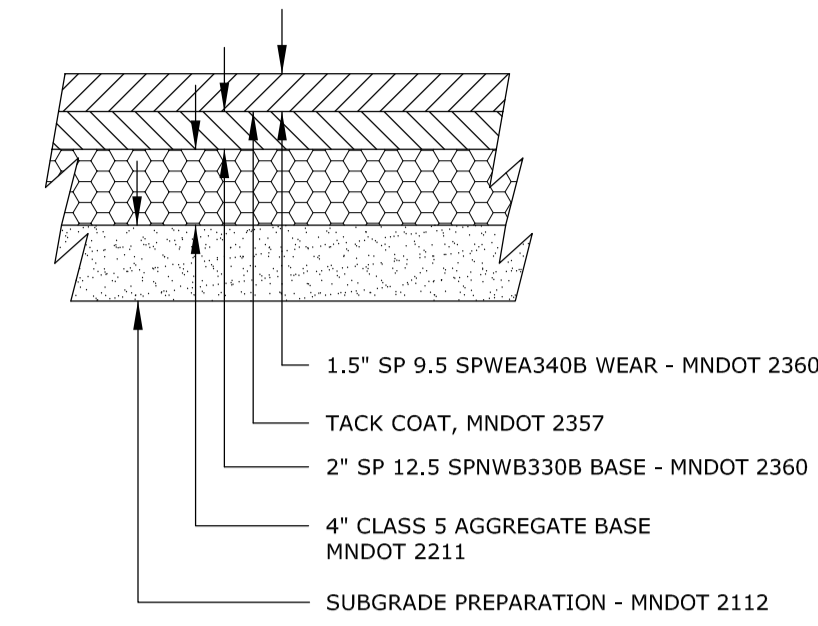
On: 11/15/2023 02:33 PM

Type: Action

State: For Discussion

It doesn't appear there are any catch basins that are being reset on this project.

----- 0 Replies -----

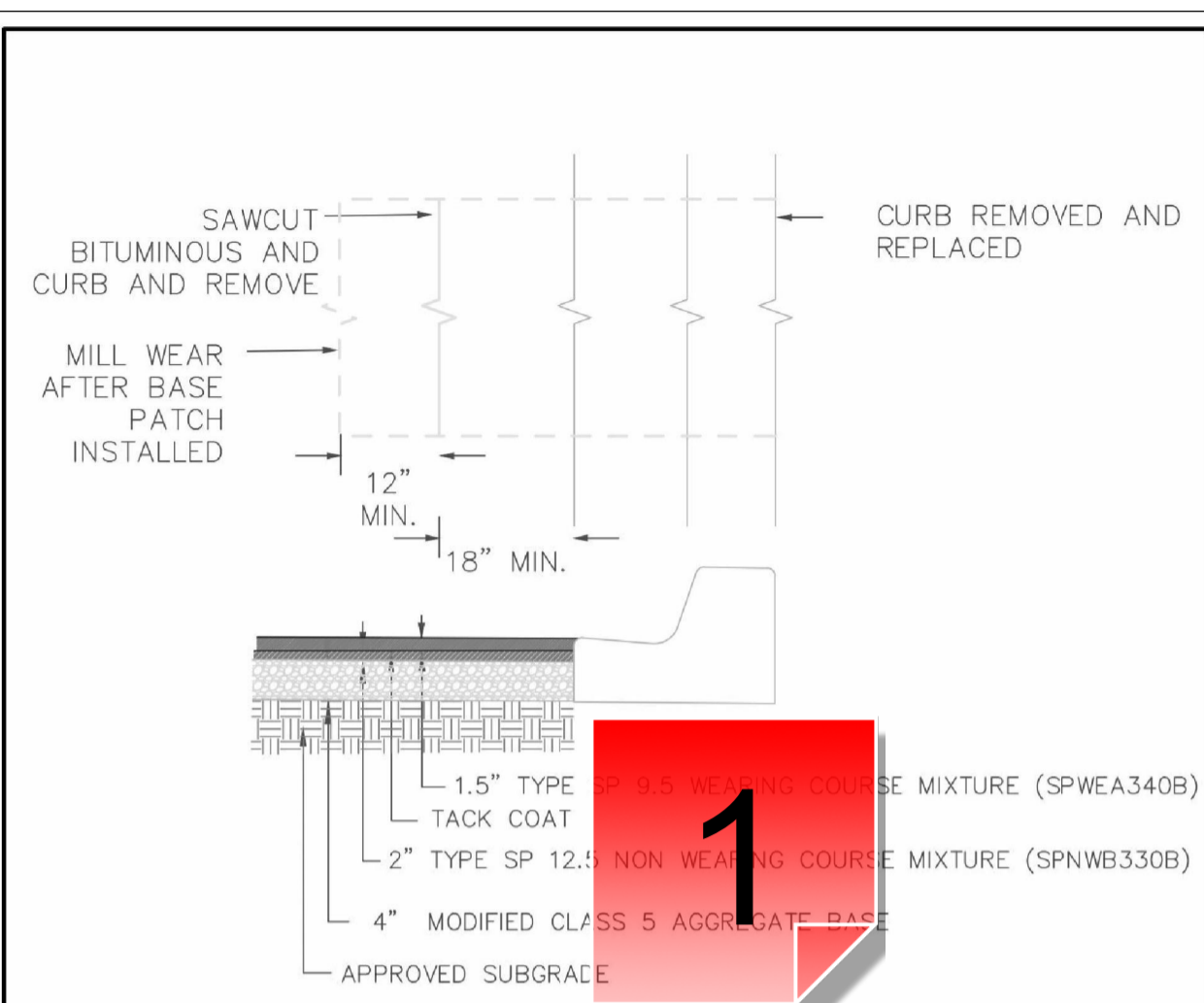


PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY'S STANDARDS FOR STREET AND UTILITY CONSTRUCTION.

