

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, March 18, 2024, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Laura Moore
Board Member Reid Bernard
Board Member Melissa Fetterley
Board Member Thomas Hagerty
Board Member Hassan Salami

Members Absent: Board Member Jessica Vikander
Board Member Mike Heifner

Also Present: Senior Planner Chris Anderson
City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Moore called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Bernard and seconded by Board Member Salami to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Moore, Board Member Bernard, Salami, Fetterley, and Hagerty. Voting No: None. Absent: Board Member Heifner and Vikander.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated February 12, 2024

Motion by Board Member Fetterley and seconded by Board Member Bernard to approve the regular meeting minutes dated February 12, 2024.

Motion carried. Voting Yes: Chairperson Moore, Board Member Fetterley, Bernard, Hagerty, and Salami. Voting No: None. Absent: Board Member Heifner and Vikander.

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

Senior Planner Anderson presented the staff report. He noted that because of the previous policy adopted by the City Council, Chairperson Moore would be unable to serve as Chairperson for this term as she has already served two consecutive terms. He noted that the change in Chairperson would take place at the next meeting, and Chairperson Moore would continue for the remainder of this meeting.

Chairperson Moore nominated Board Member Fetterley for the position of Chairperson.

Board Member Fetterley accepted the nomination.

Motion by Board Member Moore and seconded by Board Member Bernard to appoint Melissa Fetterley as Chairperson of the Environmental Policy Board.

Motion carried. Voting Yes: Chairperson Moore, Board Member Bernard, Fetterley, Hagerty, and Salami. Voting No: None. Absent: Board Member Heifner and Vikander.

Board Member Salami nominated Melissa Moore to serve as Vice Chairperson.

Chairperson Moore accepted the nomination but stated that she would step away if someone else was interested in serving. No other members expressed interest.

Motion by Board Member Salami and seconded by Board Member Hagerty to appoint Laura Moore as Vice Chairperson of the Environmental Policy Board.

Motion carried. Voting Yes: Chairperson Moore, Board Member Salami, Hagerty, Bernard, and Fetterley. Voting No: None. Absent: Board Member Heifner and Vikander.

5.02: Consider the Natural Resources Aspects Associated with a Site Plan and Conditional Use Permit for Complete Auto Service (Project No. 24-102); Case of Classic Construction, Inc.

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Classic Construction, Inc. for a Site Plan review and Conditional Use Permit for a proposed motor vehicle service shop at 5195 142nd Avenue NW.

Board Member Hagerty asked if there are other conditions related to an auto repair use given the proximity to the river.

Senior Planner Anderson replied that there are not different requirements, but there are standards in place to ensure the hazardous substances are captured onsite and do not enter the stormwater system.

Board Member Fetterley asked if there would be enough space along the boulevard to add additional trees.

Senior Planner Anderson replied that overall, on the site there would be enough space to adequately fit five additional trees, noting that they would not all have to go along Xkimo Street. He believed that three trees could fit along Xkimo and the other two on the front side of the site.

Board Member Fetterley asked if there would be fencing along the backside of the property and 47.

Senior Planner Anderson replied that the fencing would go along the eastern side of the building to screen those parking stalls with a gate, which will separate the parking lot between customer parking and vehicles awaiting service.

Board Member Fetterley asked if there would be transitioning required to the north.

Senior Planner Anderson replied that the property to the north is an office building and not residential, therefore it would not require transitioning.

Board Member Hagerty asked if there something that would prevent long-term storage of vehicles.

Senior Planner Anderson replied that condition could be added under the Conditional Use Permit (CUP), but generally speaking there could be a requirement that inoperable vehicles are stored inside the building. He noted that the Planning Commission would address that when it holds the public hearing.

Board Member Bernard commented that the fenced area could be used for that purpose as well, which would block those from view.

Chairperson Moore commented on the difficulty in getting onto 47 from that intersection and asked if there is a future plan for a traffic control change at that intersection.

Senior Planner Anderson replied that currently there is a right-in/right-out for that intersection. He stated that traffic cannot go southbound on 47 from 142nd and would instead travel on Xkimo to the stoplight which would allow access onto 47. He stated that there would be no changes proposed to the intersection for 47 and 142nd.

Motion by Board Member Salami and seconded by Board Member Bernard to recommend approval of the Landscape Plan, contingent upon compliance with staff's review comments.

Motion carried. Voting Yes: Chairperson Moore, Board Member Salami, Bernard, Fetterley, and Hagerty. Voting No: None. Absent: Board Member Heifner and Vikander.

5.03: Consider Natural Resources Aspects of a Site Plan and Final Plat for The Catholic Church of Saint Katharine Drexel (Project No. 24-103); Case of Saint Katherine Drexel

Senior Planner Anderson presented the staff report. He stated that the City has received an application from the Catholic Church of Saint Katharine Drexel for Site Plan review and Final Plat for a new church to be constructed at the northwest corner of 161st Avenue and Variolite Street.

Board Member Fetterley commented that she was pleased to see that the applicant was not removing more trees than needed and will wait for the future expansion plans to proceed with that.

Chairperson Moore commented that it is great to see over 70 percent of the trees preserved.

Motion by Board Member Hagerty and seconded by Board Member Fetterley to recommend approval of the Landscape Plan and Tree Inventory and Preservation Plan, contingent upon compliance with staff's review comments.

Motion carried. Voting Yes: Chairperson Moore, Board Member Hagerty, Fetterley, Bernard, and Salami. Voting No: None. Absent: Board Member Heifner and Vikander.

