

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

**RESOLUTION #24-212**

**RESOLUTION APPROVING SITE PLAN REVIEW OF HAVILAND FIELDS**

**RECITALS**

1. Presbyterian Homes and Services, hereinafter referred to as the “Applicant” has properly applied for a Land Use Application to construct a mixed multi-family residential development around an existing religious institution on property legally described as follows:

*Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota*

**(“Subject Property”)**

2. That the Applicant appeared before the Planning Commission for a public hearing on March 28, 2024, for a preliminary plat, rezoning, Comprehensive Plan amendment, and site plan review and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the Planning Commission reviewed and recommended approval of the request.
4. That the City Council reviewed the Planning Commission’s site plan review recommendation on August 28, 2024, after awaiting the Metropolitan Council’s review of the Comprehensive Plan amendment.

**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 hereby grants Site Plan Review for the following:
  - a. Civil Plans dated 05-07-2024
  - b. Architectural Elevations dated 02-09-2024
  - c. Landscape Plans daled 03-12-2024 with an update with 26 evergreens along Highway 47.
  - d. Lighting Plans dated 02-09-2024, though the plans may be updated to show a 20-foot freestanding light.
  - e. All subject to the respective conditions:
    - i. Outlots A and B, shall in part, satisfy park dedication requirements, provided the boundaries of Outlot B extend no more than 10 feet behind the curb.
    - ii. Cross-access, parking, and maintenance agreements must be drafted and reviewed by the City Attorney.

- iii. A development agreement must be reviewed and approved by the City Council prior to building permits.
- iv. Other unresolved changemarks must be addressed or corrected in ProjectDox.
- v. Subject to Lower Rum River WMO review and approval.
- vi. Subject to Anoka County Highway Department and Minnesota Department of Transportation access modification permitting requirements.
- vii. Any mitigation measures noted within the Environmental Assessment Worksheet.

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

Mayor Kuzma  
Councilmember Woestehoff  
Councilmember Olson  
Councilmember Musgrove  
Councilmember Riley

and the following voted against the same:

Councilmember Howell  
Councilmember Specht

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27<sup>th</sup> day of August, 2024.

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Mayor

**ATTEST:**

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City Clerk