PAVING SECTION SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO INSTALLATIONS.

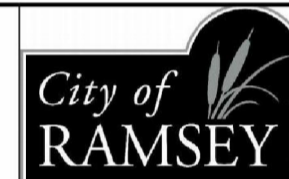
**BITUMINOUS - LIGHT DUTY**

NOT TO SCALE



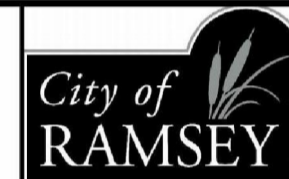
- NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
  2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
  3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED:  
6 - 2016



STANDARD DETAILS:  
STREET PATCHING STANDARDS  
CITY PLATE No. STR-25

APPROVED:  
2 - 2003



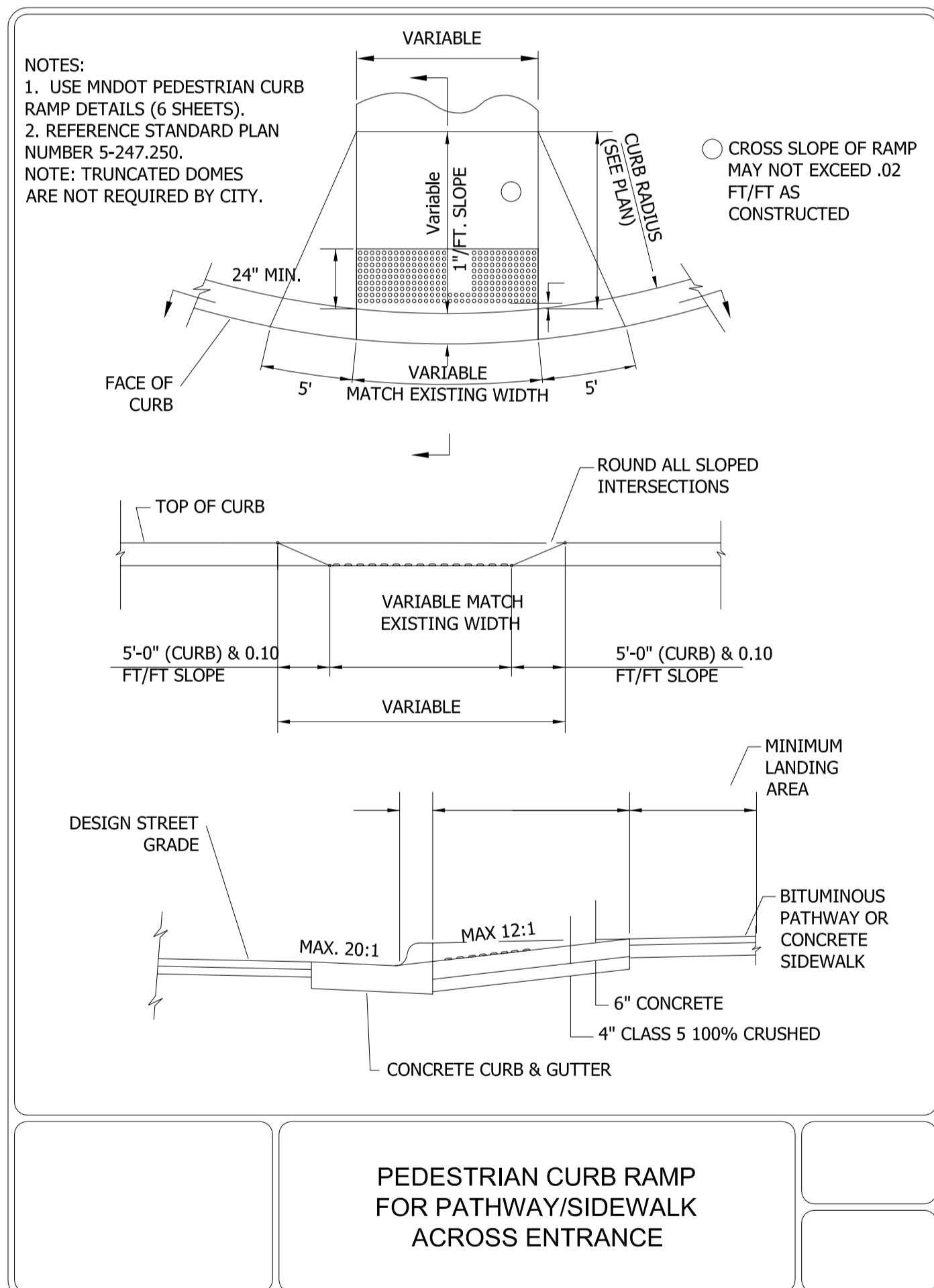
STANDARD DETAILS:  
MODIFIED CLASS 5 SPECIFICATIONS  
CITY PLATE No. STR-26

TABLE A  
MODIFIED CLASS 5  
SPECIFICATIONS

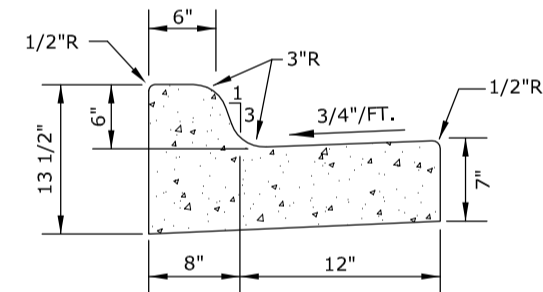
% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No. 4	35 - 70
No. 10	20 - 60
No. 40	10 - 35
No. 200	5 - 10

- NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
  2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
  3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.