5.04: Consider Natural Resources Aspects of Site Plan for Norhart Mixed Use Apartment Complex (Project No. 24-104); Case of Norhart Architecture LLC

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Norhart Architecture LLC for Site Plan review and a variance for a five story, mixed use apartment building located north and east of Sunwood Drive and west of Zeolite Street.

Chairperson Moore asked if staff feels that the trees and shrubs can fit along the border of the property, as it appears to be a compact amount of plants within that space.

Senior Planner Anderson replied that a lot of what you see along Ramsey Parkway is a combination of trees and shrubs, with shrubs in small groupings. He did not see any issues with that plan as proposed and believed that there would be sufficient space because of the combination of trees and shrubs.

Chairperson Moore asked if this project would utilize roof space as greenspace.

Senior Planner Anderson replied that he did not believe the applicant proposed any type of green roof.

Board Member Salami referenced the recommendations of approval that are made contingent upon certain conditions being met and asked if the Board ever goes back to ensure those conditions are met.

Senior Planner Anderson replied that the EPB does not follow up on the cases, but if those contingencies carry forward through a motion of the City Council, those would become formal requirements and staff would follow up to ensure those are met.

Motion by Board Member Fetterley and seconded by Board Member Salami to recommend approval of the Landscape Plan and Tree Inventory and Preservation Plan, contingent upon compliance with staff's review comments.

Motion carried. Voting Yes: Chairperson Moore, Board Member Fetterley, Salami, Bernard, and Hagerty. Voting No: None. Absent: Board Member Heifner and Vikander.

5.05: Consider the Natural Resources Aspects of the Site Plan and Preliminary Plat for

Haviland Fields (Project No. 24-101); Case of Presbyterian Homes Housing and Assisted Living, Inc.

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Presbyterian Homes Housing and Assisted Living, Inc. for Site Plan, Preliminary Plat, Zoning Amendment, and a Comprehensive Plan Amendment for a project that includes a senior housing building, an all-ages building, and twin homes on the property currently occupied by Lord of Life Church and generally known as 14501 Nowthen Boulevard.

Chairperson Moore asked and received confirmation that this would be directly adjacent to Stoney River. It was also confirmed that this would be a separate owner from the existing facility. She stated that she is pleased that the wetland aspen oak area will be persevered on the eastern side of the property.

Board Member Hagerty referenced the high-quality area and received confirmation that area would not be impacted by this project.

Senior Planner Anderson explained that there would not be any construction within that area and the trees that border that area will be left intact. He noted that the typical stormwater management would be required for the proposed development to manage the water and runoff onsite.

Board Member Salami recognized the function of this Board but wondered about the impact that this dense development would have on the road system. He hoped that public works is taking a critical look at the development.

Senior Planner Anderson stated that there is a development review committee made up by members from every department, with the exception of finance, that reviews all aspects of a project to provide comments. He stated that MnDOT and Anoka County Highway Department has also been sent the plans to provide comments as well.

Motion by Board Member Salami and seconded by Board Member Bernard to recommend approval of the Landscape Plan and Tree Inventory and Preservation Plan, contingent upon compliance with staff's review comments.

Motion carried. Voting Yes: Chairperson Moore, Board Member Salami, Bernard, Fetterley, and Hagerty. Voting No: None. Absent: Board Member Heifner and Vikander.

5.06: Consider Opportunity to Reapply for Funding through the Metropolitan Council's Water Efficiency Grant Program

Senior Planner Anderson presented the staff report. He stated that in 2022, the City of Ramsey reapplied for a Water Efficiency Grant through the Metropolitan Council and was awarded \$19,800. The grant funds have been used to provide rebates to residential and commercial property owners that replaced water using devices (specifically including toilets, smart irrigation controllers, washing machines, and dishwashers) with WaterSense or Energy Star rated devices. Presently there is only about \$2,600 in grant funds remaining. The Metropolitan Council has announced that it is once again offering a Water Efficiency Grant. Applications are due by March

29, 2024 and grant recipients will be announced by May 24, 2024. The grant program will run from July 1, 2024 through June 30, 2026.

Chairperson Moore commented that she is very excited about the program, even though she is not eligible because she has a private well. She stated that it is great to see the participation from residents with this program.

Board Member Fetterley commented that the City did a great job marketing the program and it was great to see the funding almost exhausted from the last cycle. She was excited to apply again and potentially continue to provide additional funds to residents for this purpose.

Motion by Board Member Salami and seconded by Board Member Fetterley to recommend that the City submit a grant application to the Metropolitan Council for Water Efficiency Grant Program funds.

Motion carried. Voting Yes: Chairperson Moore, Board Member Salami, Fetterley, Bernard, and Hagerty. Voting No: None. Absent: Board Member Heifner and Vikander.

6. BOARD / STAFF INPUT

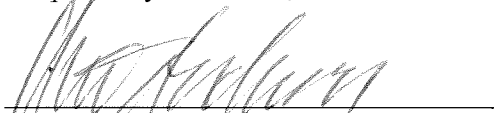
Chairperson Moore commented that if families or groups would like to participate in an Earth Day clean-up, they could register with the City and can then be provided with gloves and bags.

7. ADJOURNMENT

Motion by Board Member Hagerty and seconded by Board Member Bernard to adjourn the meeting.

The meeting adjourned at 7:44 p.m.

Respectfully submitted,



Chris Anderson
Senior Planner

ATTEST:



Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.