PROVIDE 4\"/>

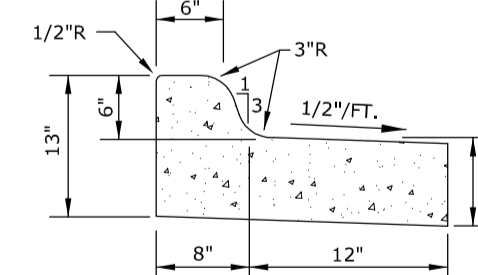


NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

**B612 CONCRETE CURB & GUTTER**

NOT TO SCALE

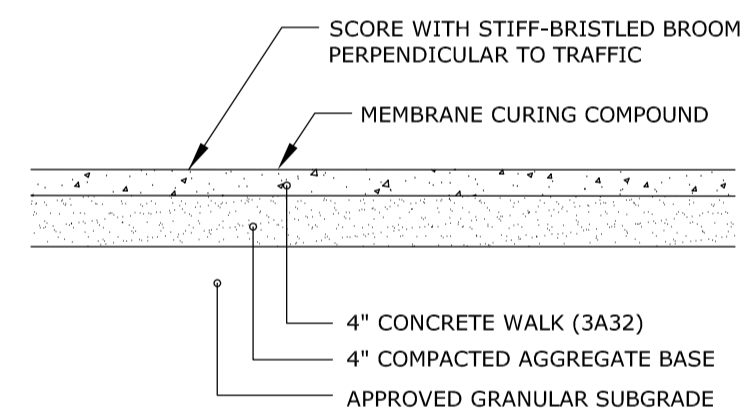
PROVIDE 4\"/>



NOTE: FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

**B612 CONCRETE CURB & GUTTER (TIP-OUT)**

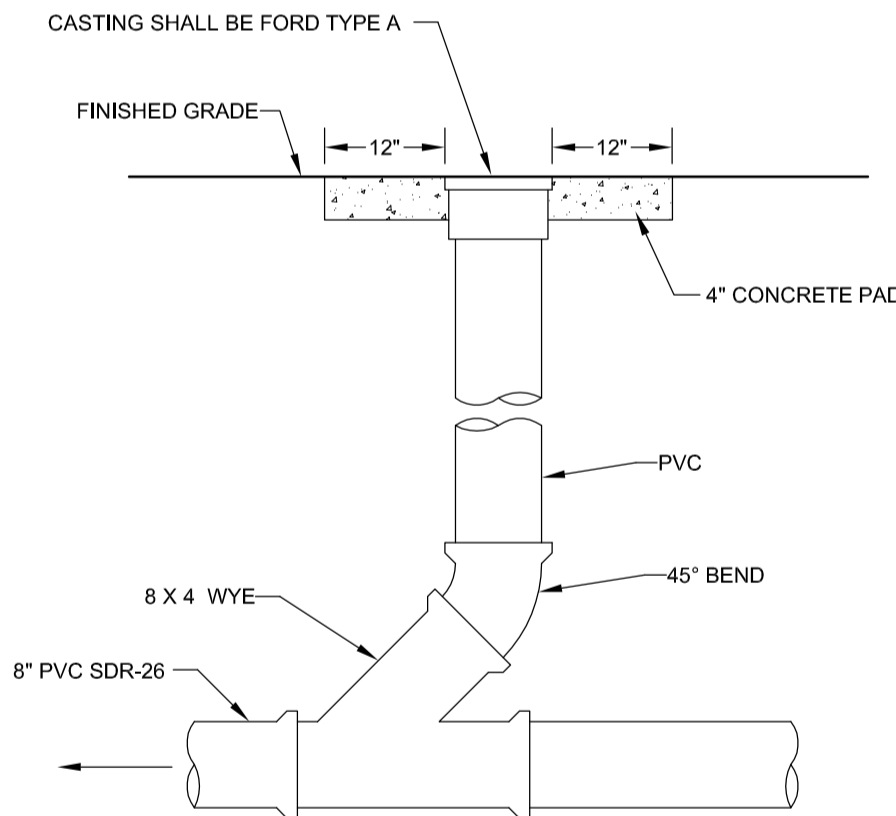
NOT TO SCALE



- NOTES:
- 1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.
  - 2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4\"/>

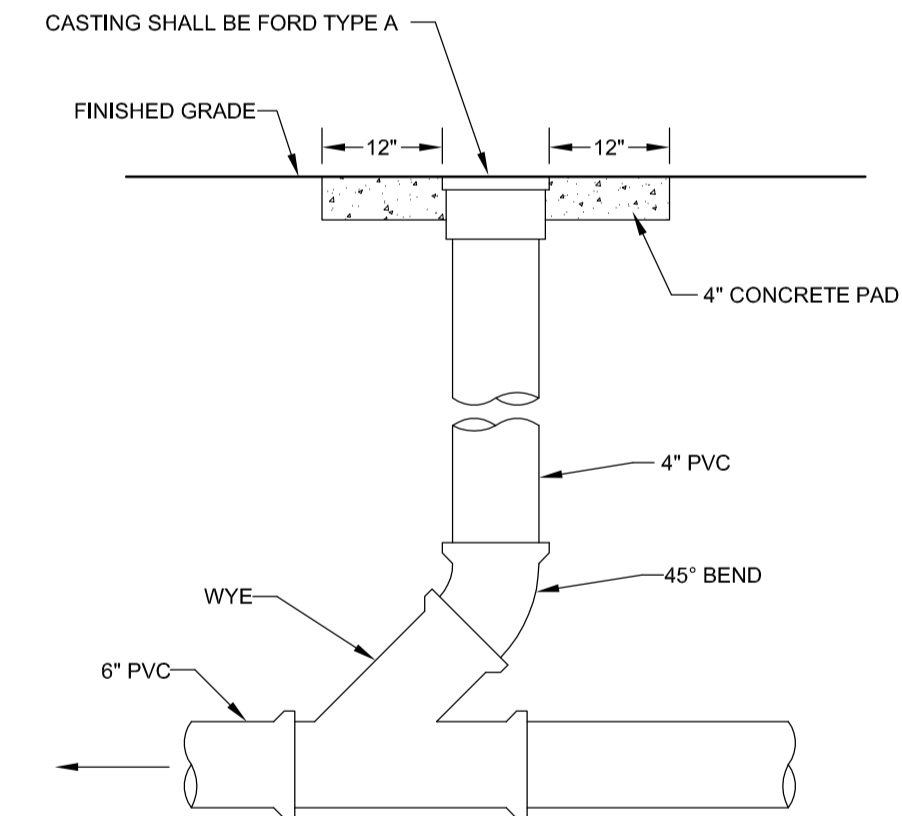
**TYPICAL CONCRETE SIDEWALK**

NOT TO SCALE



- NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
  - ALL PIPE TO BE PVC (APPROVAL BY CITY AND DLI NEEDED PRIOR TO INSTALLATION)

**X**  
**CY** SANITARY CLEAN-OUT  
N.T.S.



- NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
  - ALL PIPE TO BE SCHEDULE 40

**X**  
**CY** STORM CLEAN-OUT  
N.T.S.

DRAWN BY: M.Q.A. DESIGN BY: C.W.P.  
CHKD BY: M.Q.A. PROJ. NO. 21-1959

ORIGINAL DATE: FEBRUARY 9, 2021

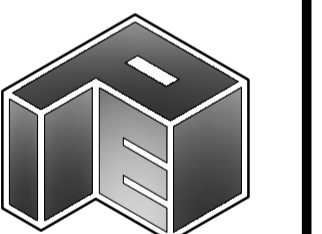
DATE	REVISION DESCRIPTION
7/20/21	ADDED PLATES 21R-25 AND STR-26
11/01/23	MODIFIED & ADDED DETAILS

I hereby certify that this plan 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.

**Charles W. Plowe**  
CHARLES W. PLOWE LIC. NO. 16227  
DATE: 11.01.2023

**STORYTELLER CAFE**  
**RAMSEY, MINNESOTA**  
DETAILS & NOTES

PREPARED FOR:  
DOLEZAL CREATIVE  
DESIGN & BUILD



SITE PLANNING & ENGINEERING

**PLOWE ENGINEERING, INC.**

6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

**DETAILS & NOTES**  
**STORYTELLER CAFE**

**C4.2**

C4.2 .pdf V1 - Changemark Notes ( 1 Note )

---

1 - STR-25

Status as of 11/15/2023 02:31 PM

Type: Action

State: For Discussion

Created by: Logan Czech

On: 11/15/2023 02:31 PM

Type: Action

State: For Discussion

This detail was updated in 2022, available on city website

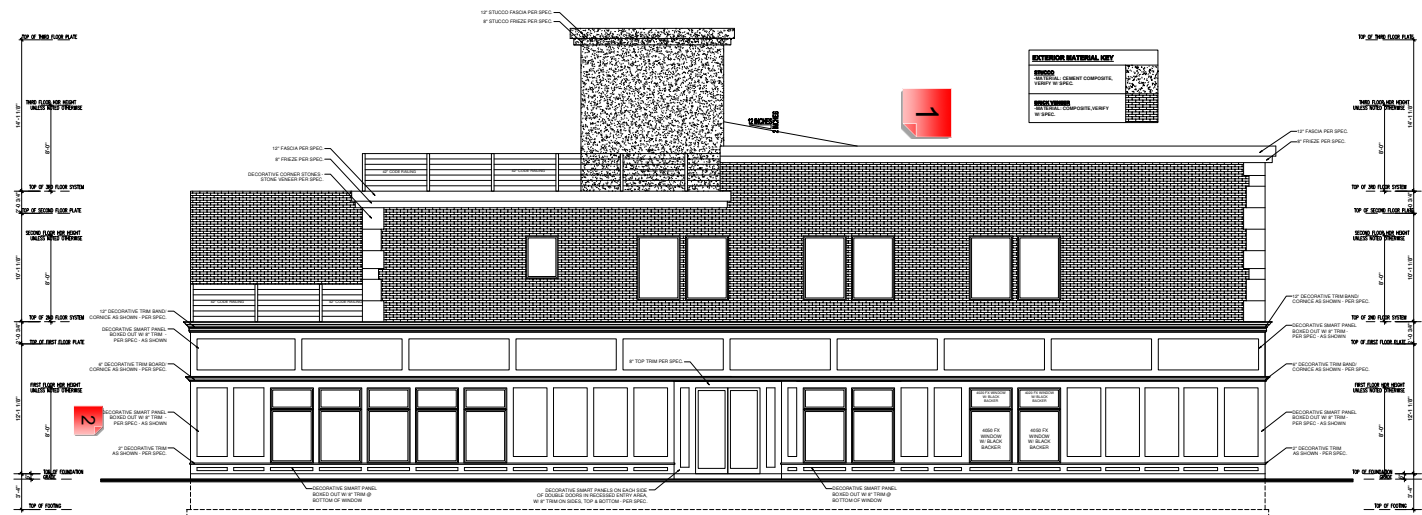
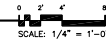
----- 0 Replies -----

**GENERAL EXTERIOR NOTES:**

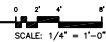
1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
10. HOLD STONE OFF GRADE MINIMUM OF 3".
11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REVISION:	REV. DATE:
EXTERIOR ELEVATION MATERIALS REVISED	5-13-24
LEFT HALLWAY DOOR CHANGED TO WINDOW	5-15-24

DRAWING TITLE:  
**STORYTELLER CAFE**  
LOCATION:  
**RAMSEY, MN**

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WINSTED, MN

CURRENT DATE:	PAGE:	PAGE DESCRIPTION:
8-16-23	1A10	FRONT & RIGHT

SCALED PRINT @ 48x36

### 1 - Changemark note #01 TL

Status as of 11/09/2023 09:48 AM

Type: Action

State: For Discussion

Created by: Todd Larson  
On: 11/09/2023 09:48 AM  
Type: Action  
State: For Discussion

As a restaurant, there will be a lot of RTUs. Please show and screen accordingly.

----- 0 Replies -----

### 2 - Smart Panel Information

Created by: Chris Anderson  
On: 11/14/2023 09:12 AM

Please provide additional information on the 'smart panels'. What type of material is it?

----- 0 Replies -----

### 3 - Garbage Enclosure

Created by: Chris Anderson  
On: 11/14/2023 09:56 AM

Site Plan says to see Architectural drawings for material information on trash enclosure. Please add that to one of the two elevations sheets.

----- 0 Replies -----

### 4 - Signage

Created by: Chris Anderson  
On: 11/17/2023 08:57 AM

All proposed signage will be reviewed when a Sign Permit application is submitted.

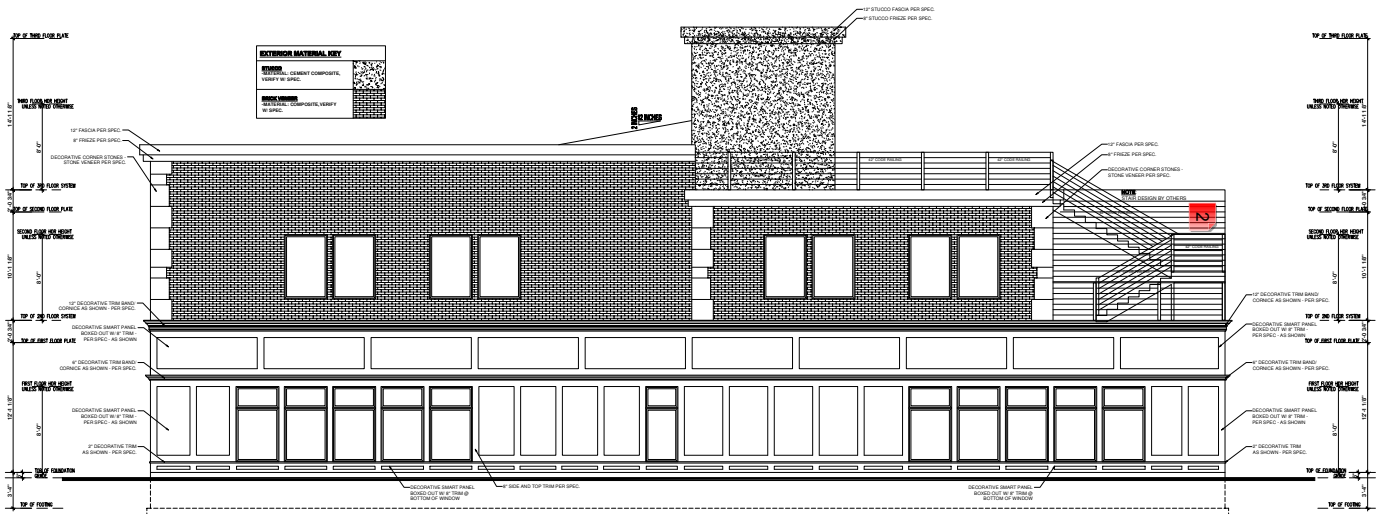
----- 0 Replies -----

**GENERAL EXTERIOR NOTES:**

1. ALL EXT. TRIM TO BE FLASHED PER CODE.
2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
5. GRADE CONDITIONS MAY VARY ON SITE.
6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
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14. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

REVISION:	REV. DATE:
EXTERIOR ELEVATION MATERIALS REVISED	5-12-24
LEFT HALLWAY DOOR CHANGED TO WINDOW	5-16-24

DRAWING TITLE:  
**STORYTELLER CAFE**  
LOCATION:  
**RAMSEY, MN**

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WINSTED, MN

CURRENT DATE:	PAGE:	PAGE DESCRIPTION:
8-16-23	A2	REAR & LEFT

SCALED PRINT @ 48x36

**1 - Material**

Created by: Chris Anderson  
On: 11/16/2023 09:00 AM

What is this material? Please add label.

----- 0 Replies -----

**2 - Material?**

Created by: Chris Anderson  
On: 11/17/2023 09:00 AM

What is this material?

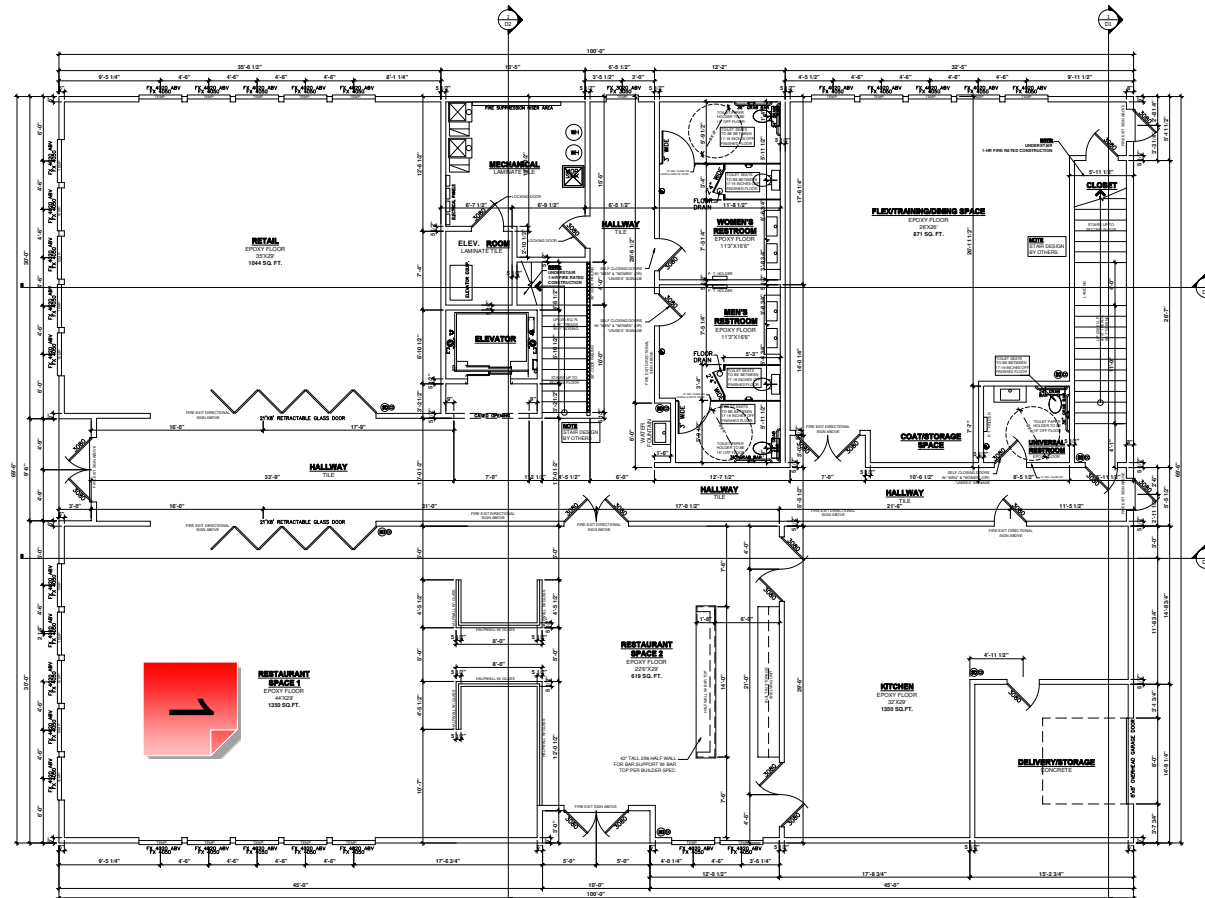
----- 0 Replies -----

**GENERAL FRAMING NOTES:**

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 OR 2X8 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

**WINDOW & DOOR SIZE NOTES (EXAMPLES):**

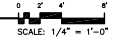
- SH3050 = SINGLE HUNG 30" BY 50"
- FX2646 = FIXED 26" BY 46"
- CASE3050 = CASEMENT 30" BY 50"
- 2868 @ DOOR = 28" WIDE BY 68" TALL
- 2880 @ DOOR = 28" WIDE BY 80" TALL



- MECH:** GRANT STORAGE WITH FLOOR SYSTEM FOR 400 CODE SECTION 18.05.01. #2 REINFORCEMENT ON #1 STRUCTURAL. QUANTITY ACCURATELY SUPPORTED BY EXISTING MECHANICAL ROOMS WITH GOOD FRAMING. SEPARATE TRUSS SPACE WITH MINIMUM SPACE OF 100 SQ FT. (MINIMUM) INTO CLEAN SPACE.
- MECH:** CONTINUOUS UNIDIRECTIONAL FLOOR CODE AT ALL FLOOR LOCATIONS. CODE UNIDIRECTIONAL TO CENTERLINE TO LANDINGS FOR A PORTION OF 2.00. CONTINUOUS UNIDIRECTIONAL TO PORTION OF ADDITIONAL CONTINUOUS UNIDIRECTIONAL TO CENTERLINE TO CENTERLINE.
- MECH:** MECH AIRWAYS INTERIOR AND EXTERIOR ARE TO BE ILLUMINATED AT EACH END OF THE RUN.
- MECH:** INTERCONNECTED SMOKE DETECTOR
- MECH:** INTERCONNECTED SMOKE DETECTOR (SIGNAL MANUALLY DETECTED CHANG)
- MECH:** EXHAUST FAN

- WALLS:**
1. ALL INTERIOR WALLS TO BE BUILT WITH 2X4 WOOD STUDS.
  2. ALL INTERIOR REAR WALLS TO BE BUILT WITH 2X4 WOOD STUDS.
  3. ALL ATYLE CHANGES TO BEAT FOR GA. ALL ATYLE CHANGES TO BEAT FOR GA.
  4. ALL INTERIOR WOOD STUDS BUILT FOR GA. ALL ATYLE CHANGES TO BEAT FOR GA.

1 FIRST FLOOR PLAN



REVISION:	REV. DATE:	DRAWING TITLE:
EXTERIOR ELEVATION MATERIALS REVISED	5-12-24	STORYTELLER CAFE
LEFT HALLWAY DOOR CHANGED TO WINDOW	8-16-23	
		LOCATION:
		RAMSEY, MN

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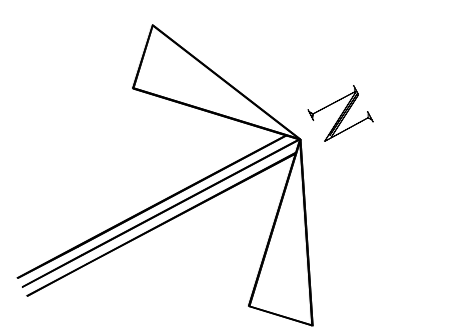
LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	CURRENT DATE: 8-16-23	PAGE: A5	PAGE DESCRIPTION: 1ST FLOOR PLAN SCALED PRINT @ 48x36
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**1 - Number of Seats?**

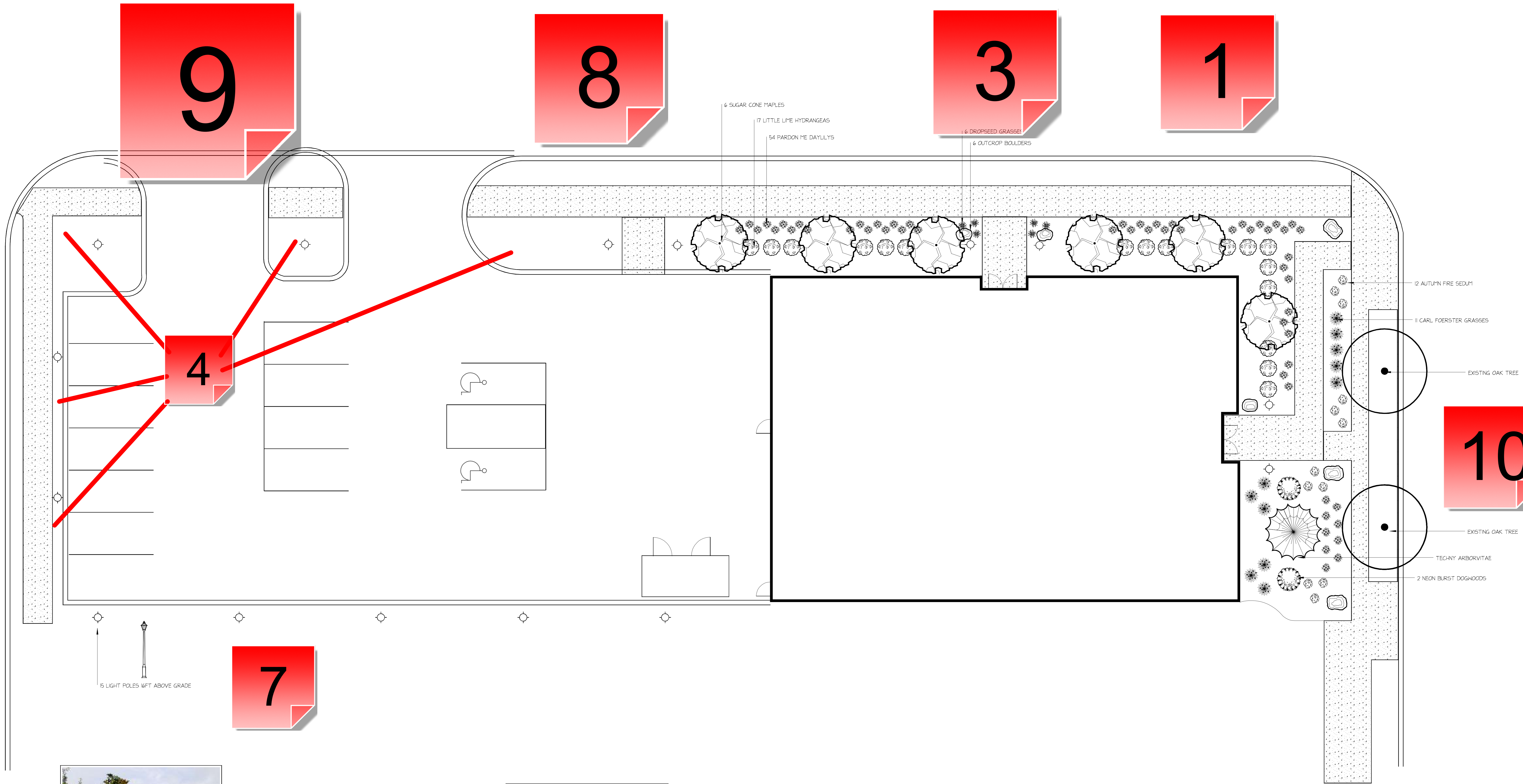
Created by: Chris Anderson  
On: 11/14/2023 09:39 AM

Please provide a count of how many seats will be available in the 2 restaurant spaces. This is needed to verify proposed parking complies with the COR Design Framework (2-4 stalls permitted per 1,000 sq. ft. of retail space; 1 stall permitted per 1-2 seats; 1-2 stalls permitted per residential unit; and 2-3 stalls permitted for every 1,000 sq. ft. of office space).

----- 0 Replies -----



SCALE IN FEET  
NORTH



SUGAR CONE MAPLE



LITTLE LIME HYDRANGEA



PARDON ME DAYLILY



PRAIRIE DROPSPEED



NEON BURST DOGWOOD



TECHNY ARBORVITAE



KARLFOERSTER

9

8

3

1

4

7

10

2

5

6

STORYTELLER CAFE  
RAMSEY, MN

SCALE 1"=8'  
DATE 9/14/2023  
DRAWING #

### 1 - Boulevard Width

Created by: Chris Anderson  
On: 11/08/2023 03:43 PM

Update to reflect blvd width of 6 feet.

----- 0 Replies -----

### 2 - Does Not Match Site Plan

Created by: Chris Anderson  
On: 11/08/2023 03:44 PM

The Landscape Plan layout must be updated to match that of the Site Plan.

----- 0 Replies -----

### 3 - Streetscape

Created by: Chris Anderson  
On: 11/08/2023 03:45 PM

Need to provide street trees at a spacing of 30-35 feet on center. Species shall be Accolade Elm to match plantings on west side of Yolite Street. Keep trees out of the vision clearance triangle as defined here:

[https://library.municode.com/mn/ramsey/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH117Z\\_OSU\\_ARTIIZO\\_DIV6PEST\\_SDIINGE\\_S117-348NEERBULOGREL](https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH117Z_OSU_ARTIIZO_DIV6PEST_SDIINGE_S117-348NEERBULOGREL)

----- 0 Replies -----

### 4 - Screening

Created by: Chris Anderson  
On: 11/08/2023 03:50 PM

Per the Design Framework, screening is required to screen the parking area from Veterans Drive. Screening shall consist of a decorative wall, railing, hedge, or a combination thereof, and shall be between 3 feet and 4.5 feet.

[https://www.ci.ramsey.mn.us/DocumentCenter/View/669/The-COR-Design-Framework-PDF?bidId=#page=\[134\]](https://www.ci.ramsey.mn.us/DocumentCenter/View/669/The-COR-Design-Framework-PDF?bidId=#page=[134])

----- 0 Replies -----

### 5 - Species Pallet

Created by: Chris Anderson  
On: 11/08/2023 03:54 PM

Please provide a species pallet or planting schedule that identifies species, quantities, sizes, and root stock.

----- 0 Replies -----

**6 - Planting Detail**

Created by: Chris Anderson  
On: 11/08/2023 03:54 PM

Please provide a Planting Detail for both trees and shrubs.

----- 0 Replies -----

**7 - Spec Sheet**

Created by: Chris Anderson  
On: 11/13/2023 12:26 PM

Please provide a spec sheet or cut sheet on the proposed lights.

----- 0 Replies -----

**8 - Boulevard Ground Cover**

Created by: Chris Anderson  
On: 11/14/2023 09:58 AM

Boulevards along Yolite Street and Veterans Drive shall be finished with sod. Please add label to Landscape Plan.

----- 0 Replies -----

**9 - Topsoil**

Created by: Chris Anderson  
On: 11/14/2023 10:00 AM

4 inches of topsoil, with no more than 35% sand content, is required over all disturbed areas nor otherwise finished with impervious surfacing. Add note to Landscape Plan.

----- 0 Replies -----

**10 - Protect Existing Streetscape**

Created by: Chris Anderson  
On: 11/14/2023 10:01 AM

Physical barriers shall be in place to protect existing streetscape.

----- 0 Replies -----

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #23-296**

**A RESOLUTION APPROVING A SITE PLAN, FINAL PLAT, AND DEVELOPMENT AGREEMENT FOR STORYTELLER CAFE**

**WHEREAS**, Stories Foundation, hereinafter referred to as the “Developer”, has properly applied for Site Plan and Final Plat approval for Storyteller Café, located on the property legally described as OUTLOT B, COR STONE BROOK ACADEMY, Anoka County, Minnesota (“Subject Property”).

**WHEREAS**, the Subject Property is zoned COR, which is a mixed-use zoning designation and guided as such in the 2040 Comprehensive Plan; and

**WHEREAS**, the Developer purchased the Subject Property from the City of Ramsey in 2021; and

**WHEREAS**, the Planning Commission and City Council previously reviewed and approved the project in April, 2021; and

**WHEREAS**, previous approvals expired prior to initiating construction and therefore, the Applicant submitted a new Land Use Application and plans on November 7, 2023; and

**WHEREAS**, live-work units, which are proposed as part of this project, require either a Conditional Use Permit or a Zoning Amendment to rezone the Subject Property from COR-2 to COR-1, where live-work units are permitted; and

**WHEREAS**, the City Council reviewed and approved/denied the request on December 12, 2023.

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

That the Ramsey City Council hereby grants approval of the Site Plan, Final Plat, and Development Agreement for Storyteller Café on the Subject Property in accordance with relevant City Codes, subject to the following:

1. That the Developer enter into a Development Agreement with the City.
2. Final legal form approved by the City Attorney.
3. Compliance with Staff comments as noted in ProjectDox.
4. That a separate building permit and sign permit(s) are required.
5. Securing all other necessary permits from other agencies and providing a copy of said permits the City.

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 passed and adopted by the Ramsey City Council this 12<sup>th</sup> day of December, 2023.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk