

City of Ramsey
Agenda
Regular Planning Commission
Thursday, January 25, 2024

7:00 pm

Council Chambers, 7550 Sunwood Drive NW

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

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

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for November 30, 2023.

6. Public Hearing

1. PUBLIC HEARING - DeeAnn Deiss Variance and Sketch Plan - 15321 Hematite St. NW
2. PUBLIC HEARING: Consider a Preliminary Plat, Final Plat, and Variance Related to Impervious Surfacing Regulations in the Rum River Wild & Scenic Overlay District for Lightbridge Academy
3. PUBLIC HEARING - Connexus Energy - Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW.
4. PUBLIC HEARING: Consider a Preliminary Plat and Site Plan for Waterfront Village - Centra Homes

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 01/25/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for November 30, 2023.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for November 30, 2023.

Recommendation:

Outcome/Action:

Attachments

November PC Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Dana Verbeek

Final Approval Date: 01/16/2024

Reviewed By

Katie Schmidt

Date

01/16/2024 03:17 PM

Started On: 01/12/2024 10:58 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, November 30, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Commissioner Bruce Anderson

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

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

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

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

5. CONSENT AGENDA

5.01: Approve the October 26, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Bauer, seconded by Commissioner Heineman, to approve the consent agenda as presented.

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

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

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 adoption of Resolution #23-294, approving a variance to accessory structure setbacks at 6070 143rd Lane NW.

Commissioner Van Scoy asked if the request is to reduce the front yard setback.

City Planner Martin confirmed that to be correct. He noted that with the newly adopted zoning code updates, the minimum setback for accessory structures is no closer than the front of the house and this variance would reduce that to 15 feet.

Commissioner Van Scoy referenced the statement that the accessory structure could not be placed in the side yard. He stated that there appears to be a space that is relatively flat on the side of the home and asked why that location would not work.

City Planner Martin replied that he would defer that question to the property owner as that statement was made by the property owner.

Commissioner Hunt asked for more details on the line shown on the site plan.

City Planner Martin explained that the site plan submitted used a lot survey of when the home was constructed in 1993. He stated that he visited the site and measured the setback from the property line to be 15 feet. He stated that the shed is more in line with the front of the garage rather than the front of the home.

Chairperson Gengler asked if the setback is measured by the home itself or the most protruding point, which would be the garage in this case.

Planning Manager Larson provided additional details on how that standard would typically be measured and how it was measured in this instance.

Commissioner Van Scoy commented that he would believe that the garage is part of the principle building in this instance.

Citizen Input

Nick Larson, applicant, stated that there is a large tree on the side of the home which has a large root system they did not want to disrupt. He stated that the location of the shed also did not interfere with the location of the sprinklers. He stated that they also considered locating near the deck, but the runoff would have gone onto the neighbor's property. He confirmed that they would need to uproot the entire sprinkler system to have the shed in the side yard location. He believed that the location for the shed fits well with the existing vegetation and additional vegetation that they planted for screening.

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

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

Chairperson Gengler closed the public hearing at 7:13 p.m.

Commission Business

Commissioner Van Scoy stated that when reviewing a variance, they should consider whether there is another place that would fit the requirements. He stated that there is another location that would meet the standards, but the issue was the cost to relocate the sprinklers and cost cannot be considered. He stated that he would think that because of the screening, he does believe that this location is probably the better choice but would still have a hard time supporting the request.

Commissioner Heineman commented that this is a suitable location, and the variance process exists for this reason. He found this to be a reasonable ask and will therefore support the request.

Planning Manager Larson stated that while financial considerations cannot be the sole factor, they can weigh in on the overall determination.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Heineman, Hunt, and Peters. Voting No: Commissioner Van Scoy. Absent: Commissioner Anderson.

6.02: Public Hearing: Consider a Conditional Use Permit from Rare Pomeranians at 15110 Uranimite St NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:16 p.m.

Presentation

City Planner Martin presented the staff report stating that 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 Street NW.

Commissioner Bauer asked if there is a maximum number of dogs that one owner can have under the previous code.

City Planner Martin replied that three dogs would be allowed without a private kennel license or commercial kennel license.

Commissioner Bauer asked the maximum number of dogs within the revised code.

Planning Manager Larson replied that there is not a maximum.

Citizen Input

Angeliah Kohout, applicant, commented that she is a passionate dog owner, and her dogs are well cared for. She stated that this has been a dream of hers for some time.

Commissioner Peters asked if there is licensure from the AKC or other organization that would be required for breeding.

Ms. Kohout replied that she does have the registration papers and also made her own personal health certification for the dogs to go home with.

Commissioner Bauer stated that there was a letter received complaining about dogs barking. He asked how often the dogs are outside and how much noise they are making. He asked if the applicant has heard that complaint from her neighbors.

Ms. Kohout replied that she has not heard anything from her neighbors but recently added bark collars, which do not shock. She noted that it was one of the smaller dogs that was barking, and she was finally able to find an appropriate fit, which has reduced the barking.

Commissioner Bauer asked for details on the breeding process and whether the client brings their dog in to be bred and then leaves the same day.

Ms. Kohout replied that she does not have outside clients of that nature and her operation is all in-house.

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

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

Chairperson Gengler closed the public hearing at 7:25 p.m.

Commission Business

Commissioner Van Scoy acknowledged the letter received relating to noise that was entered into the record.

Motion by Commissioner Hunt, seconded by Commissioner Van Scoy, to recommend that City Council adopt Resolution #23-293 Approving a Conditional Use Permit for a Commercial Dog Kennel for a Commercial Dog Breeder at 15110 Uranimite Street NW.

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

6.03: Public Hearing: Consider a Code Amendment Pertaining to Address Numbers

Public Hearing

Chairperson Gengler called the public hearing to order at 7:26 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the ordinance pertaining to address numbers.

Commissioner Bauer referenced number one under specifications and asked how a four-inch number on a building 30 feet from the street would be visible at night without being lit.

City Planner Martin replied that a common strategy would be to use colors that offset from the base color to increase contrast. He noted that there are also requirements for reflectivity. He stated that for homes set even further back, there is a requirement to have a posted sign if the home cannot be seen from the road.

Commissioner Bauer stated that vehicle headlights would be shining on the street for a passing vehicle and therefore the lights would not shine on the home until you are in the driveway. He stated that he is not aware of many places where house numbers are visible from the street at night and did not want to create an undue burden.

City Planner Martin stated that this code was developed using language from other communities. He stated that Ramsey is one of the few cities that does not have a requirement of this nature.

Commissioner Van Scoy asked if other cities require visibility of the number of the home from the street at night and asked how that is enforced.

City Planner Martin replied that is correct.

Senior Planner Anderson replied that the language can be tweaked. He recognized that unless the outside lights of the home are on, the house number would not be visible at 2 a.m. He stated that the intention would be that the house number is visible during daylight hours for public safety staff.

Commissioner Van Scoy commented that would seem more reasonable.

Commissioner Bauer referenced number two which mentions a minimum of four inches, while number four mentions a minimum of three inches for multi-tenant structures. He asked for clarification on the different size requirements.

City Planner Martin replied that the specifications were pulled from the building code. He stated that the intent for multi-tenant structures would be for the primary address number to meet the requirement in number three which requires a large number, while the tenants could then have smaller numbers.

Planning Manager Larson commented that this would apply more to the back of a multi-tenant space, again for public safety purposes.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:37 p.m.

Commission Business

Commissioner Van Scoy referenced the construction site requirements which states that the address must be visible but did not notice a size requirement.

City Planner Martin replied that requirement was added with input from the building department. He stated that the idea is that the address would be posted and visible at all times.

Planning Manager Larson replied that the same permanent requirements would apply during construction in terms of size.

Commissioner Van Scoy stated that perhaps additional clarity should be added.

Motion by Commissioner Heineman, seconded by Commissioner Van Scoy, to recommend that City Council adopt Ordinance #23-18, Amending Chapter 105, Buildings and Building Regulations, Pertaining to Address Numbers with the clarification of daylight hours as discussed.

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

6.04: Public Hearing: Consider Ordinance #23-19 Amending Temporary Sign Regulations

Public Hearing

Chairperson Gengler called the public hearing to order at 7:40 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff and the EDA recommend adoption of Ordinance #23-19 pertaining to temporary signs.

Commissioner Bauer asked if a business could have a temporary sign for 20 weeks in the first year and 20 weeks in the second year. He stated that some businesses were lost during the Armstrong interchange construction because of the reduced visibility and difficulty reaching those businesses. He asked why the temporary signage would be limited to 20 weeks.

Planning Manager Larson replied that this is a temporary sign. He stated that if a business wanted to invest in permanent signage changes, they could do so, noting that taller signs are now allowed in the corridor. He stated that the EDA was looking to provide a low-cost option for a business, without allowing something that would be tacky or a distraction.

Commissioner Bauer commented that he did not believe a business would want to install a permanent sign that would only be needed for one to two years. He stated that the ordinance does allow for signs to be located on other property if the permission of the property owner is obtained. He noted that people will most likely use that option to assist in directing traffic to their business. He stated that he would favor this without the 20-week annual limit.

Planning Manager Larson stated that issue was discussed. He noted that in the winter months the construction would ease up and therefore the 20-week period would cover most of the construction season.

Commissioner Bauer commented that 20 weeks would cover a portion of that time, but not the entire construction season.

Senior Planner Anderson commented that there will still be a limitation on the number of signs on any given property. He stated that if a business is allowed to have a sign on a property year-round, that would preclude another business from using that location.

Planning Manager Larson commented that the benefit of a temporary sign is that it is a change in the vision. He stated that after 20 weeks, a driver would no longer notice a sign that has been there for that period of time.

Commissioner Bauer asked if a business could have a temporary sign in one location for 20 weeks and then swap to another location for another 20 weeks.

Senior Planner Anderson commented that temporary signage has been enforced per property. He stated that if a business wants to have an off-site sign, with the permission of the property owner, for four weeks that would leave 16 weeks for that property to have other temporary signs. He explained that the regulation applies per property, not per business.

Commissioner Bauer stated that his interpretation was that the regulation was applied to the business rather than the property.

Commissioner Peters asked if this would include the feather signs that say, “still open”.

Planning Manager Larson replied that this would apply to any temporary sign. He stated that this project is much more involved than the Armstrong project and includes an outreach team. He would hope that if a business were struggling, they would reach out to the outreach team in order to find a solution/strategy for their problem.

Commissioner Van Scoy asked if there was consideration to allow signage for the duration of the construction rather than using time limits.

Planning Manager Larson commented that if a sign stays out for two years, it will blend into the background and no longer catch the attention of passersby.

Commissioner Heineman stated that while he understands the idea of having a time limit, he does think it would make sense to allow the temporary signs for the duration of construction. He noted that perhaps a fresh sign is required every 20 weeks to ensure that they are keeping attention of drivers rather than having the same sign.

Chairperson Gengler commented that when there are multiple tenants at a property, she would want to ensure there is the ability for rotation as well.

Commissioner Hunt stated that he also agrees it would be great to extend the timeline, as 20 weeks seems arbitrary. He stated that he would support allowing the temporary signage for the duration of construction and leave it up to the business as to whether the sign continues to provide benefit.

Councilmember Woesthoff stated that the limitation helps to ensure the signs stay in good shape rather than someone placing a sign and forgetting about it.

Commissioner Hunt agreed that is a valid point and stated that perhaps there is language that could be added that would provide the ability to address damaged signs.

Commissioner Van Scoy asked how a violation would be defined for temporary signage.

Planning Manager Larson replied that the sign code includes standards and provided some examples.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:58 p.m.

Commission Business

Commissioner Bauer asked the length of time needed for an ordinance to take effect after the recommendation is made by the Planning Commission.

Planning Manager Larson replied that this would go to the Council for introduction on December 12th and if that first reading is approved, the second reading and adoption would occur at the first meeting in January. He stated that this would be effective prior to the construction season.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to direct staff to revise the proposed ordinance to lengthen the duration to allow temporary signage for the duration of construction and to include language that would address ongoing maintenance and condition of signs as discussed.

Further discussion

Planning Manager Larson commented that there will not be a meeting in December and therefore this will come to the Commission in January, the Council in February, and would not become effective until March. Commissioner Bauer stated that the Commission would not need to see the final draft and once revised to capture the comments of the Commission it could move forward to the City Council. Councilmember Woestehoff stated that perhaps it is as simple as removing the “up to” related to the extension, which would allow for additional extensions in perpetuity until the end date specified. Commissioner Bauer stated that he could agree to that. Commissioner Hunt asked how a business would request an extension. Planning Manager Larson provided those details. Chairperson Gengler asked why this would be allowed city-wide rather than specific to the area impacted by construction. Planning Manager Larson stated that three map options were

presented to the EDA and the EDA recommended that this apply city-wide. Commissioner Van Scoy asked if the motion needs to be modified.

Commissioner Bauer withdrew his motion and Commission Van Scoy agreed.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend City Council approval or Ordinance #23-19 Amending Temporary Sign Regulations, with the modification to remove “up to” related to the eight-week restriction for extensions, which would allow the ability for perpetual extensions during the length of construction.

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

7. COMMISSION BUSINESS

7.01: Consider Site Plan and Minor Plat for Storyteller Café Located at 7790 Sunwood Drive NW (Project 23-118); Case of Stories Foundation

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends approving the Site Plan and Minor Plat, contingent upon compliance with staff’s review comments (this contingency is incorporated into the draft resolution) and that the Planning Commission provide staff and the 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).

Commission Business

Commissioner Bauer asked if everything east of Yolite, after this parcel is zoned COR-1.

Senior Planner Anderson provided details on previous zoning actions and stated that if the zoning option is chosen, staff would recommend incorporation of Sunwood Village as well so that everything east of Yolite would be COR-1 and everything west would be COR-2.

Commissioner Bauer commented that seems to be the most logical path.

Chairperson Gengler asked if that divide extends north of Sunwood as well.

Planning Manager Larson provided details on that zoning. He stated that the intent of mapping within the zoning districts, and subdistricts within the COR, is to track the changes that have occurred.

Commissioner Van Scoy asked if the subdistricts within the COR will be reviewed in the future by the Commission.

Planning Manager Larson recalled a recent meeting involving a sketch plan for townhomes, which is also a change in the subdistricts, but was wrapped into the zoning code update. He stated that the Commission will most likely review that townhome request in January under the new subdistrict.

Jessica Dolezal-Rowland applicant, commented that she would also prefer the rezoning option. She confirmed that she can comply with the suggestions of staff.

Commissioner Hunt referenced the live/work unit and asked if someone working at the business would then live above the business, or whether anyone could live in one of those units.

Planning Manager Larson commented that the unit would morph between living and working space and provided additional details. He stated that the apartments are intended solely for the clients and not for general occupancy.

Commissioner Van Scoy asked the math used to determine the parking.

Senior Planner Anderson stated that staff did request additional information on parking. He noted that the parking proposed is an increase from what had originally been proposed in the first review. He stated that between the retail, office and living space, eight parking stalls would be required and the remainder would be allocated for the café use. He stated that staff will use the additional information from the applicant to determine if parking is sufficient. He recognized that this will be a tighter space and therefore there will be limitations on the number of stalls that can exist while still ensuring sufficient space for emergency vehicles and maneuverability. He confirmed that there would be on-street parking available as well.

Motion by Commissioner Heineman, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-296 Granting Approval of the Site Plan and Minor Plat for Storyteller Café contingent upon compliance with staff's review comments.

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

Motion by Commissioner Heineman, seconded by Commissioner Van Scoy, to direct staff and the applicant to address the live-work units via a Zoning Amendment to rezone the subject property from COR-2 to COR-1.

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

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that the Commission will not be holding a December meeting. He reported that the updated zoning code was adopted by the Council on November 17, 2023.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:30 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 01/25/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING - DeeAnn Deiss Variance and Sketch Plan - 15321 Hematite St. NW

Purpose/Background:

Ms. DeeAnn Deiss is the personal representative for the estate of Harries Everett Haugtvedt and is requesting the ability to subdivide a 3.87-acre property into two lots. The property was once 5.0 acres in area. About 30 years ago, right-of-way for Alpine Drive was acquired, making the property smaller.

The property is proposed to be split for the heirs of the estate. One lot would contain the existing home and the other lot would be for new single-family construction. Without a variance to lot area, the property cannot be subdivided. If the variance is approved, the applicant will return with a more detailed preliminary plat application. What is attached to this case is a sketch plan showing that the proposed lot can accommodate a house site and septic sites for primary and secondary locations.

The newly-adopted Zoning Code sets forth the following when reviewing variances:

106-220(C) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Code. "Practical difficulties," as used in connection with the granting of a variance, means:

- (1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (2) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and*
- (3) The variance, if granted, will not alter the essential character of the locality.*
- (4) Economic considerations alone do not constitute practical difficulties.*
- (5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems and*
- (6) Public takings of property due to condemnation.*
- (7) Variances shall be granted for earth sheltered construction as defined in M.S. 216C.06, subdivision 14, when in harmony with this chapter.*

The applicant is using Practical Difficulties #3 and #6 above in justifying this variance request. As noted previously, the property was once 5.00 acres in size allowing for subdivision. Additionally, surrounding properties range in size from 0.88 acres (to the south), 0.98 acres (east), and 2.24 acres (northwest) and 1.27 acres (southwest). The proposed lot areas of 1.83 and 2.04 acres in size will be larger than most of the surrounding properties. There is one property to the north that is 4.72 acres in size.

Notification:

Notification was sent to property owners within 350 feet of the site. A legal notice was placed in the January 12 Anoka Union Herald Newspaper. Signs were placed on the property along Hematite St. and 153rd Lane NW.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the variance resolution as recommended by staff.
2. Approve the variance resolution with any modifications or conditions that the Commission sees appropriate.
3. Deny the variance based on certain findings.

Additionally, please provide any feedback on the sketch plan if the case moves forward to a preliminary plat application.

Funding Source:

All costs associated with this project are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the variance.

Outcome/Action:

Motion to adopt Resolution #24-033 Approving a variance to minimum lot area northeast of Alpine Drive and Hematite Street Northwest.

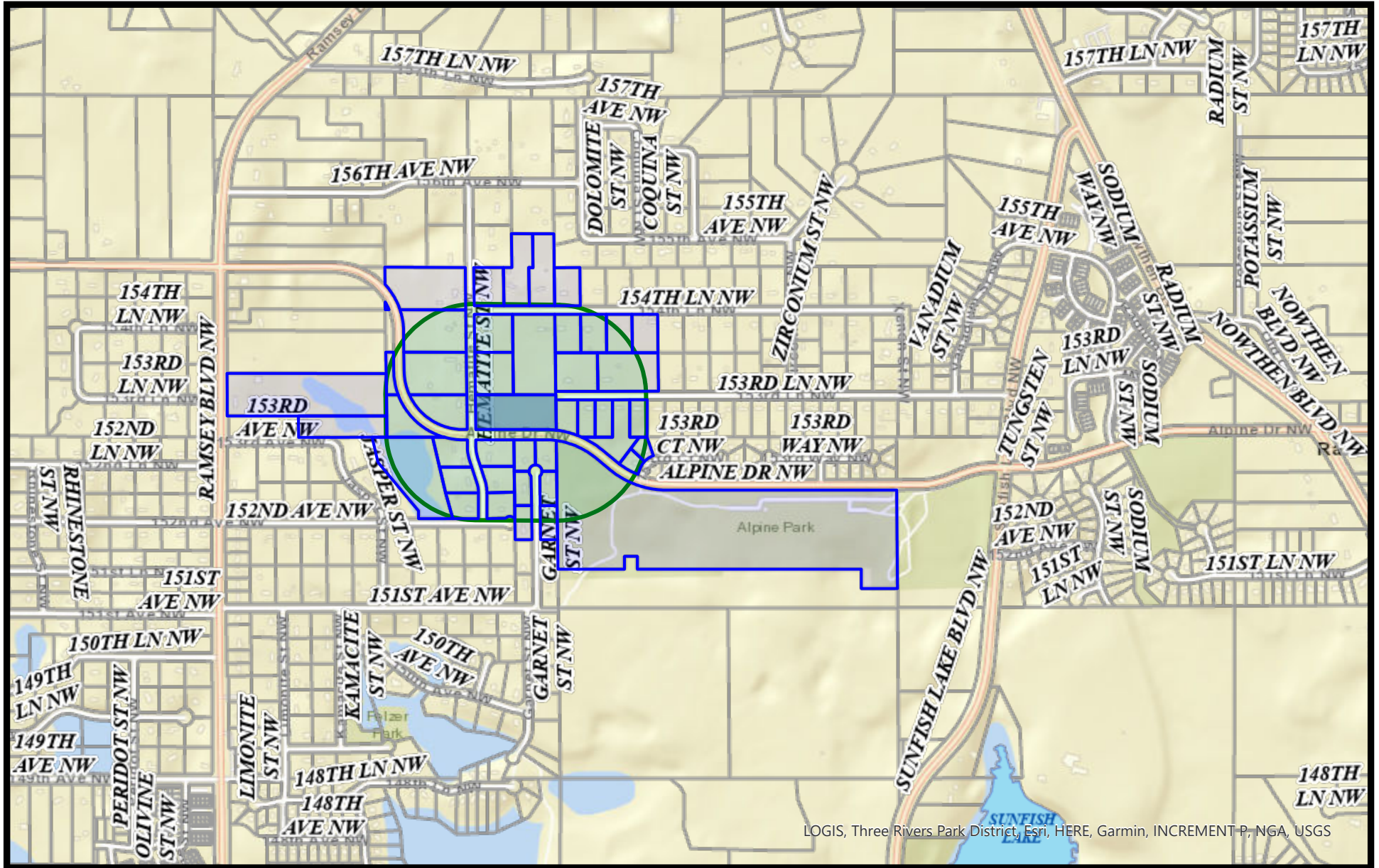
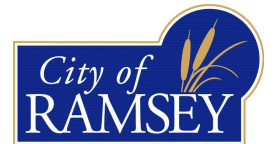
Attachments

Location/Notification Map
Letter of Request
Resolution #24-033
Sketch Plan

Form Review

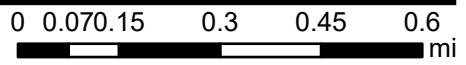
Inbox	Reviewed By	Date
Brian Hagen	Katie Schmidt	01/18/2024 10:21 AM
Form Started By: Todd Larson		Started On: 01/11/2024 08:09 AM
Final Approval Date: 01/18/2024		

700FT Mailing Map



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

Print Date: December 28, 2023



December 20, 2023

To: City of Ramsey, Planning Commission and City Council

Regarding the proposed lot subdivision at 15321 Hematite, we are respectfully requesting a variance to the 2.5 acre minimum. This property was originally purchased as a 5 acre parcel. Due to the construction of Alpine Drive, the property was reduced to approximately 3.8 acres, so we are unable to meet the 2.5 acre minimum lot size when subdividing the lot into two parcels. This subdivision would create an ideal 2 acre single family residential building site that is still large enough to fit in very well with the surrounding neighborhood. A family member is interested in building a house on the new lot and keeping this portion of the property in the family.

Thank you for your consideration.

Sincerely,

DeeAnn Deiss, Personal Representative
Harris Haugtvedt Estate

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

RESOLUTION #24-033

**A RESOLUTION APPROVING A VARIANCE TO MINIMUM LOT AREA
NORTHEAST OF ALPINE DRIVE AND HEMATITE STREET NORTHWEST**

RECITALS

1. The City of Ramsey received an application from DeeAnn Deiss, personal representative for the estate of Harries Everett Haugtvedt (the “**Applicant**”) requesting a Variance to Section 106-430 (RR Rural Residential District minimum lot standards) of the Ramsey City Code with regard to the minimum lot area requirement to facilitate a subdivision of the property legally described as follows:

The South half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 22, Township 32, Range 25, Anoka County, Minnesota, subject to easements of record.

(the "**Subject Property**")

2. That the **Subject Property** is approximately 3.87 acres in size and zoned RR Rural Residential.
3. That the minimum required lot size in the RR Rural Residential District is 2.5 acres.
4. That the Subject Property was previously 5.00 acres in size prior to the construction of Alpine Drive NW where the City of Ramsey acquired a roadway easement.
5. That the parcels adjacent to the **Subject Property** range in size from 0.98 acres (to the east), 2.25 acres (to the northeast), and 2.24 acres (to the north) with properties 0.88 and 1.36 acres to the south across Alpine Drive, all with the same RR zoning.
6. That the **Subject Property** is guided as Rural Developing on the City’s Comprehensive Plan Future Land Use Map as are the adjacent and surrounding parcels. Land across Alpine Drive to the southeast is guided as Public for Alpine Park.
7. That the resulting lots from a subdivision would not have the required 2.5 acre minimum of lot size.
8. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on January 25, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **reduced lot area** of the resulting lots will not impair an adequate supply of light and air to adjacent property.
2. That the **reduced lot area** of the resulting lots will not unreasonably increase the congestion on the public street.
3. That the **reduced lot area** of the resulting lots will not have the effect of allowing any use prohibited in the RR Rural Residential District.
4. That the **reduced lot area** of the resulting lots will 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 **reduced lot area** of the resulting lots will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 220 of the Ramsey City Code.
6. That the **reduced lot area** of the resulting lots will be consistent in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
7. That the **reduced lot area** of the resulting lots will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
8. That the **reduced lot area** of the resulting lots is the minimum necessary to accomplish the **Applicant's** intended purpose.

NOW THEREFORE, BE IT RESOLVED BY THIS 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 the minimum lot size requirement 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 the lot size of the **Subject Property** to be less than the required 2.5 acres. The applicant must submit an applicant for plat approvals consistent with this **Variance**. This resolution of approval must be recorded with the approved plat.
2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
3. Driveway access to the eastern lot must be from 153rd Avenue NW.

4. That the **Developer** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Applicant**.
6. That this **Variance** shall automatically expire if an approved plat is not recorded by January 25, 2025.

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

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

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 25th day of January, 2024.

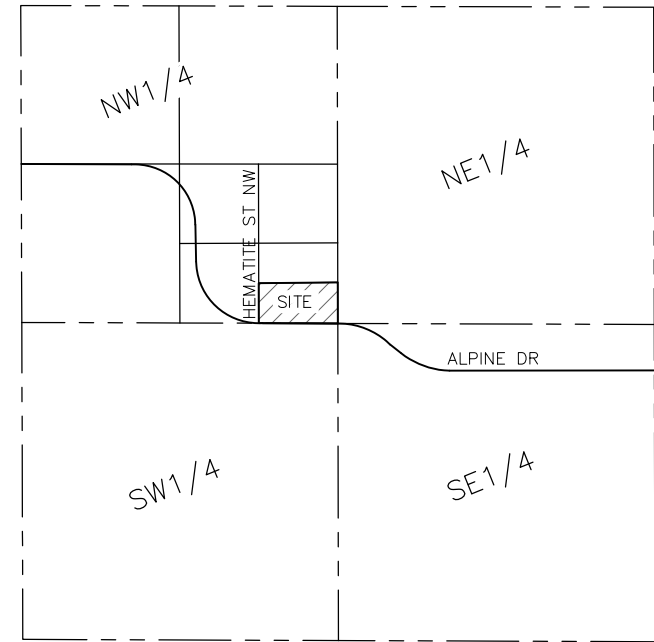
Cheri Gengler, Planning Commission Chair

Attest:

Katie Schmidt, City Clerk

VICINITY MAP

SEC.22, T.32, R.25
NO SCALE



EXISTING PROPERTY DESCRIPTION: (PID NO. 22-32-25-24-0001) (Per Doc. Nos. 335766)

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 32, Range 25.

Reserving an easement for road and utility purposes over the West 33 feet and over the South 66 feet thereof.

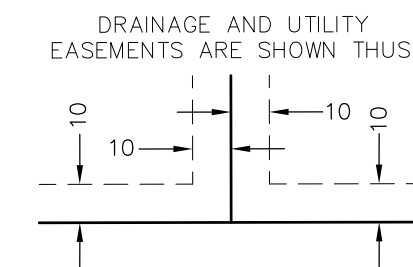
Together with an easement for roadway purposes over the West 33 feet of the E 1/2 of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 32, Range 25.

Also together with an easement for roadway purposes over the following described tract: That part of the NW 1/4 of Section 22, Township 32, Range 25 described as follows: A strip of land 66 feet in width being 33 feet on each side of the following described centerline: Beginning at the intersection of the East line of the NE 1/4 of the NW 1/4 with the South line of the N 1/2 of the NE 1/4 of the NW 1/4; thence West along the South line of the N 1/2 of the NE 1/4 of the NW 1/4 to a point 160 feet East of the West line of the NE 1/4 of the NW 1/4; thence deflecting left to the point of intersection of the East line of the NW 1/4 of the NW 1/4 with the South line of the N 1/2 of the S 1/2 of the N 3/4ths of the NW 1/4 of the NW 1/4; thence West along last described South line to the Easterly line of County Road No. 56 and there terminating. The Southerly line of said easement to be extended a sufficient distance West to intersect the East line of said County Road.

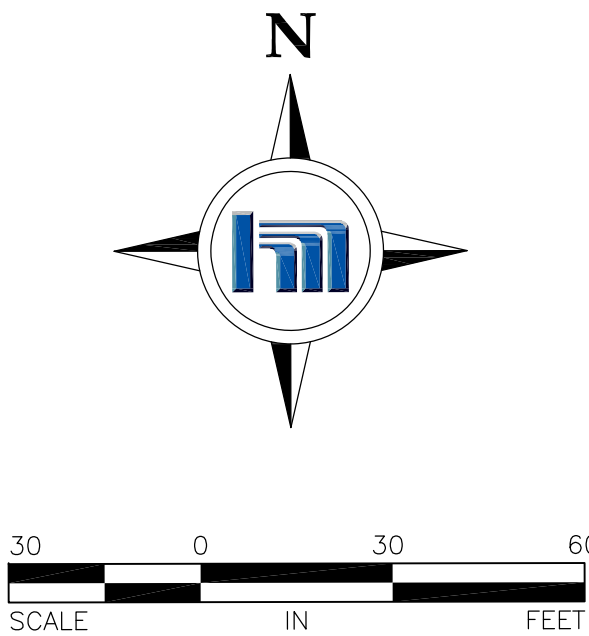
Also together with an easement for road purposes over the following tract: The West Thirty-three (33) feet of the East Half (E 1/2) and the East Thirty-three (33) feet of the West Half of the Southeast Quarter of the Northwest Quarter (W 1/2 of SE 1/4 of NW 1/4) of Section Twenty-two (22), Township Thirty-two (32), Range Twenty-five (25), Anoka County.

NOTES:

- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Bearings are based on the Anoka County Coordinate System.
- The address of this property is 15321 Hematite Street NW Ramsey, Minnesota 55303.
- No Access to Parcel B from Alpine Drive, access will be from 153rd Lane.



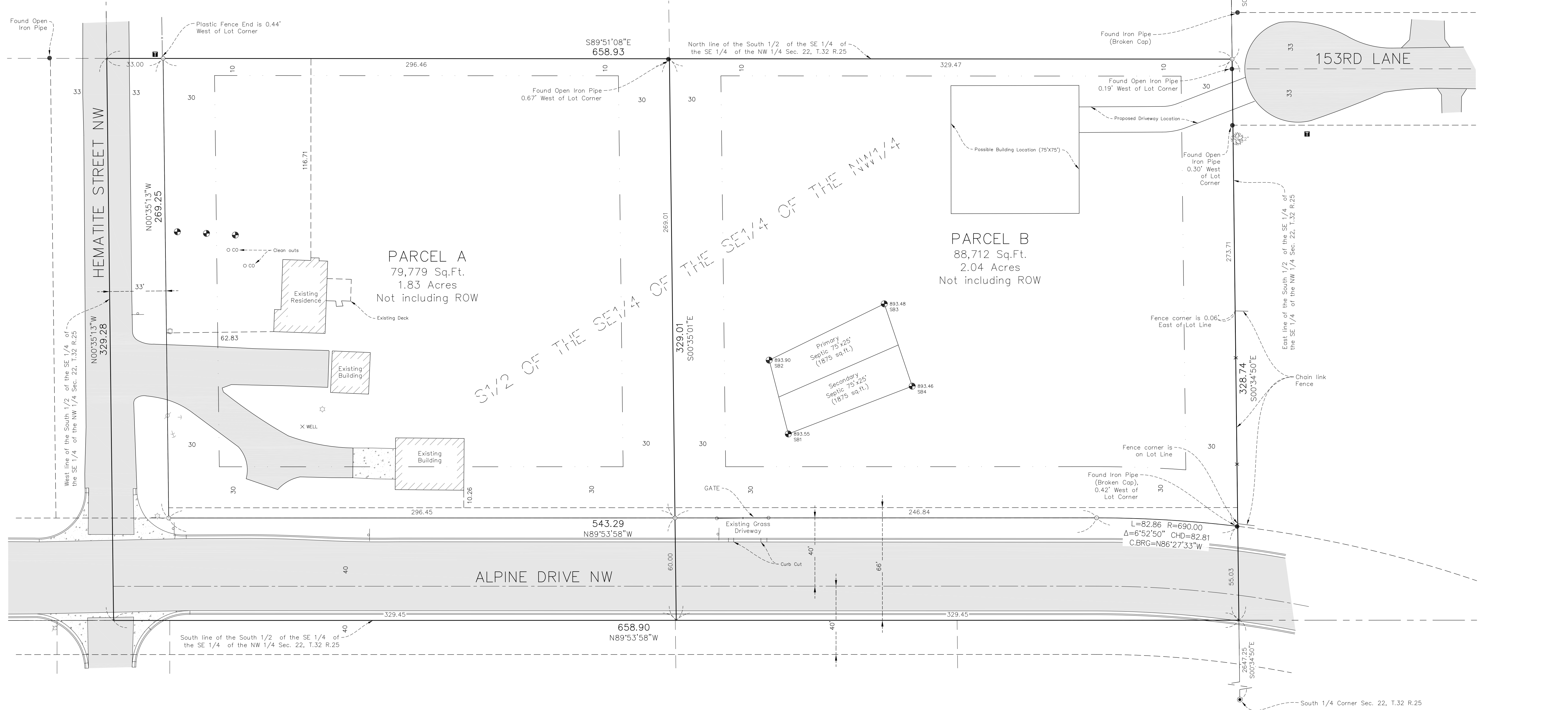
(NOT TO SCALE)
Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plot and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plot.



Municipality:	City of Ramsey	Building Setbacks:	(Single Family Residential) Front yard: 30 feet Side Corner: 30 feet Rear yard: 30 feet Side yard: 10 feet
Existing Zoning:	RR - Rural Residential	Proposed Zoning:	RR - Rural Residential
Proposed Use:	Single Family Residential	Proposed Utilities:	Sewer: Private SSTS Water: Private Well
Road Mileage:	0 LF or 0.00 Miles	Street Lighting:	as required
Plot Area:	Total Area: 216,774 Sq.Ft. = 4.98 Acres Proposed ROW: 48,283 Sq.Ft. = 1.11 Acres Park Area: 0 Sq.Ft. = 0.00 Acres	Owner:	Harris Everett Haugtvedt Estate 15321 Hematite Street NW Ramsey, MN 55303
Lot Summary:	2 Single Family Residential Lots	Subdivider:	Deeann Deiss 18633 Peridot Street NW Nowthen, MN 55303 (651) 398-2094
		Designer/Surveyor:	Brian Person Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 852-0486 brian@haa-inc.com

LEGEND

- ☆ = LIGHT POLE
- = UTILITY POLE
- = GUY WIRE
- ⊥ = TELEPHONE PEDESTAL
- = POST
- = SIGN
- = SOIL BORING
- = DENOTES FOUND IRON MONUMENT
- = IRON MONUMENT SET AND MARKED WITH LICENCE NO. 49138
- = DENOTES FOUND CAST IRON MONUMENT
- = SETBACK LINE



DESIGNED BY	BP
DRAWN BY	JJ
CHECKED BY	BP
BOOK	
PAGE	
SCALE	1"=30'
DATE	12/13/23
FILE NO.	4988-01

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

Brian Person
MN License No. 49138
Date: 12/13/23

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Avenue, Anoka, MN 55303
763-427-5860, FAX 763-427-0520
www.haa-inc.com

Sketch Plan
~ for ~
Deeann Deiss

S1/2 of the SE1/4 of the NW1/4 Section 22, Township 32, Range 25
Anoka County, MINNESOTA
Subject to easements of record, if any.

SHEET NUMBER
1

Regular Planning Commission**Meeting Date:** 01/25/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Consider a Preliminary Plat, Final Plat, and Variance Related to Impervious Surfacing Regulations in the Rum River Wild & Scenic Overlay District for Lightbridge Academy

Purpose/Background:

The City has received an application from Paul Otto, with Otto Associates, Engineers & Land Surveyors, Inc. (the "Applicant") for a Preliminary Plat, Final Plat, and Variance to the maximum impervious surfacing requirement in the Rum River Wild & Scenic Overlay District, on the property currently described as Outlots A and B, Rivers Bend 3rd Addition, except part of Ramsey Office Park (the "Subject Property"). The Subject Property does not currently have an address, but is generally located between St. Francis Boulevard (State Highway 47) and Xkimo Street NW, south of the Holiday Stationstore, and north of Ramsey Office Park.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request 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 generally located between St. Francis Boulevard (State Highway 47) and Xkimo Street NW, south of the Holiday Stationstore, and north of Ramsey Office Park. The Subject Property is zoned B-2, Community Business District, on the newly-adopted zoning map, and is guided for commercial land use in the City's 2040 Comprehensive Plan. It is approximately 2.12 acres in size. Access to the lot will come from an existing curb cut onto Xkimo Street to the east. Surrounding properties to the north and south are similar in size and are also zoned and guided for commercial land uses. Properties to the west (across St. Francis Boulevard) and east (across Xkimo Street) are zoned and guided for low-density residential land use. In addition to the B-2 zoning designation for the entire Subject Property, a significant portion of the property is located within the Rum River Wild and Scenic Overlay District. More information on this district can be found in the "Variance" section of this staff report.

Preliminary and Final Plat

The applicant proposes to plat two existing outlots into one buildable lot to accommodate a new commercial development intended for a daycare. The plat depicts several easements on the property, including the following:

- A 20-foot-wide utility easement for an existing sanitary sewer line, running west to east across the northern third of the Subject Property;
- A pedestrian trail easement that runs north to south along the west edge of the Subject Property;
- A restricted access easement along the west edge of the Subject Property to prevent access to St. Francis Boulevard (State Highway 47);
- Drainage and utility easements along all four sides of the Subject Property.

Alongside the proposed development, a shared-use trail will be constructed within the pedestrian trail easement along St. Francis Boulevard. It is anticipated that the City will construct the remaining segments to the north and

south of the Subject Property to improve multimodal connectivity in the area.

Variance

As noted above, a significant portion of the Subject Property is located within the Rum River Wild and Scenic Overlay District. The purpose of this overlay district is to control bluff land and river land development in order to protect and preserve the outstanding scenic, recreational, natural, historical, and scenic values of the Rum River in Ramsey, in a manner consistent with Minn. Stats. §§ 103F.301—103F.345.84, Minn. Rules pts. 6105.0010—6105.0250, 6105.1400—6105.1500. The overlay district has several bulk regulations that apply to the Subject Property, including the following:

- Minimum lot size;
- Minimum building and parking setbacks from ordinary high water level;
- Building setbacks from public rights-of-way;
- Maximum structure height, and;
- Maximum total area of all impervious surfaces on the lot.

The applicant is seeking a variance to the maximum total area of all impervious surfaces on the Subject Property, which is thirty percent (30%). The submitted plans propose fifty-two percent (52%) of the Subject Property as hardcover or impervious surfacing. Since the Rum River Wild and Scenic Overlay District boundary splits the property, the applicant submitted separate calculations for each portion of the property. These calculations show fifty-eight percent (58%) of the property within the overlay as impervious surfacing, compared to thirteen percent (13%) of the property outside the overlay as impervious surfacing.

Variations to the impervious surfacing regulations of the Rum River Wild and Scenic Overlay District have been granted to several properties along St. Francis Boulevard over the years. These include the following:

- The former BP Amoco site (5195 142nd Ave NW) was granted a variance in April 1988 to allow up to fifty-eight percent (58%) impervious lot coverage.
- Ramsey Office Park (14245 St. Francis Blvd NW, immediately south of the Subject Property) was granted a variance in January 2005 to allow up to fifty-five percent (55%) impervious lot coverage.
- Rum River Wine & Spirits (now known as Top Ten Liquors) (14107 St. Francis Blvd NW) was granted a variance in November 2006 to allow up to eighty-three percent (83%) impervious lot coverage.

The Applicant's requested variance is in alignment with these variances. Additionally, the subject property is more than 900 feet from the Rum River, which lessens the proposed development's impact upon the river itself. As part of the application review, a copy of the Applicant's plans was sent to MN DNR and MnDOT for their reviews. Neither agency had comments on the plans or proposed development.

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: Impervious surfacing is an essential component of land development. The subject property has been vacant since it was last platted in 1993, and is set aside for commercial land use. Several neighboring properties have received similar variances to the overlay district's impervious surfacing regulations to accommodate commercial development of a similar scale.
- Uniqueness: The Subject Property is unique in that roughly two-thirds of the lot is within the Rum River Wild and Scenic Overlay District, while the westernmost one-third of the lot is not within the overlay. The Subject Property is more than 900 feet from the Rum River, so any development on the Subject Property would likely have a lesser impact on the river itself. Additionally, there is a paved driveway that encroaches onto the Subject Property's southern edge to provide access to Ramsey Office Park. This driveway increases the impervious surfacing coverage of the lot.
- Essential Character: The Subject Property and neighboring properties are zoned and guided for commercial land use. Thus, a commercial development on the Subject Property meets the essential character of the neighborhood.

Additional Considerations

With the adoption of the new zoning code, a formal Site Plan Review is not required for this case, as the Subject

Property is not immediately adjacent to residential uses and the proposed use is classified as permitted. However, since the impervious surfacing regulations impact the site design, staff conducted a review of the site plan as it relates to impervious surfacing. The proposed site plan is included in the attachments along with the preliminary grading, utility, and landscape plans.

Alternatives

Alternative 1: Recommend approval of the Preliminary Plat and Final Plat, and approve the Variance to the maximum impervious surfacing requirement for the Subject Property as recommended by Staff.

Alternative 2: Recommend approval of the Preliminary Plat and Final Plat, and deny the Variance. Without an approved variance, the Applicant would need to significantly revise and potentially reduce development plans.

Alternative 3: Recommend approval of the Preliminary Plat and Final Plat with modifications based on discussion.

Alternative 4: Recommend denial of the Preliminary Plat and Final Plat, and deny the Variance, based on supporting findings of fact.

Funding Source:

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

Recommendation:

Staff recommends approval of the Preliminary Plat, Final Plat, and Variance.

Outcome/Action:

Motion to recommend City Council adopt Resolution #24-039, Approving a Preliminary Plat and Final Plat for Lightbridge Academy.

- and -

Motion to adopt Resolution #24-040, Approving a Variance to Impervious Surfacing Regulations in the Rum River Wild and Scenic Overlay District for Lightbridge Academy.

Attachments

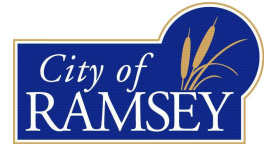
- Site Location Map
- Public Hearing Notice
- Mailing Map - 700 Feet
- Land Use Application
- Plan Set
- Resolution #24-039 Preliminary and Final Plat
- Resolution #24-040 Variance

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Katie Schmidt	01/18/2024 10:26 AM
Form Started By: Adam Martin		Started On: 01/16/2024 08:41 AM
Final Approval Date: 01/18/2024		

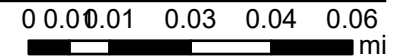
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PID 25-32-25-43-0065

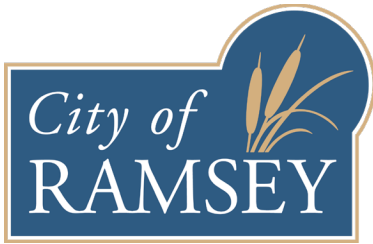
Lightbridge Academy



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

Print Date: December 15, 2023





7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

**NOTICE OF PUBLIC HEARING
PROJECT 23-123: LIGHTBRIDGE ACADEMY**

**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 Thursday, January 25, 2024, at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of the hearing is to consider a request for a Preliminary Plat, Final Plat, and Variance to impervious surfacing regulations in the Rum River Wild and Scenic Overlay District for a commercial daycare development on the property generally located between St. Francis Boulevard and Xkimo Street NW, north of 142nd Avenue NW, and legally described as follows:

Outlots A and B, Rivers Bend 3rd Addition, Excluding Road Subject to Easements of Record, Anoka County, Minnesota

The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Dana Verbeek at 763-433-9824 by noon on Wednesday, January 25, 2024.

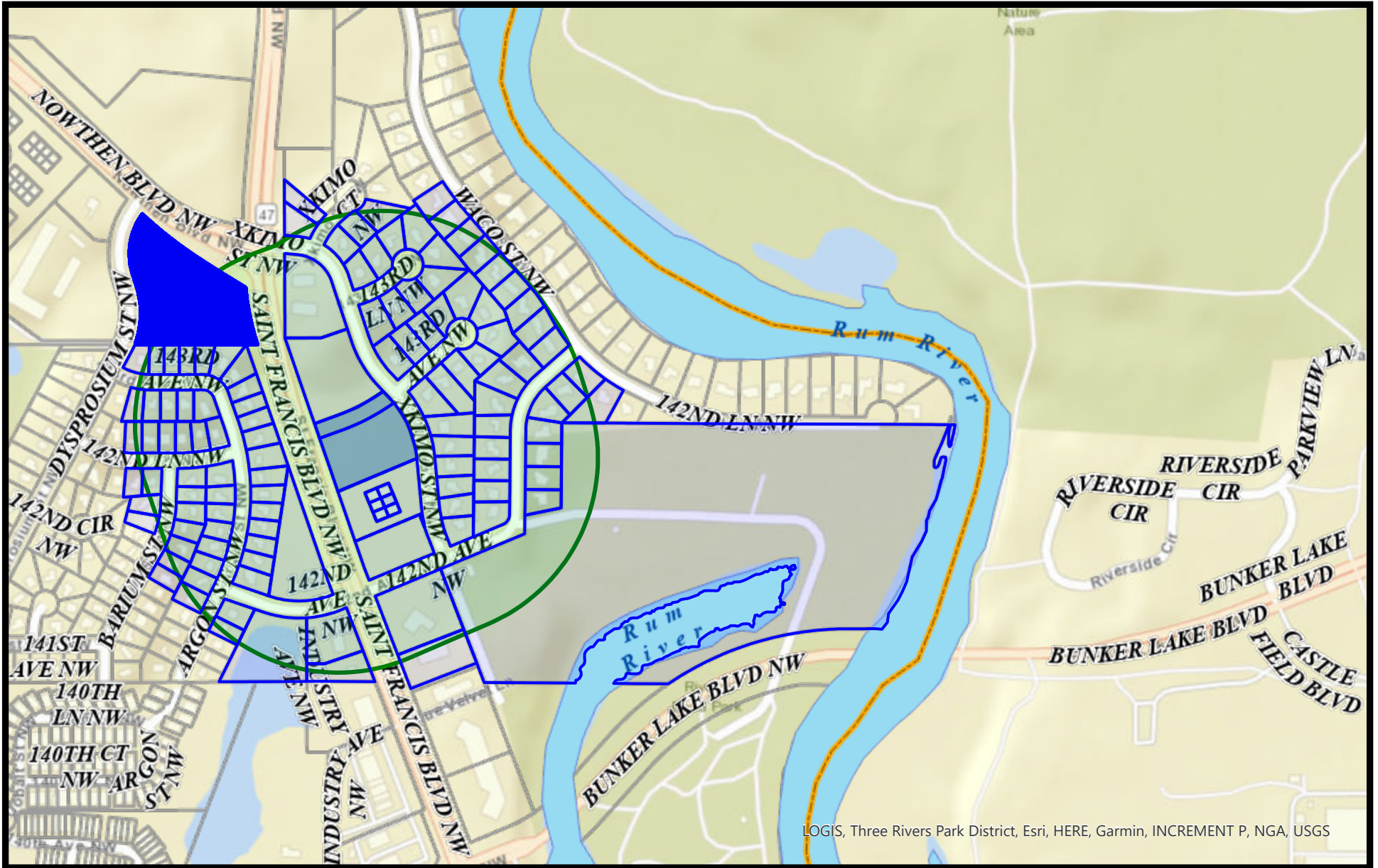
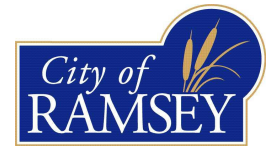
All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Comments are welcome and shall be sent to planning@cityoframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on January 25, 2024. For any other inquiries relating to this project contact Adam Martin at 763-433-9860 or amartin@cityoframsey.com.

Adam Martin
City Planner

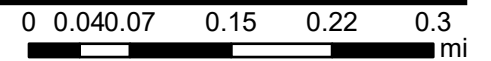
Date: January 12, 2024

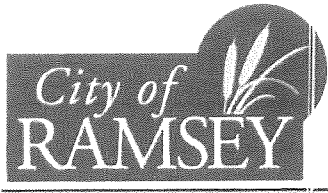
700 FT Mailing Map



Print Date: December 28, 2023

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





RECEIVED
 DEC 14 2023
 BY:

Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input checked="" type="checkbox"/> Plat – Preliminary Plat	<input checked="" 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 checked="" 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:	Paul E. Otto, P.L.S., P.E.		
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:	paul@ottoassociates.com	Fax Number:	
Name of Business (if applicable):	Otto Associates, Engineers & Land Surveyors, Inc.		
Business Address (if applicable)	9 West Division Street		
Business City, State, ZIP	Buffalo, MN 55313		
Business Phone:	763-682-4727	Business Fax:	763-682-3522

Subject Property Information

(Location of Application)

Address	Unassigned
PIN	25-32-25-43-0060 and 25-32-25-43-0065
Legal Description	Outlots A and B, Rivers Bend 3rd Addition, except part of Ramsey Office Park
Zoning District	B-1 Business District

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


14275 St. Francis Blvd. NW

Property Owner Information
(If different than Applicant)


Name:	Phoenix Enterprises, LLC		
Street Address:	19230 Evans Street #115		
City, State, ZIP:	Elk River, MN 55330		
Home Phone:		Work Phone:	763-241-1801
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	Paul E. Otto, P.L.S., P.E.	Printed Name	
Title	President	Title	
Date	11/30/2023	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.

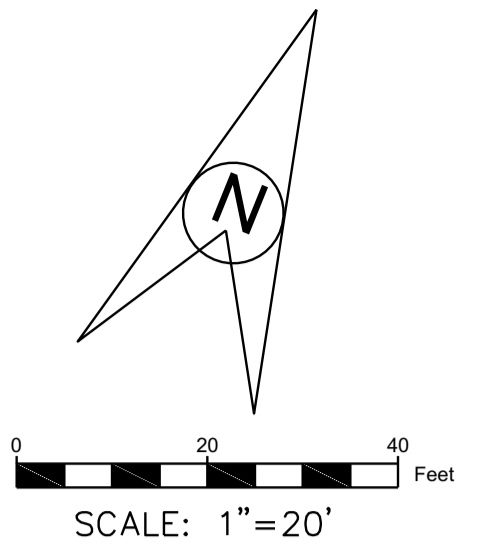
Property Owner Signature		Property Owner Signature	
Printed Name	Mari L. Freilich	Printed Name	
Title	Asst. Manager, Phoenix Ent.	Title	
Date	12-12-2023	Date	

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.

List of Individuals Associated with the Land Use Application

	Name	Association/Title	Phone	Email
Primary Contact	Paul E. Otto	Otto Associates, Inc. / Project	763-682-4727	paul@ottoasso ciates.com
	Michael Russo	UGDC, LLC	973-610-2675	mrusso@ugdco rp.com

Preliminary Plat of LIGHTBRIDGE ACADEMY



DEVELOPER:
UGDC, LLC
ATTN: MICHAEL RUSSO
275 MADISON AVENUE
13TH FLOOR
NEW YORK, NY 10016
973-610-2675

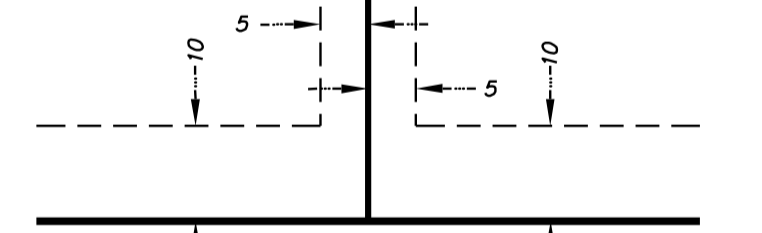
LANDOWNER:
PHOENIX ENTERPRISES, LLC
19230 EVANS STREET #115
ELK RIVER, MN 55330

- LEGEND**
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - W — denotes Water Line
 - E — denotes Underground Electrical Line
 - FO — denotes Underground Fiber Optic Cable Line
 - C — denotes Underground Cable Line
 - SS — denotes Sanitary Sewer Line
 - ST — denotes Storm Sewer Line
 - OHE — denotes Overhead Electric Line
 - — denotes Drainage and Utility Easement
 - — denotes Building Setback Line
 - Front = 30'
 - Side = 10'

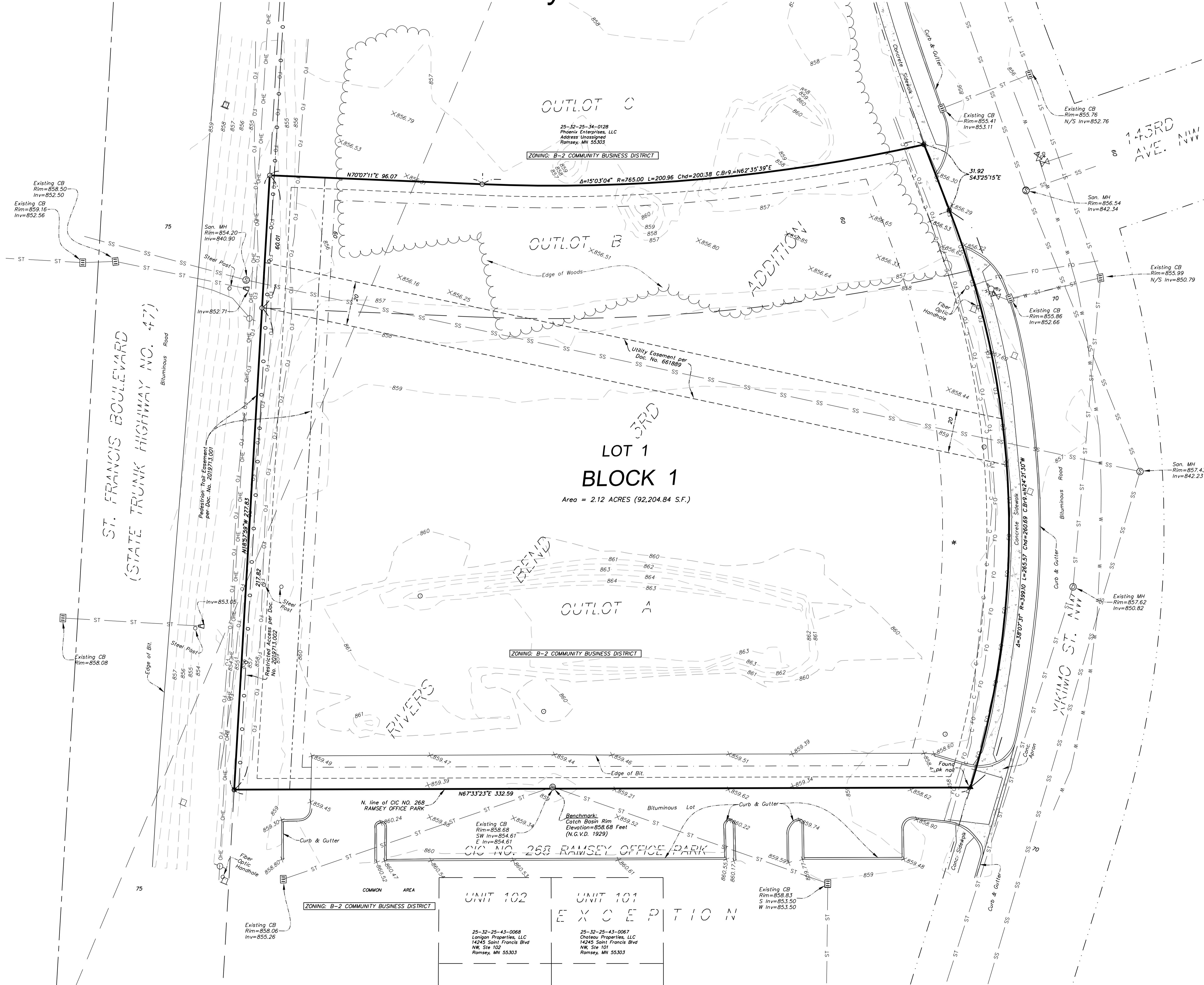
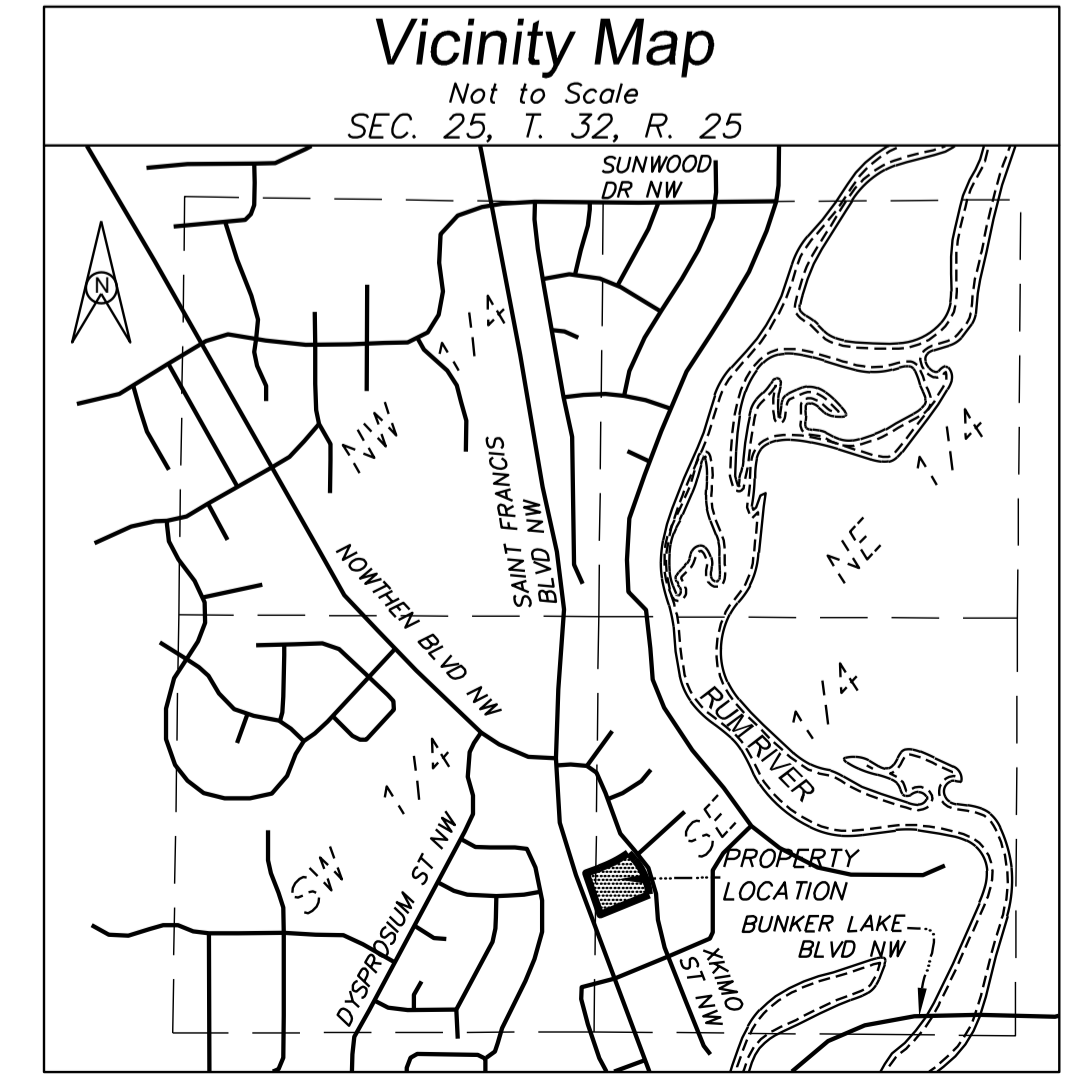
Surveyor's Note: Topography and Utility Information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

PROPERTY DESCRIPTION:
Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
AND
Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 662-4727
Fax: (763) 662-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Requested By: **UGDC, LLC**
Checked By: **P.E.O.**

Date: **11-14-23**
Drawn By: **T.J.B.**
Scale: **1"=20'**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Paul E. Otto
License #40062 Date: 12-4-23

Preliminary Plat on part of Outlot A and Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota
Revised: REVERSE FRONT SETBACK T.L.B. 11-28-23 L.A.B. 12-6-23
DEVELOPER/LANDOWNER INFORMATION

• denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
▲ denotes P.K. nail found
Project No. **23-0422**

LIGHTBRIDGE ACADEMY

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 25, TWP. 32, RNG. 25

KNOW ALL PERSONS BY THESE PRESENTS: That UGDC Buying Corp LLC, a Delaware limited liability company, fee owner of the following described property:

Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.
 AND
 Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.
 Has caused the same to be surveyed and platted as LIGHTBRIDGE ACADEMY and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.
 In witness whereof said UGDC Buying Corp LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: UGDC Buying Corp LLC

_____, Its
 STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____ of UGDC Buying Corp LLC, a Delaware limited liability company, on behalf of the company.

 (Notary Signature)

 (Notary Printed Name)
 Notary Public, _____ County, _____
 My commission expires _____

I Paul E. Otto 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____

 Paul E. Otto, Licensed Land Surveyor
 Minnesota License Number 40062

STATE OF MINNESOTA
 COUNTY OF WRIGHT

This instrument was acknowledged before me on this _____ day of _____, 20____ by Paul E. Otto.

 (Notary Signature)

 (Notary Printed Name)
 Notary Public, _____ County, _____
 My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of LIGHTBRIDGE ACADEMY 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.

City Council, City of Ramsey, Minnesota

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____.

By: _____
 David M. Ziegler
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER

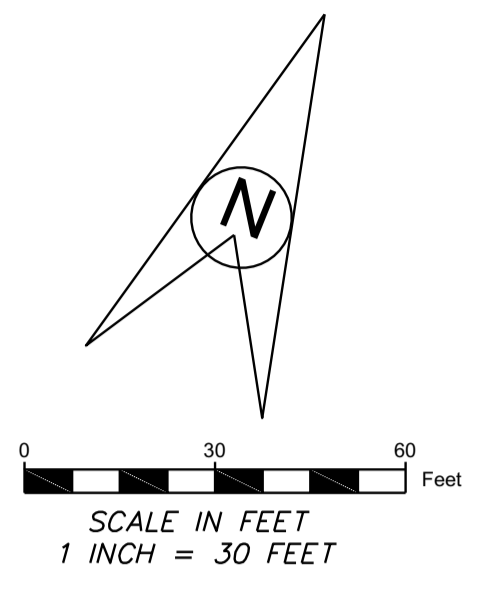
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

 Property Tax Administrator
 By: _____ Deputy

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

I hereby certify that this plat of LIGHTBRIDGE ACADEMY was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____ at _____ o'clock ____M. and was duly recorded as Document Number _____.

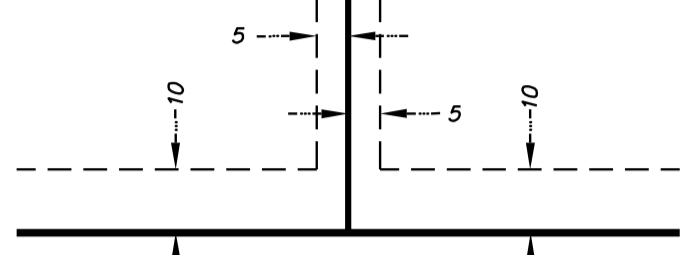
 County Recorder/Registrar of Titles
 By: _____ Deputy



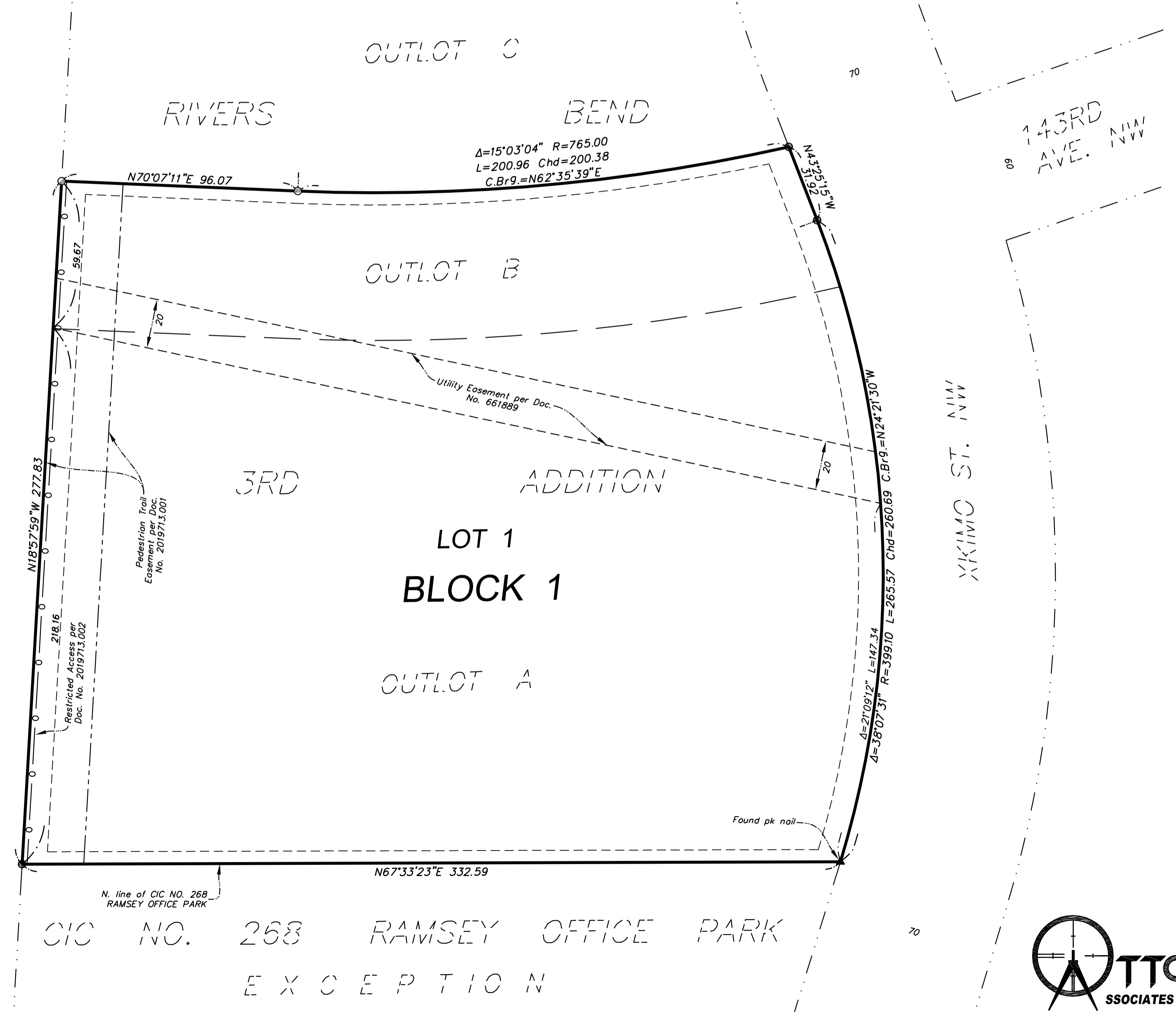
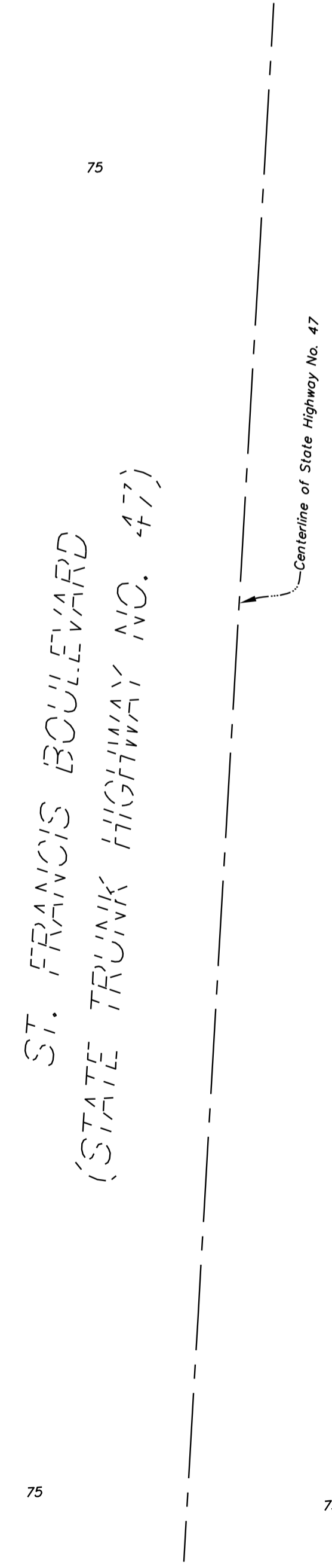
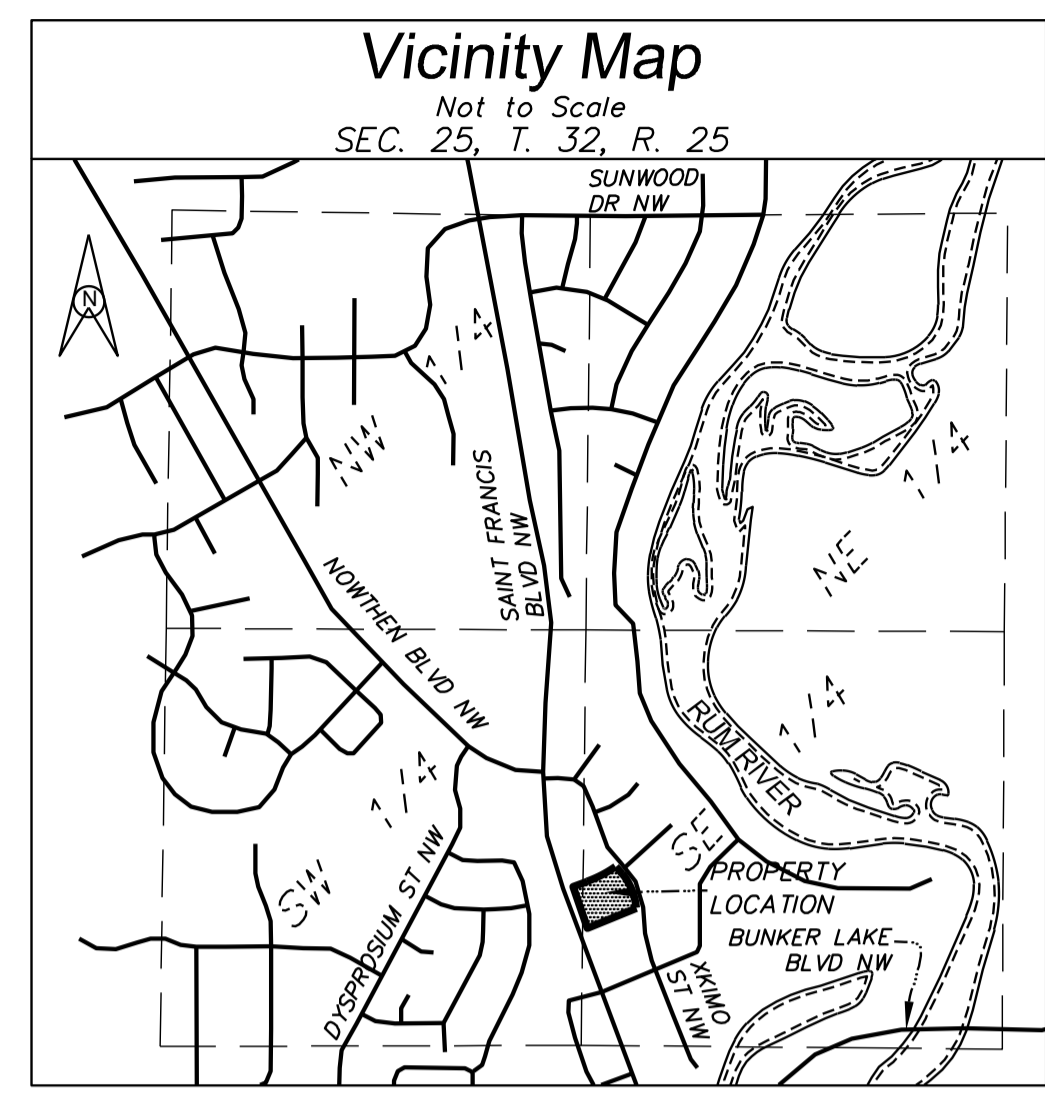
Bearing Orientation:
 The North line of CIC NO. 268 RAMSEY OFFICE PARK, Section 25, Township 32, Range 25, Anoka County, Minnesota, is assumed to bear N67°33'23"E.

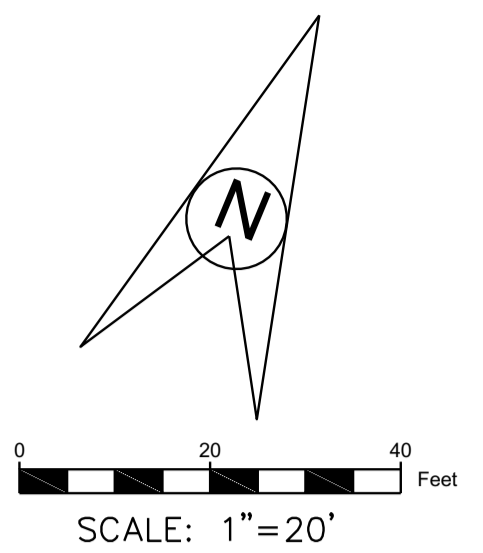
- denotes 1/2 inch iron monument found (Unless Otherwise Noted)
- denotes 1/2 inch by 14 inch iron pipe set and marked by License number 40062
- ▲ denotes P.K. nail found

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.





TOTAL AREA = 2.12 ACRES (92,204.84 S.F.)
 PROPOSED PARKING = 42 STALLS (2 ACCESSIBLE)

DEVELOPER:
 UGDC, LLC
 ATTN: MICHAEL RUSSO
 275 MADISON AVENUE
 13TH FLOOR
 NEW YORK, NY 10016
 973-610-2675

LANDOWNER:
 PHOENIX ENTERPRISES, LLC
 19230 EVANS STREET #115
 ELK RIVER, MN 55330

- LEGEND**
- denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - denotes Water Line
 - denotes Underground Electrical Line
 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
 - Front = 30'
 - Side = 10'
 - denotes Proposed B612 Curb & Gutter
 - x denotes Proposed Fence
 - - - denotes Wild and Scenic Overlay Boundary

Surveyor's Note: Topography and Utility Information shown per ALTA/NSPS Land Title Survey prepared by Westwood Professional Services, Inc. dated 7-20-23.

PROPERTY DESCRIPTION:

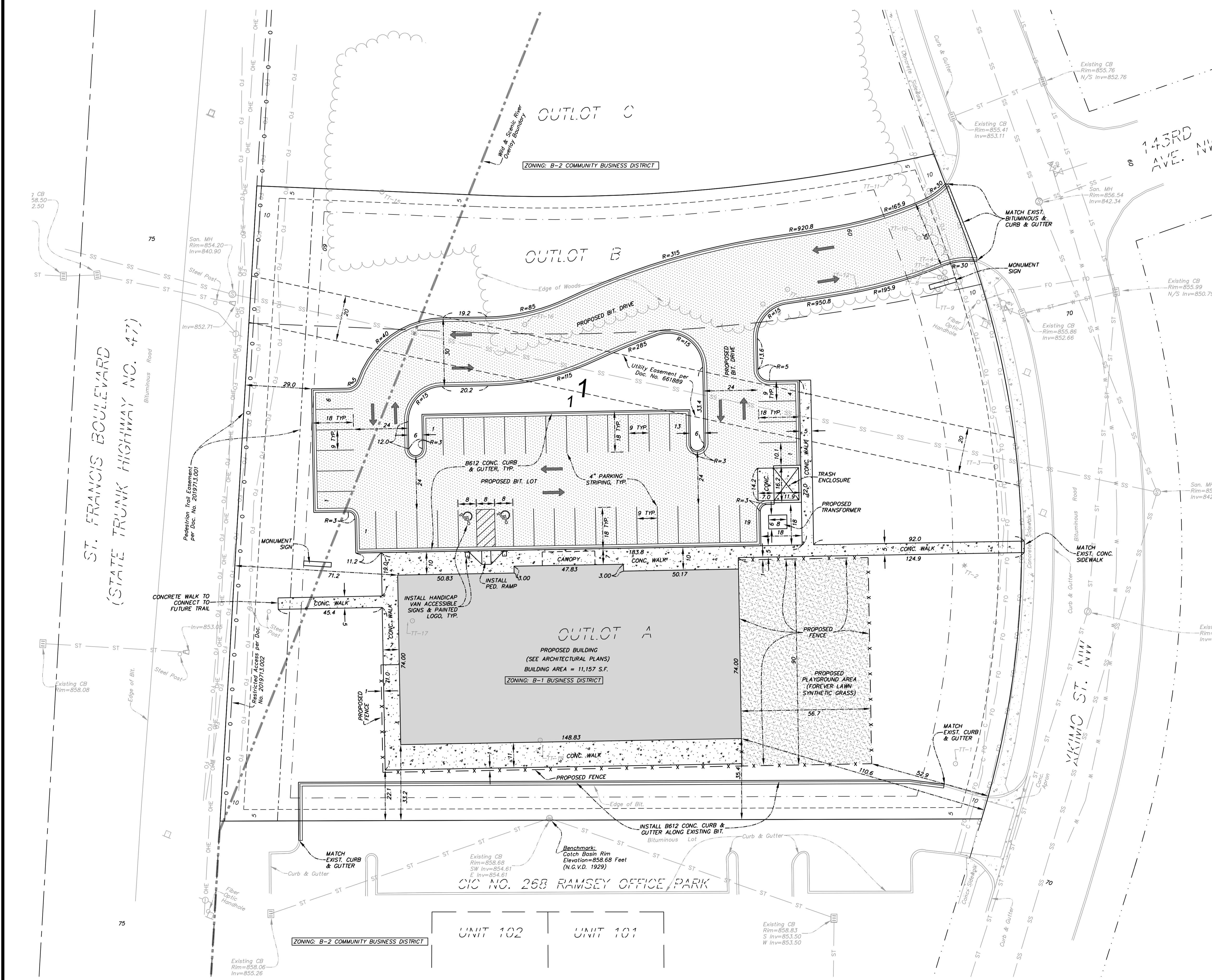
Outlot B, RIVERS BEND 3RD ADDITION, Anoka County, Minnesota.

AND

Outlot A, RIVERS BEND 3RD ADDITION, except that part platted as RAMSEY OFFICE PARK, Anoka County, Minnesota.

PROPOSED HARDCOVER CALCULATIONS:

Area of Lot =	92,204.84	S.F.	
	AREA IN WILD & SCENIC OVERLAY DISTRICT	AREA OUTSIDE OF WILD & SCENIC OVERLAY DISTRICT	TOTAL AREA
Proposed Building	11,157	0	11,157 S.F.
Proposed Concrete	5,078	67	5,145 S.F.
Proposed Bituminous/Curb	20,185	1,711	21,896 S.F.
Proposed Monument Signs	30	18	48 S.F.
Proposed Transformer	48	0	48 S.F.
Proposed Playground Area	5,100	0	5,100 S.F.
Existing Concrete	4	0	4 S.F.
Existing Bituminous/Curb	4,542	0	4,542 S.F.
TOTAL HARDCOVER	46,144	1,796	47,940 S.F.
% HARDCOVER	50.0	1.9	52.0 %
TOTAL GREEN SPACE	32,997	11,268	44,265 S.F.
% GREEN SPACE	35.8	12.2	48.0 %



REV. NO.	DATE	BY	DESCRIPTION
1	1-9-24	T.J.B.	REVISE PER CITY REVIEW

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

CHECKED P.E.O. Paul E. Otto

Paul E. Otto
 License # 40062 Date: 1-9-24

OTTO
 ASSOCIATES
 Engineers & Land Surveyors, Inc.

www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

LIGHTBRIDGE ACADEMY
 UGDC, LLC
 RAMSEY, MN

PRELIMINARY SITE PLAN
SHEET NO. C1 OF C3 SHEETS

PROJECT NO. 23-0422
 DATE: 12-11-23

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 SIGNATURE: Joseph Schwan
 JOSEPH L. SCHWAN
 License #: 55597
 Expiration: 06-30-2024

License #: 55597
 Date: 01-08-2024

PROJECT MANAGER

LOUIE

DRAWN BY

J + L

PROJECT NAME

LIGHTBRIDGE
 ACADEMY

RAMSEY
 MINNESOTA

PROJECT NUMBER

SHEET TITLE

**LANDSCAPE
 PLAN**

SHEET NUMBER

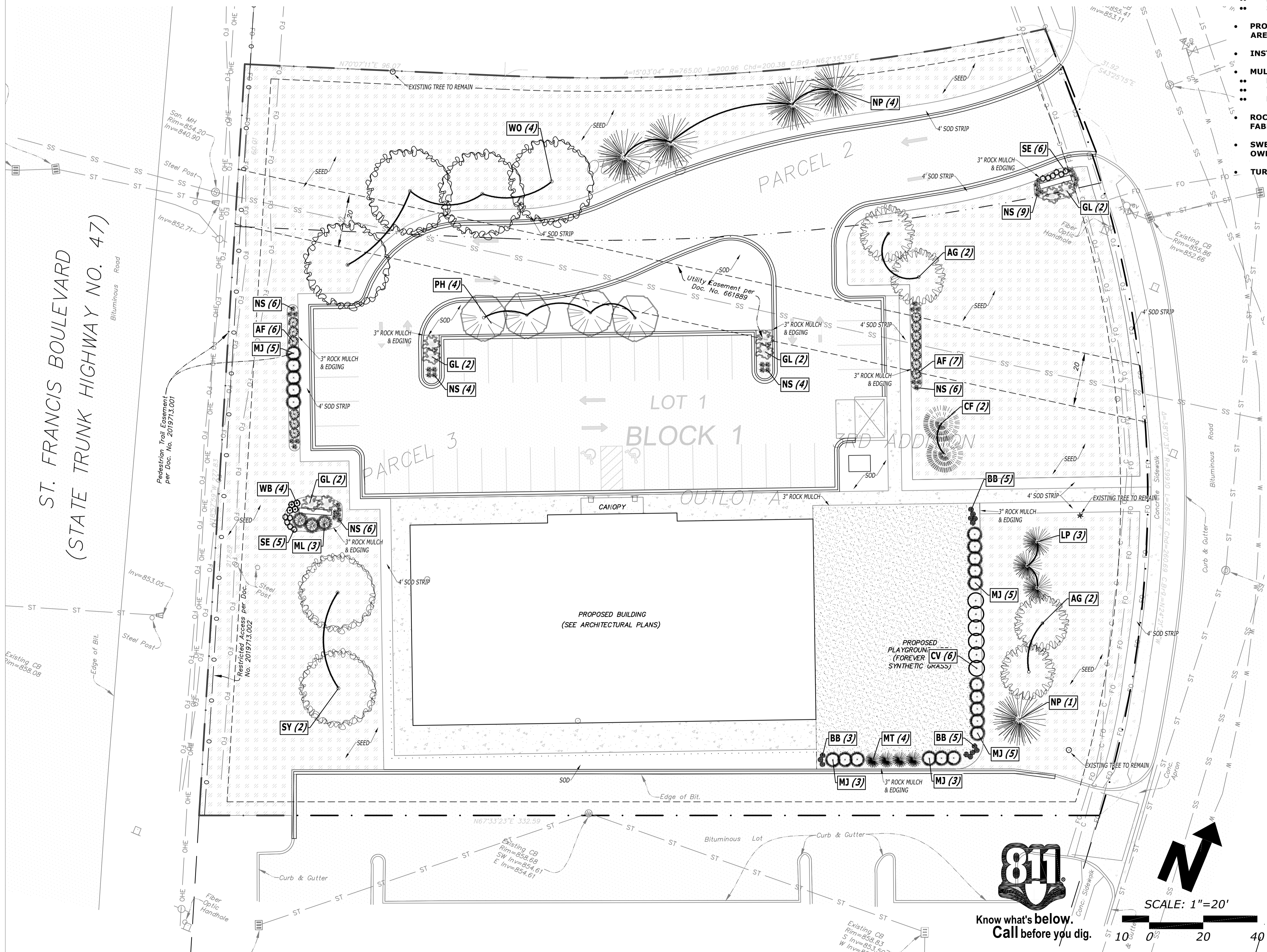
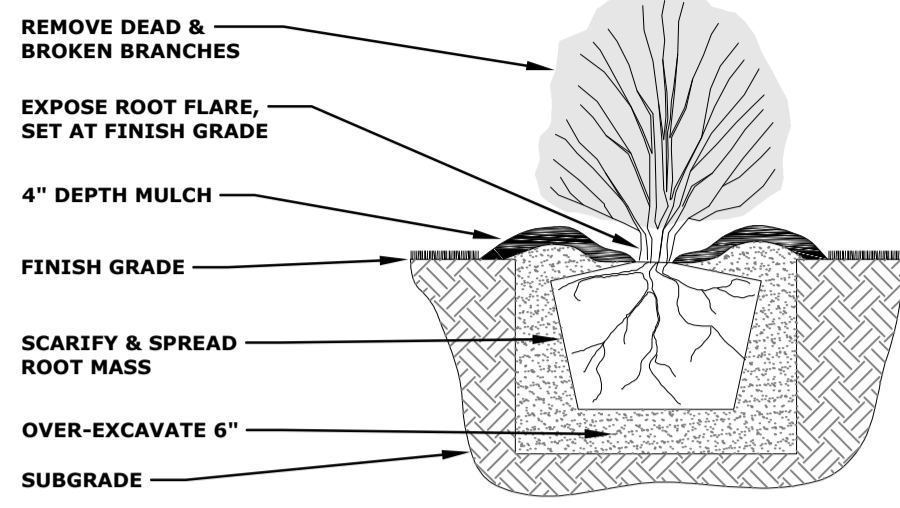
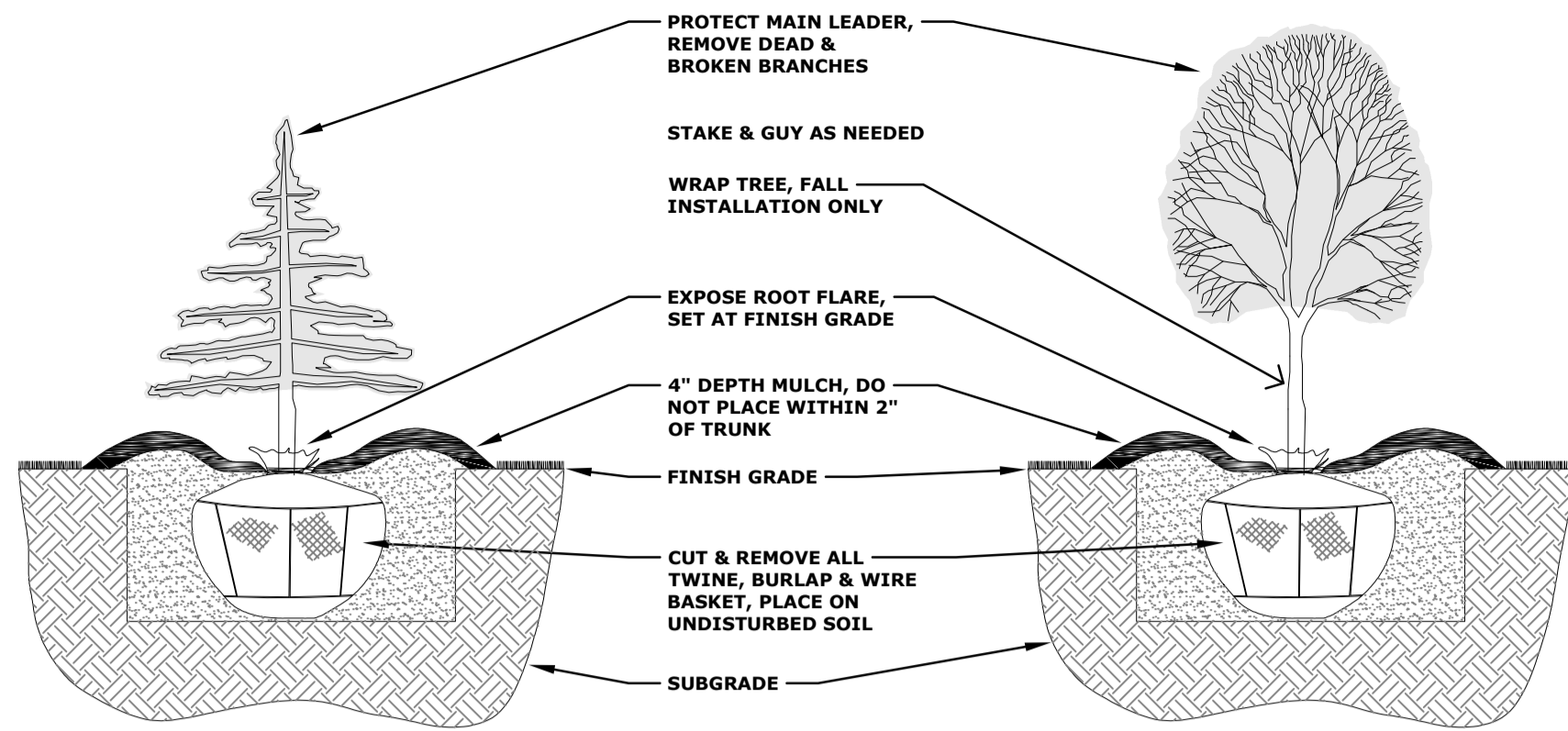
L101

LANDSCAPE REQUIREMENTS

- B-1 ZONING DISTRICT
- 1,205 LF OF PROPERTY & 11,157 SF OF BUILDING
- ONE(1) TREE PER 50 LF OF PROPERTY OR PER 1000 SF OF BUILDING, WHICHEVER GREATER
- 24 TREES REQUIRED
- 24 TREES PROVIDED
- ONE(1) SHRUB PER 30 LF OF PROPERTY OF PER 300 SF OF BUILDING, WHICHEVER GREATER
- 41 SHRUBS REQUIRED
- 4 ORNAMENTAL EVERGREEN TREES & 51 SHRUBS PROVIDED

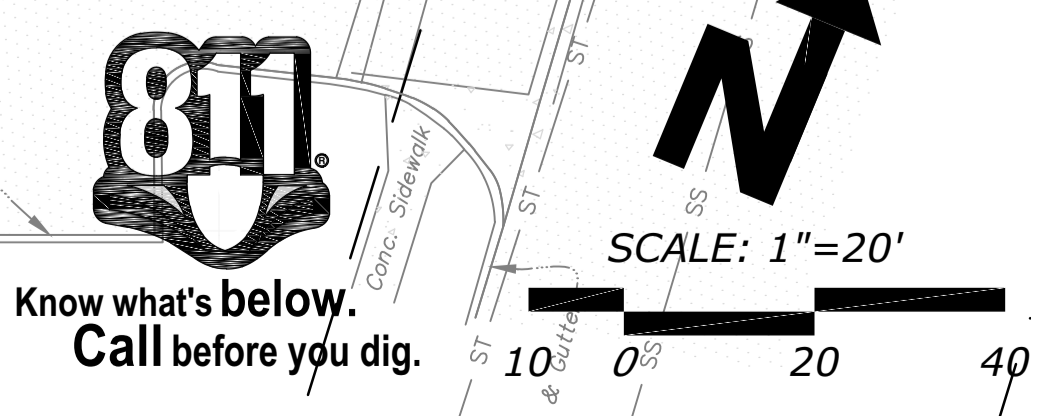
LANDSCAPE NOTES:

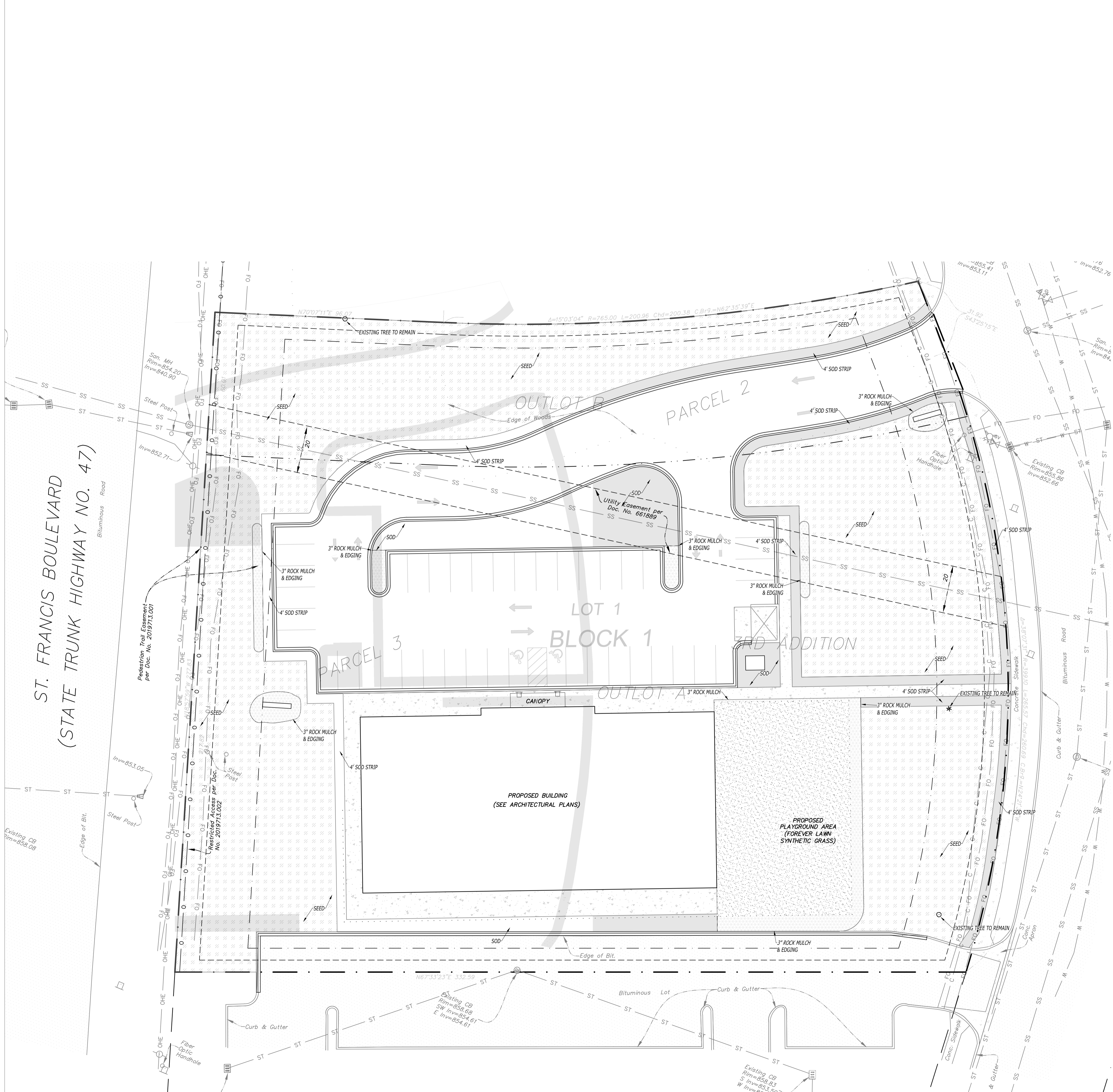
- CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
- CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- CONTRACTOR IS LIABLE FOR ALL DAMAGE RELATED TO CONTRACTORS ACTIVITY ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL RIGHT-OF-WAY.
- COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE FREE OF DISEASE AND DAMAGE.
- ALL PLANT MATERIALS TO BE WARRANTIED TWO (2) FULL YEARS FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT.
- WATER AND MAINTAIN ALL PLANT MATERIALS UNTIL ACCEPTED BY OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOW ON THE PLAN COMPARED TO THE PLANT LEGEND, THE PLAN TAKES PRECEDENCE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE 4" OF TOPSOIL AND SOD UNLESS OTHERWISE SPECIFIED ON PLANS.
- VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- REPLACEMENT TOPSOIL SHOULD BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS, ROCKS AND WEEDS.
- REPLACEMENT TOPSOIL SHOULD NOT EXCEED 35% SAND CONTENT.
- ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY.
- NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF INSTALLATION.
- STAKE SOD ON SLOPES 3:1 AND GREATER.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
- NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
- TREES SHALL HAVE MULCH PULLED BACK 2" FROM BASE OF TRUNK.
- NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER WASHED RIVER ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- SWEEP AND MAINTAIN ALL PAVEMENT AREAS AFTER LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.
- TURF GRASS SEEDING WILL NEED TO BE FULLY ESTABLISHED BEFORE ORDERING LANDSCAPE INSPECTION.



LANDSCAPE PLANT LEGEND

DECIDUOUS TREES			
WO	4	WHITE OAK <i>Quercus alba</i>	2.5" CAL. B&B 60'H x 60'W
SY	2	EXCLAMATION! SYCAMORE <i>Platanus x acerifolia 'Morton Circle'</i>	2.5" CAL. B&B 60'H x 45'W
AG	4	AUTUMN GOLD GINKGO <i>Ginkgo biloba 'Autumn Gold'</i>	2.5" CAL. B&B 50'H x 30'W
PH	4	PRAIRIE HORIZON ALDER <i>Alnus hirsuta 'Harbin'</i>	2" CAL. B&B 35'H x 25'W
EVERGREEN TREES			
NP	5	NORWAY PINE <i>Pinus resinosa</i>	6' HT B&B 50'H x 30'W
CF	2	CONCOLOR FIR <i>Abies concolor</i>	6' HT B&B 30'H x 15'W
LP	3	LIMBER NORTHERN BLUE PINE <i>Pinus flexilis 'Northern Blue'</i>	6' HT B&B 25'H x 12'W
ORNAMENTAL TREES			
MT	4	MUGO TANNENBAUM <i>Pinus mugo 'Tannenbaum'</i>	36" HT B&B 10'H x 6'W
SHRUBS			
CV	6	COMPACT AMERICAN VIBURNUM <i>Viburnum trilobum 'Bailey Compact'</i>	24" HT. POT 6'H x 6'W
MJ	21	MANEY JUNIPER <i>Juniperus chinensis 'Maney'</i>	24" HT. POT 5'H x 6'W
AF	13	ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i>	24" HT. POT 4'H x 4'W
GL	8	GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i>	24" HT. POT 2'H x 8'W
ML	3	MOTHER LODGE JUNIPER <i>Juniperus horizontalis 'Mother Lode'</i>	24" HT. POT .5'H x 6'W
PERENNIALS			
WB	4	WILD BERGAMOT <i>Monarda fistulosa</i>	#1 CONT. POT 3'H x 2.5'W
SE	11	AUTUMN FIRE <i>Sedum x 'Autumn Fire'</i>	#1 CONT. POT 1.5'H x 2'W
ORNAMENTAL GRASSES			
BB	13	BIG BLUESTEM <i>Andropogon gerardii</i>	#1 CONT. POT 5'H x 2'W
NS	35	NORTHWIND SWITCH GRASS <i>Panicum virgatum 'Northwind'</i>	#1 CONT. POT 4'H x 2.5'W
SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH. FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH. • NO SUMMER SEEDING ALLOWED. • PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES			
3,872	SY	KENTUCKY BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.	
SOD - 896 SY EDGING - 380 LF ROCK MULCH - 17 CY MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY			





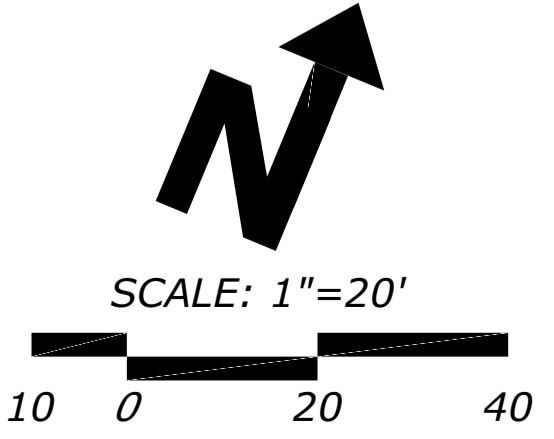
- IRRIGATION NOTES:**
- IRRIGATE ENTIRE SITE, DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS.
 - MINIMIZE OVERSPRAY ON BUILDINGS AND PAVEMENT.
 - DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE BEDS.
 - CONTRACTOR TO REVIEW MECHANICAL AND ELECTRICAL PLANS FOR WATER STUB OUT AND ELECTRICAL LOCATIONS.
 - CONTRACTOR TO VERIFY WATER STUB OUT SIZE IS SUFFICIENT, NOTIFY OWNER OF ANY DEFICIENCY.
 - CONTRACTOR TO VERIFY CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.
 - RPZ BACKFLOW PREVENTER TO BE USED AT WATER STUB OUT.
 - CONTROLLER SHOULD BE A WATERSENSE WEATHER BASED IRRIGATION CONTROLLER (WBIC) WITH A RAIN SENSOR.
 - CONTRACTOR TO HAVE ALL UTILITIES ON SITE VERIFIED AND MARKED BEFORE STARTING WORK.
 - CONTRACTOR IS LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES ON SITE AND RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REPAIRING/REPLACING DAMAGE.
 - CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR IN ORDER TO PROVIDE ALL PVC SLEEVES AT A DEPTH OF 2'-0" BELOW FINISHED GRADE. MARK LOCATIONS OF PLACED PVC SLEEVES.
 - CONTRACTOR TO PLACE MAIN LINES MINIMUM 1'-6" BELOW FINISH GRADE, LATERAL LINES MINIMUM 1'-0" BELOW FINISH GRADE.
 - WIRES TO BE MINIMUM 16 AWG SOLID COPPER. SPLICE ONLY AT BOXES WITH MOISTURE RATED CONNECTORS.
 - VALVES BOXES AND COVERS SHOULD BE BEST COLOR TO MATCH WITH SURROUNDING LANDSCAPE.
 - BOXES TO BE SET ON A BASE OF 3" MINIMUM DEPTH 3/4" CLEAR GRAVEL.
 - PLACE BOXES IN LANDSCAPE BEDS WHEN POSSIBLE.
 - TRENCH BACKFILL TO BE CLEAN, FREE OF DEBRIS, SHARP OBJECTS AND ROCKS.
 - CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS TO OWNERS UPON COMPLETION OF WORK.

SPRING SEEDING TO BE BETWEEN MARCH 15TH - MAY 15TH.
FALL SEEDING TO BE BETWEEN AUGUST 15TH - OCTOBER 15TH.

- NO SUMMER SEEDING ALLOWED.
- PROVIDE EROSION CONTROL BLANKET ON ALL SIDE SLOPES

3,872 SY KENTUCKY BLUE GRASS MIX. SEE SPECS FOR MULCHING INFORMATION.

SOD - 896 SY
EDGING - 380 LF
MULCH - 17 CY
MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - 2 CY



01-08-2024 STAFF REVIEW COMMENTS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Joseph L. Schaller*
 JOSEPH L. SCHALLER
 Expiration: 06-30-2024

License #: 55597
 Date: 01-08-2024

PROJECT MANAGER
 LOUIE

DRAWN BY
 J + L

PROJECT NAME
 LIGHTBRIDGE
 ACADEMY

RAMSEY
 MINNESOTA

PROJECT NUMBER

SHEET TITLE

**GROUND
 COVER
 PLAN**

SHEET NUMBER

L102

EXISTING TREE LEGEND

ID#	SPECIES	SIZE	CATEGORY	CONDITION	STATUS	REMOVED CAL. INCHES
TT1	EASTERN COTTONWOOD <i>Populus deltoides</i>	12", 12" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT2	EASTERN RED CEDAR <i>Juniperus virginiana</i>	5" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT3	AMUR MAPLE <i>Acer ginnala</i>	8", 7", 6", 6", 6", 6" CAL.	EXEMPT*	INVASIVE	REMOVE	39" CAL.
TT4	SIBERIAN ELM <i>Ulmus pumila</i>	13" CAL.	EXEMPT*	INVASIVE	REMOVE	13" CAL.
TT5	SIBERIAN ELM <i>Ulmus pumila</i>	8" CAL.	EXEMPT*	INVASIVE	REMOVE	8" CAL.
TT6	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT7	SIBERIAN ELM <i>Ulmus pumila</i>	12" CAL.	EXEMPT*	INVASIVE	REMOVE	12" CAL.
TT8	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT9	SIBERIAN ELM <i>Ulmus pumila</i>	11", 11" CAL.	EXEMPT*	INVASIVE	REMOVE	22" CAL.
TT10	SIBERIAN ELM <i>Ulmus pumila</i>	7" CAL.	EXEMPT*	INVASIVE	REMOVE	7" CAL.
TT11	SIBERIAN ELM <i>Ulmus pumila</i>	9" CAL.	EXEMPT*	INVASIVE	REMOVE	9" CAL.
TT12	AMUR MAPLE <i>Acer ginnala</i>	9", 9", 8" CAL.	EXEMPT*	INVASIVE	REMOVE	26" CAL.
TT13	SIBERIAN ELM <i>Ulmus pumila</i>	9", 8", 6" CAL.	EXEMPT*	INVASIVE	REMOVE	23" CAL.
TT14	BOXELDER MAPLE <i>Acer negundo</i>	14", 10", 8", 8" CAL.	SIGNIFICANT	HEALTHY	REMOVE	40" CAL.
TT15	EASTERN COTTONWOOD <i>Populus deltoides</i>	19" CAL.	SIGNIFICANT	HEALTHY	REMAIN	0" CAL.
TT16	BOXELDER MAPLE <i>Acer negundo</i>	10", 10", 9", 8" CAL.	SIGNIFICANT	HEALTHY	REMOVE	37" CAL.
TT17	SIBERIAN ELM <i>Ulmus pumila</i>	14", 12" CAL.	EXEMPT*	INVASIVE	REMOVE	26" CAL.
TT18	SIBERIAN ELM <i>Ulmus pumila</i>	10", 8", 7" CAL.	EXEMPT*	INVASIVE	REMOVE	25" CAL.

TOTAL: 353" CAL. REMOVAL TOTAL: 305" CAL.
 REMOVAL TOTAL (EXCLUDING EXEMPT): 77" CAL.
 SIGNIFICANT TOTAL: 125" CAL.
 77" REMOVED/125" SIGNIFICANT TOTAL = 61.6% REMOVED

INVASIVE SPECIES LISTED AS EXEMPT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 SIGNATURE: *Joseph Schaller*
 Expiration: 06-30-2024

License #: 55597
 Date: 01-08-2024

PROJECT MANAGER

LOUIE

DRAWN BY

J + L

PROJECT NAME

LIGHTBRIDGE ACADEMY

RAMSEY MINNESOTA

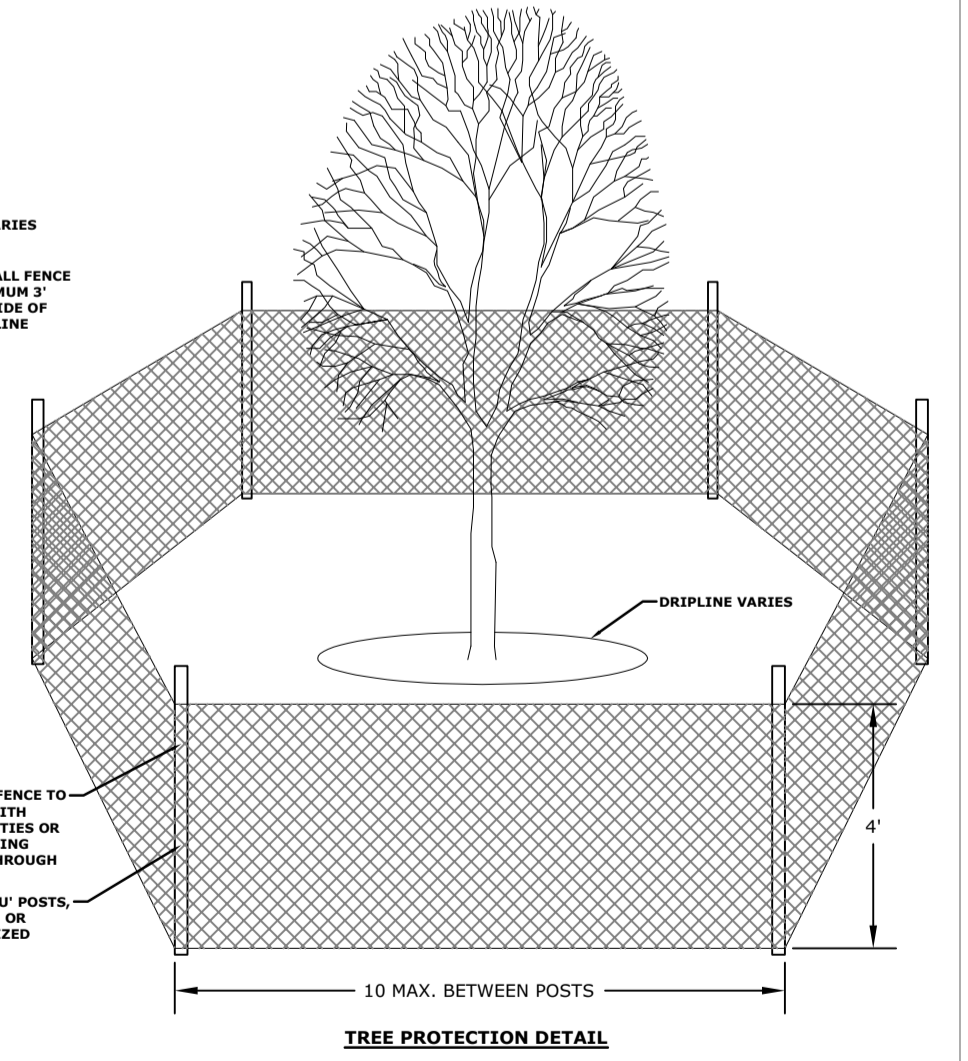
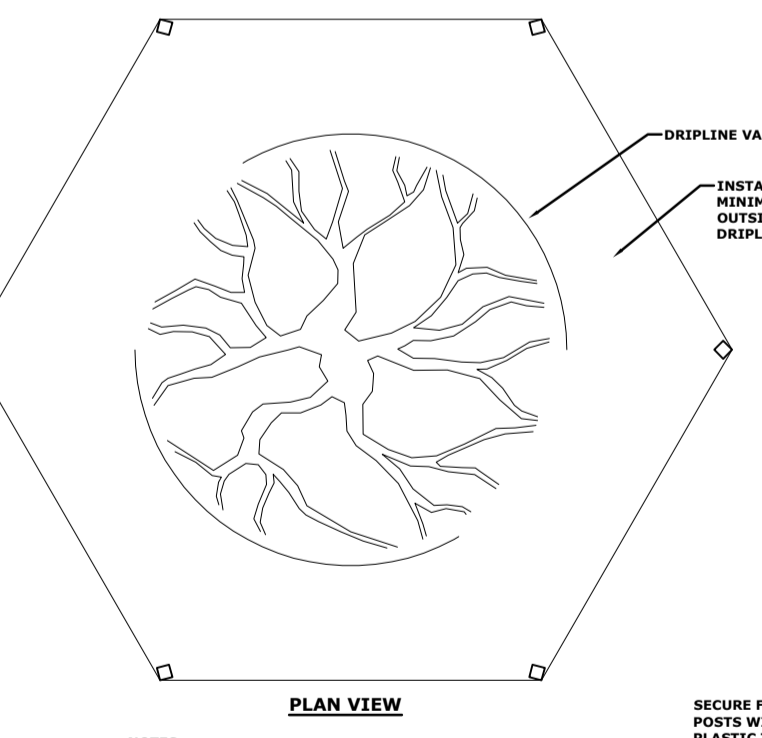
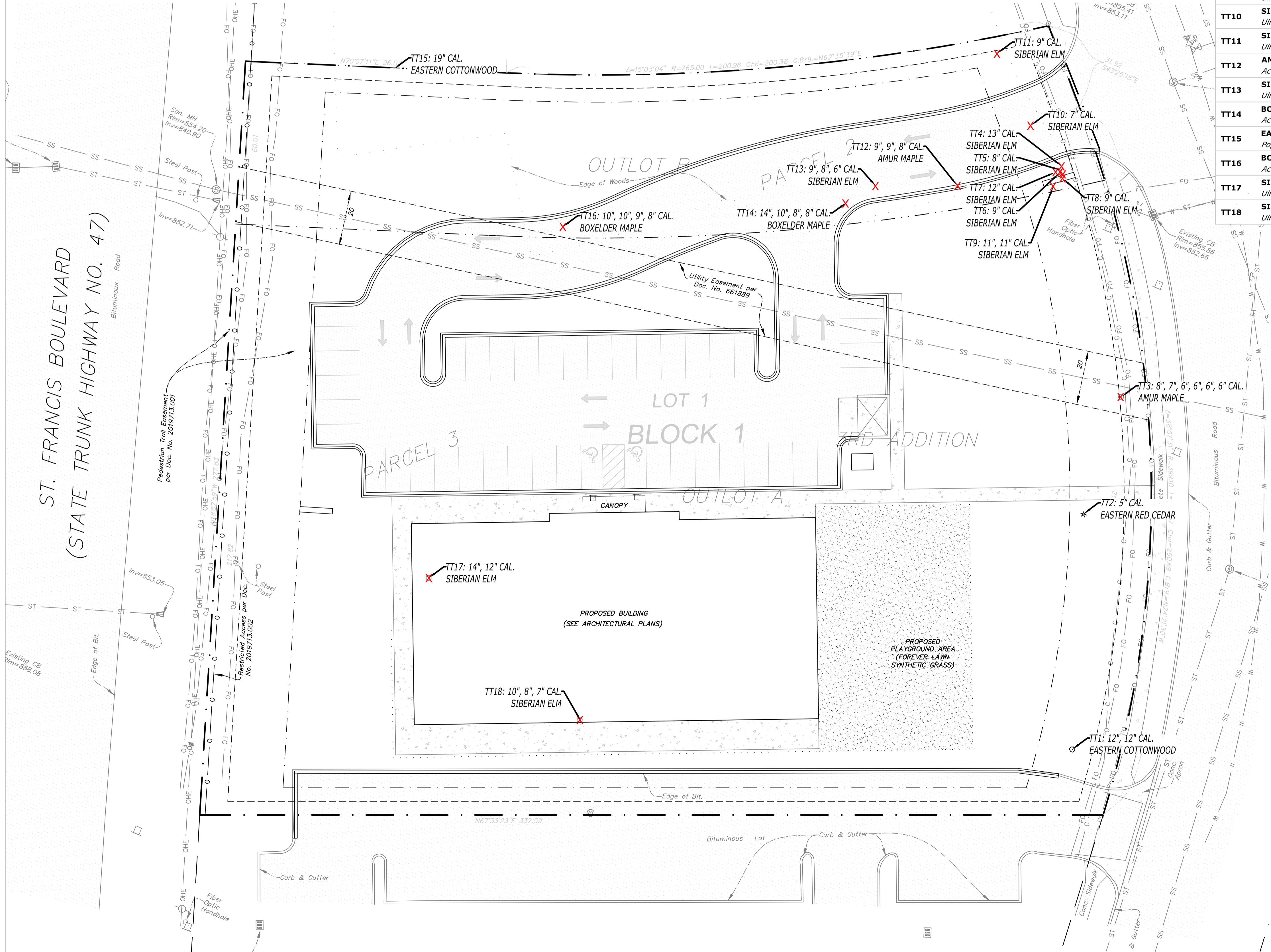
PROJECT NUMBER

SHEET TITLE

TREE REPLACEMENT PLAN

SHEET NUMBER

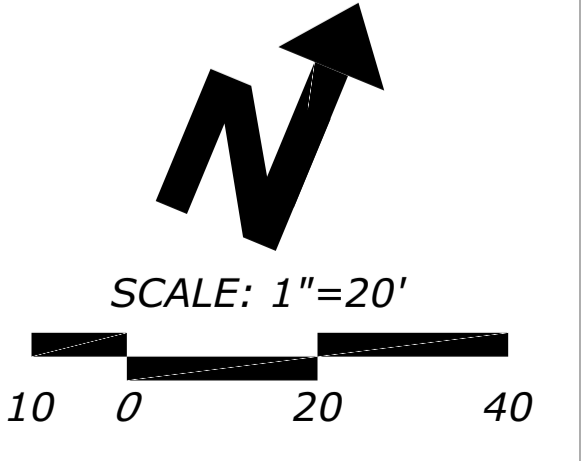
L103

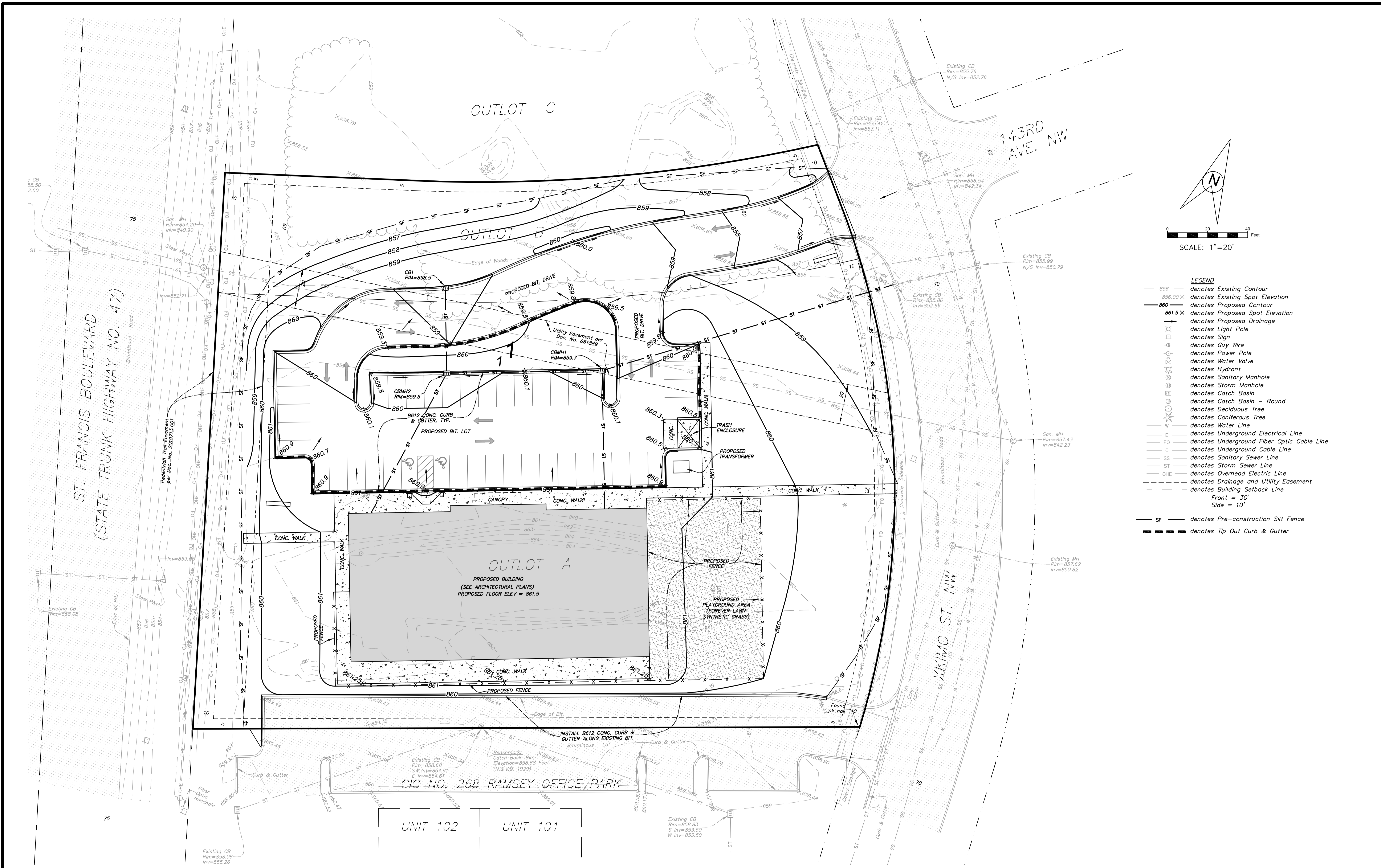


NOTES:
 • FENCE SHALL BE INSTALLED ACCORDING TO PLANS BEFORE ANY WORK BEGINS ON SITE.
 • FENCE MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT OR ENGINEER.
 • ALL FENCE SHALL BE MAINTAINED FOR THE DURATION OF WORK ON SITE.
 • CONTRACTOR SHALL NOT PARK VEHICLES, EQUIPMENT OR OTHER TEMPORARY FACILITIES IN TREE PROTECTION ZONES.
 • CONTRACTOR SHALL NOT STORE MATERIALS, SUPPLIES OR STOCKPILES IN TREE PROTECTION ZONES.
 • ANY EXPOSED ROOTS FROM GRADING PROCESS SHALL BE CLEANLY CUT.



Know what's below.
 Call before you dig.





- LEGEND**
- 856 — denotes Existing Contour
 - 856.00 X denotes Existing Spot Elevation
 - 860 — denotes Proposed Contour
 - 861.5 X denotes Proposed Spot Elevation
 - denotes Proposed Drainage
 - denotes Light Pole
 - denotes Sign
 - denotes Guy Wire
 - denotes Power Pole
 - denotes Water Valve
 - denotes Hydrant
 - denotes Sanitary Manhole
 - denotes Storm Manhole
 - denotes Catch Basin
 - denotes Catch Basin - Round
 - denotes Deciduous Tree
 - denotes Coniferous Tree
 - denotes Water Line
 - denotes Underground Electrical Line
 - denotes Underground Fiber Optic Cable Line
 - denotes Underground Cable Line
 - denotes Sanitary Sewer Line
 - denotes Storm Sewer Line
 - denotes Overhead Electric Line
 - denotes Drainage and Utility Easement
 - denotes Building Setback Line
Front = 30'
Side = 10'
 - SF — denotes Pre-construction Silt Fence
 - denotes Tip Out Curb & Gutter

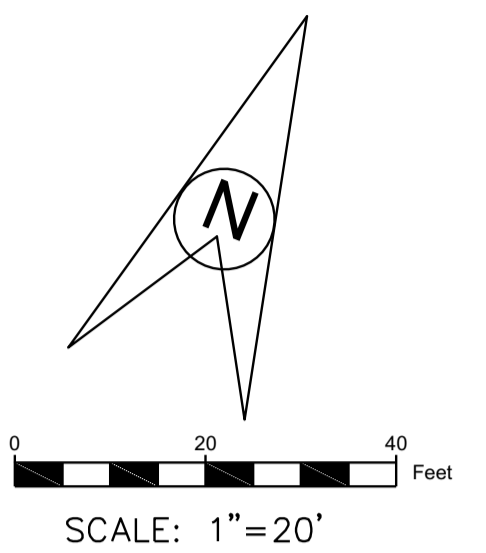
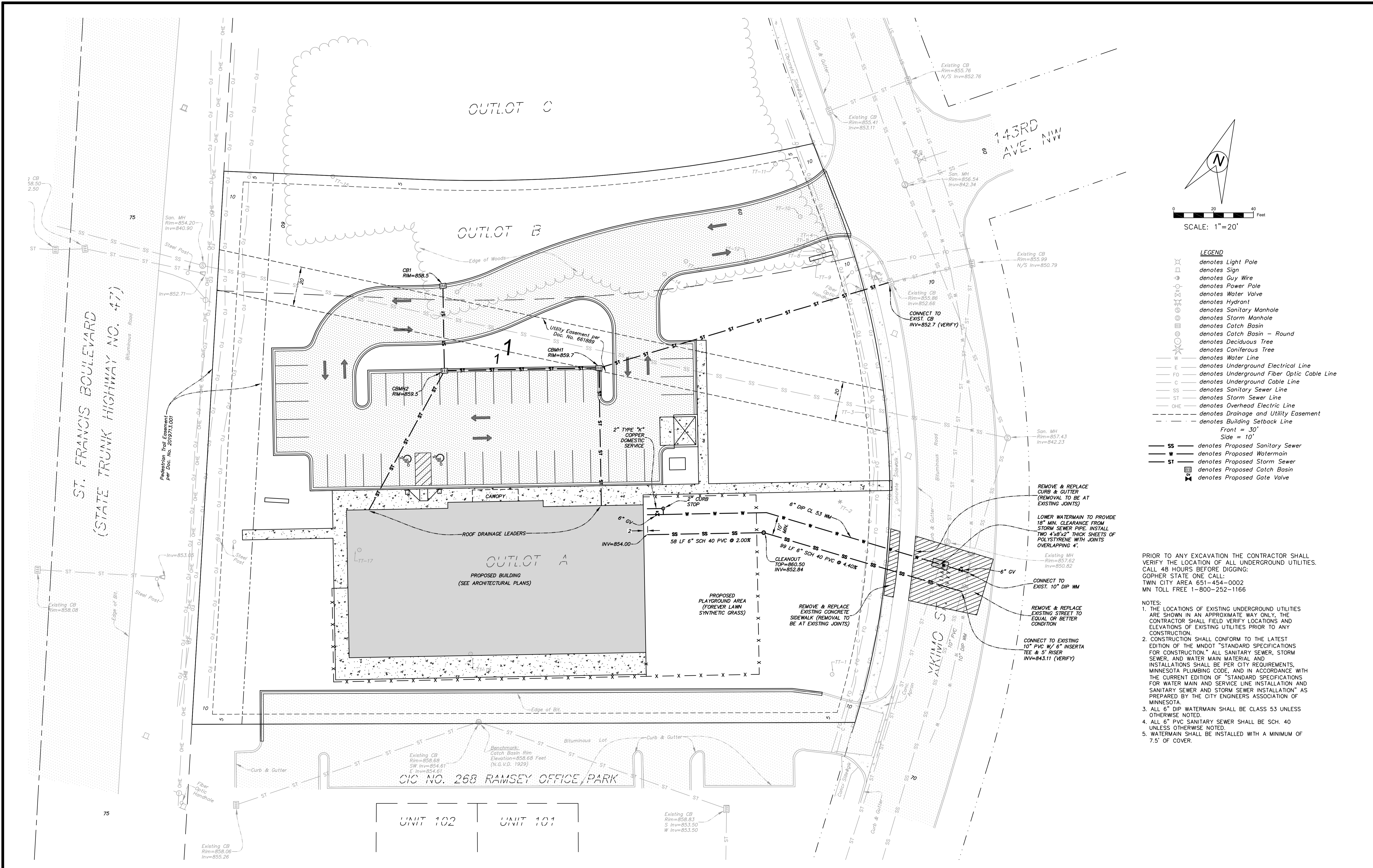
REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN P.E.O. T.J.B.
 CHECKED P.E.O.
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Paul E. Otto
 License # 40062 Date: 1-9-24

OTTO ASSOCIATES
 Engineers & Land Surveyors, Inc.
 www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

LIGHTBRIDGE ACADEMY
 UGDC, LLC
 RAMSEY, MN

PROJECT NO.	23-0422
DATE	12-11-23
PRELIMINARY GRADING PLAN	
SHEET NO. C3 OF C3 SHEETS	



- LEGEND**
- ⊗ denotes Light Pole
 - ⊠ denotes Sign
 - ⊕ denotes Guy Wire
 - ⊖ denotes Power Pole
 - ⊙ denotes Water Valve
 - ⊚ denotes Hydrant
 - ⊛ denotes Sanitary Manhole
 - ⊜ denotes Storm Manhole
 - ⊝ denotes Catch Basin - Round
 - ⊞ denotes Deciduous Tree
 - ⊟ denotes Coniferous Tree
 - ⊠ denotes Water Line
 - E— denotes Underground Electrical Line
 - FO— denotes Underground Fiber Optic Cable Line
 - C— denotes Underground Cable Line
 - SS— denotes Sanitary Sewer Line
 - ST— denotes Storm Sewer Line
 - OHE— denotes Overhead Electric Line
 - - - denotes Drainage and Utility Easement
 - ⊞ denotes Building Setback Line
 - Front = 30'
 - Side = 10'
 - SS— denotes Proposed Sanitary Sewer
 - W— denotes Proposed Watermain
 - ST— denotes Proposed Storm Sewer
 - ⊞ denotes Proposed Catch Basin
 - ⊚ denotes Proposed Gate Valve

PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE DIGGING:
 COPHER STATE ONE CALL:
 TWIN CITY AREA 651-454-0002
 MN TOLL FREE 1-800-252-1166

- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 2. CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION." ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 3. ALL 6" DIP WATERMAIN SHALL BE CLASS 53 UNLESS OTHERWISE NOTED.
 4. ALL 6" PVC SANITARY SEWER SHALL BE SCH. 40 UNLESS OTHERWISE NOTED.
 5. WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 7.5' OF COVER.

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED DRAWN P.E.O. T.J.B.
 CHECKED P.E.O.
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Paul E. Otto
 License # 40062 Date: 1-9-24

www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4721
 Fax: (763)682-3522
OTTO
 SOCIETIES
 Engineers & Land Surveyors, Inc.

LIGHTBRIDGE ACADEMY
 UGDC, LLC
 RAMSEY, MN

PROJECT NO. 23-0422
PRELIMINARY UTILITY PLAN
 SHEET NO. C2 OF C3 SHEETS
 DATE: 12-11-23

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

RESOLUTION #24-039

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND FINAL PLAT FOR
“LIGHTBRIDGE ACADEMY”**

RECITALS

1. **WHEREAS**, The City of Ramsey received an application from Otto Associates, Engineers & Land Surveyors (the "**Applicant**") requesting a Preliminary Plat and Final Plat on the property legally described as follows:

Outlots A and B, River’s Bend 3rd Addition, Excluding Road Subject to Easements
of Record, Anoka County, Minnesota

(the “**Subject Property**”)

2. **WHEREAS**, the **Applicant** is combining two outlots into one buildable lot, measuring approximately 2.12 acres in size, necessitating the subdivision; and
3. **WHEREAS**, the **Applicant** appeared before the Planning Commission for a public hearing on January 25, 2024, that said public hearing was properly advertised; and
4. **WHEREAS**, the Planning Commission reviewed and recommended approval of the request at a public hearing on January 25, 2024; and
5. **WHEREAS**, the City Council reviewed the request at its meeting on February 13, 2024.

**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 Preliminary Plat and Final Plat approval of Lightbridge Academy for a plat with one business lot in accordance with relevant City Codes, subject to the following conditions:

Section 1. Plat Requirements

- 1.01. Final legal form approved by the City Attorney.
- 1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.03. Easement review by the City Engineer.

- 1.04 That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.
- 1.05. That a shared-use trail will be constructed within a pedestrian trail easement on the **Subject Property** as a City-led project. The development agreement shall include a payment in lieu of construction as part of this project.
- 1.06 Park dedication/trail development shall be satisfied through a cash payment in the amount of **\$13,568**.
- 1.07 Other fees and sureties shall be collected upon approval of a development agreement for the administrative site plan review.

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

RESOLUTION #24-040

A RESOLUTION APPROVING A VARIANCE TO IMPERVIOUS SURFACING REGULATIONS IN THE RUM RIVER WILD AND SCENIC OVERLAY DISTRICT FOR LIGHTBRIDGE ACADEMY

RECITALS

1. **WHEREAS**, The City of Ramsey received an application from Otto Associates, Engineers & Land Surveyors (the "**Applicant**") requesting a **Variance** to the maximum impervious surfacing regulations on the property legally described as follows:

Lot 1, Block 1, Lightbridge Academy, Anoka County, Minnesota

(the "**Subject Property**")

2. **WHEREAS**, the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (**Variances**) of the Ramsey City Code on January 25, 2024, 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 2.12 acres in size, which is similar to other commercial properties in the immediate surrounding neighborhood.
4. That the **Subject Property** is zoned B-2, Community Business District.
5. That the parcels to the north and south of the **Subject Property** are also zoned B-2, Community Business District.
6. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan.
7. That a significant portion of the **Subject Property** is located within the Rum River Wild and Scenic Overlay District.
8. That City Code Section 106-950 (**Scenic River Protection Overlay District**) specifies that the maximum total area of all impervious surfaces on each lot within the Rum River Wild and Scenic Overlay District shall not exceed 30 percent.
9. That impervious surface includes all structures, surfaced roads, parking lots, and other impervious areas.
10. That the **Applicant** is proposing impervious surfacing on 52 percent of the lot as a whole.

11. That the **Applicant** is proposing impervious surfacing on 58 percent of the portion of the lot that falls within the Rum River Wild and Scenic Overlay District.

FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code, specifically: That adjacent and nearby properties have been granted Variances to the maximum impervious surfacing requirement in the Rum River Wild and Scenic Overlay District in the City's history, of similar or greater extents to the **Applicant's** proposal.

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 maximum impervious surfacing regulation set forth in Section 106-950 to allow up to 52 percent of impervious surfacing on the entire **Subject Property**, and to allow up to 58 percent of impervious surfacing the portion of the **Subject Property** that falls within the Rum River Wild and Scenic Overlay District, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this variance is based off of a conceptual site plan dated 1/9/2024 with the intent of applying for a building permit with an administrative site plan review.
2. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox for that conceptual site plan.
3. That the **Permittee** shall not expand the impervious surfacing on the **Subject Property** in any way unless in full compliance with City Code.
4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
5. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit.

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 25th day of January, 2024.

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:** 01/25/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING - Connexus Energy - Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW.

Purpose/Background:**Rezoning**

As staff was preparing a draft zoning map for the Zoning Code update, most of the Ramsey Landfill was proposed to be zoned CL Closed Landfill. A portion of it, however, was purposefully proposed as I-1 Light Industrial so that it would accommodate a future industrial development. The proposed differentiation in zoning followed existing parcel lines. Too much property, however, was assigned the I-1 zoning designation. A large portion of one of these parcels actually has very little development potential due to monitoring wells, pipelines, utilities, and other aspects of the landfill. This portion of the property was recently designated by the State of Minnesota for a solar garden in partnership with Connexus energy as a way to make a positive use on land that has almost no other productive use.

Solar energy systems are allowed as a primary use within the Closed Landfill (CL) district. They are only allowed as an accessory use in the Light Industrial (I-1) district. Without a primary use on the subject property, an accessory use cannot occur. To accommodate the solar garden, the rezoning of approximately 18.4 acres from I-1 to CL is requested. A portion of the property will remain I-1 to accommodate industrial development should the State be able to open up the suitable land in the future. The entire Landfill is guided "Closed Landfill" in the City's 2040 Comprehensive Plan, so a rezoning will be consistent and appropriate.

Site Plan Review

All permitted primary uses within the CL district are required to apply for Site Plan Review. That application is expected in the upcoming months as more detailed plans are prepared. In the meantime, the concept site plan attached to the applicant's narrative and the street view images (both attachments to this case) are to help show that the site is suitable for the intended use. Please provide any feedback on the concept so that the applicant can incorporate any suggestions into the plans that the Planning Commission and Council will see in the future.

Notification:

Public notification was provided in the January 12 Anoka Union Herald Newspaper. Mailed notices were sent to property owners within 350 feet of the site. A Proposed Development sign was placed on the site off Sunwood Drive NW.

The notification included a public hearing for a Site Plan Review, which is not ready for review at this time. That review will be re-notified for a future date as plans are drawn up. The hearing tonight will be for the rezoning only.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Recommend approval of the rezoning as presented.
2. Recommend denial of the rezoning based on certain findings.

Funding Source:

Costs associated with this application are the responsibility of the applicant. It should also be noted that the property may become subject to property taxes due to it being leased out by Connexus Energy.

Recommendation:

Staff recommends rezoning a portion of the property from I-1 to CL and for the Site Plan Review of the Solar Garden.

Outcome/Action:

Motion to recommend approval of rezoning from I-1 to CL at the northwest of Sunwood Drive and Sunfish Lake Boulevard NW.

Attachments

Location Map
Letter of request & Site Plan
Ordinance #24-02 Rezoning
Rezoning Map
Comprehensive Plan Location Map
Street Views

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 01/11/2024

Reviewed By

Brian Hagen

Date

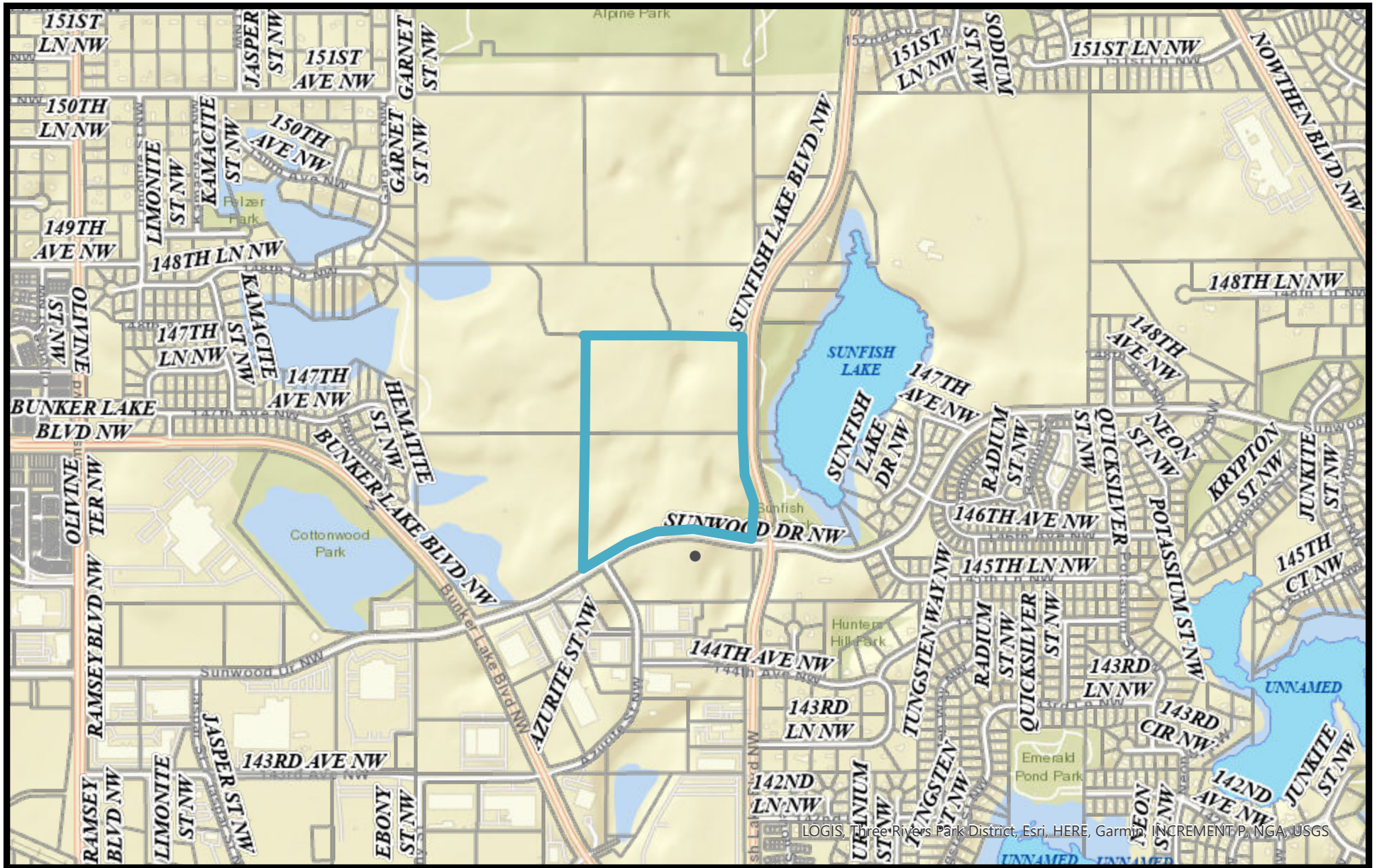
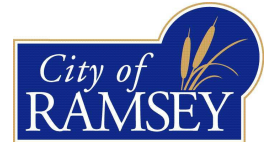
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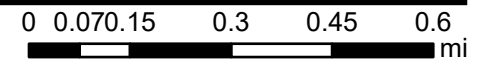
27-32-25-14-0003

14730 Sunfish Lake Blvd NW

Connexus Energy



Print Date: December 28, 2023





14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763.323.2600
Fax: 763.323.2603
1.800.642.1672
www.connexusenergy.com
info@connexusenergy.com

Stephanie Hanson
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Zoning Amendment request Parcel ID 27-32-25-14-0003 from I1 – Light Industrial to CL Closed Landfill

Dear Mrs. Hanson:

Connexus Energy (Connexus) is requesting that Parcel ID 27-32-25-14-0003 be zoned CL Closed Landfill as this designation best reflects the property and permissible uses. This property is subject to the Landfill Cleanup Agreement, effective October 15, 1997, and filed with the Office of the Anoka County Recorder on March 11, 1998, as Document No. 1326786, to provide environmental response for the qualified facility known as the Anoka-Ramsey Closed Landfill. The current zoning classification is inaccurate as the property is not conducive for uses as defined in I1 – Light Industrial.

Connexus has an Option to Lease Agreement with the State of Minnesota, acting by and through its Commissioner of the Pollution Control Agency (MPCA). This agreement allows Connexus to construct and operate a renewable energy system on the property. The MPCA has determined that a renewable energy system is compatible with their environmental response action implementation, as specified in Minn. Stat §115B.17, subd. 16(c), under the Landfill Cleanup Program, Minn Stat. § 115B.39-115B.445, and assists the MPCA with carrying out the Landfill Cleanup Program responsibilities and obligations regarding the operation and maintenance of the property including mowing, snowplowing, litter removal and site monitoring.

This Zoning Amendment request is being made under the plans for Connexus to develop a solar energy generation system on the property. The MPCA was granted authority under Laws of Minnesota 2021, 1st Spec. Sess. Chapter 4, article 1, section 2, subd. 10, to take actions and execute agreements to facilitate the beneficial reuse of the Anoka-Ramsey Landfill and, specifically, to install a solar energy generating system.

As part of this submission, we have included a site plan. This site plan works around the existing force main, the berm just north of Sunwood Drive and the tree line just west of Ramsey Blvd. As part of the agreement, the solar generating system will be designed in a manner that will allow for future monitoring wells to be installed in between the rows of solar as deemed necessary by the MPCA.

Connexus Energy Solar Array Conceptual Site Plan With Development Pads

Legend

- X - X - Existing Fence Line
- X - X - Proposed Fence Line
-  Sanitary Force Main (30')
-  Potential Development Pad
-  Potential Development Pad
-  County Parcels

Planner Notes:

- 1) Solar arrays are 10'x150' or 10'x75'
- 2) Solar arrays are separated 15'
- 3) Solar array clusters are separated 10'
- 4) Sanitary force main is unbuildable 15' on either side (30' total unbuildable)
- 5) Field verify existing fence line
- 6) Verify with local utility on sanitary force main location and any existing easements



Fence Line & Development Pad can be adjusted as needed

75,600 sf Footprint

43,100 sf Footprint



1 inch = 235 feet

STATE OF MINNESOTA
POLLUTION CONTROL AGENCY
OPTION TO LEASE AGREEMENT
ANOKA RAMSEY CLOSED LANDFILL

THIS OPTION TO LEASE AGREEMENT ("**Option to Lease Agreement**"), executed in duplicate, is by and between the State of Minnesota, acting by and through its Commissioner of the Pollution Control Agency, 520 Lafayette Road North, St. Paul, MN 55155 ("**LESSOR**" or "**MPCA**" or "**Commissioner**"), and Connexus Energy, 14601 Ramsey Blvd., Ramsey, MN 55303, a Minnesota cooperative corporation ("**LESSEE**" or "**CO-OP**").

RECITALS

WHEREAS, MPCA is the fee owner of certain real property situated in the County of Anoka, State of Minnesota and depicted in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein (the "Property");

WHEREAS, the Property is subject to a Landfill Cleanup Agreement, effective October 15, 1997, and filed with the Office of the Anoka County Recorder on March 11, 1998, as Document No. 1326786, to provide environmental response for the qualified facility known as the Anoka-Ramsey Landfill (SW-94) or the Anoka-Ramsey Closed Landfill ("Anoka-Ramsey Landfill");

WHEREAS, LESSOR desires to lease to LESSEE and LESSEE desires to lease from LESSOR a portion of the Property consisting of a still to be determined number of developable acres for

use, estimated to be seven (7) acres of a thirty (30.29) acre parcel ID 27-32-25-11-0004 and sixteen (16) acres of a thirty-five (34.67) acre parcel ID 27-32-25-14-0003 (the "Leased Premises");

WHEREAS, the Leased Premises are subject to the Landfill Cleanup Agreement;

WHEREAS, the Commissioner has determined that this Option to Lease Agreement is compatible with environmental response action implementation, as specified in Minn. Stat. § 115B.17, subd. 16(c), under the Landfill Cleanup Program, Minn. Stat. § 115B.39-115B.445, and assists the Commissioner with carrying out the Commissioner's Landfill Cleanup Program responsibilities and obligations regarding the operation and maintenance of the Leased Premises including building repair and maintenance, mowing, snowplowing, litter removal, and site monitoring;

WHEREAS, the Commissioner was granted authority under Laws of Minnesota 2021, 1st Spec. Sess. chapter 4, article 1, section 2, subd. 10, to take actions and execute agreements to facilitate the beneficial reuse of the Anoka-Ramsey Landfill and, specifically, to install a solar energy generating system as part of a pilot project there.

WHEREAS, LESSEE desires to utilize the Leased Premises to construct and operate renewable energy facilities (the "Facilities") on the Property in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor hereby grants to Lessee an exclusive option to lease the Leased Premises, subject to the terms and conditions contained in this Option to Lease Agreement.

1. OPTION TERM AND OPTION PAYMENT

1.01 The lease option period commences on the Effective Date and continues for a period of twelve (12) months (the "Option Period"). For the sum of One Hundred and No/100 Dollars (\$100.00) (the "Option Payment"), as nonrefundable option consideration which shall be paid by LESSEE to LESSOR within ten (10) days of the Effective Date, LESSOR and LESSEE agree to the terms set forth in this Agreement.

2. NOTICE REQUIRED TO EXERCISE OPTION

2.01 At any time during the Option Period, LESSEE may exercise its option by delivering notice to LESSOR pursuant to Section 11 below.

3. LEASE TERMS

3.01 Prior to the expiration of the Option Period, LESSOR shall deliver a ground lease agreement incorporating the terms of this Agreement and other commercially reasonable lease terms (the "Ground Lease Agreement") for the Leased Premises for review and full execution by LESSOR and LESSEE.

3.01 Prior to the expiration of the Option Period, LESSEE shall prepare a legal description and survey of the Leased Premises, at its own expense. This legal description and survey shall be incorporated into the Ground Lease Agreement. The final area to be leased by LESSEE will be determined as a surveyed parcel and site plan to be agreed upon by LESSOR and LESSEE

3.02 LESSEE shall agree to pay to LESSOR an annual rental payment beginning at eight hundred seventy-four dollars (\$874) per acre per year with one and half percent

(1.5%) annual increases, for an initial term of thirty (30) years with two (2) five (5) year renewal options.

3.03 In addition to other commercially reasonable lease terms, the Ground Lease Agreement may require LESSEE to:

- a) Plant and maintain pollinator habitat;
- b) Recycle or otherwise properly dispose of solar equipment at end of project;
- c) Work cooperatively in public outreach; and
- d) Install solar equipment on top of landfill cover when appropriate.

4. DISCLOSURE RELATING TO CLOSED LANDFILL ADJACENCY

4.01 The CO-OP understands that the Leased Premises is located on land adjacent to a closed landfill containing mixed municipal solid waste and demolition waste for which the MPCA has entered into a Landfill Cleanup Agreement under the provisions of Minn. Stat. §§ 115B.39-115B.445, that the Leased Premises is subject to the Landfill Cleanup Agreement, and that the parcel of land containing the Leased Premises is being used for environmental response action. The CO-OP understands that the MPCA may take environmental response action on or related to the land on which the Leased Premises is located and that such action may affect this Option to Lease Agreement. The CO-OP waives any claims or causes of action, known and unknown, for personal injury or property damage which the CO-OP may now or hereafter have which are caused by or in any way related to the existence of the closed landfill.

5. DEFAULT OR BREACH

Each of the following events shall constitute a default or breach of this Option to Lease Agreement by the CO-OP:

5.01 If the CO-OP shall fail to perform or comply with any of the conditions of this Option to Lease Agreement and if the nonperformance shall continue for a period of 10 days after notice of nonperformance given by the MPCA to the CO-OP, or if the performance cannot be reasonably had within the 10 day period, the CO-OP shall not in good faith have commenced performance within the 10 day period and thereafter diligently proceeded to completion of performance.

5.02 If this Option to Lease Agreement shall be transferred to or shall pass to or devolve on any other person or party, except in the manner permitted in this Lease Agreement.

6. TERMINATION

6.01 This Option to Lease Agreement may be terminated by the MPCA for default or breach or any reason at any time upon giving sixty (60) days written notice of such termination to the CO-OP.

6.02 The CO-OP may terminate this Option to Lease Agreement for any reason at any time upon giving sixty (60) days written notice of such termination to the MPCA.

6.03 If terminated, LESSEE shall lose entitlement to any refund of the Option Payment.

7. WAIVERS

7.01 A waiver by either party of any breach of any term, condition, or provision herein contained shall not be deemed a waiver of any subsequent breach of such term,

condition, or provision, or any other term, condition, or provision contained herein.

8. GOVERNING LAW AND VENUE

8.01 It is agreed that this Option to Lease Agreement shall be governed by, construed by, and enforced in accordance with the laws of the State of Minnesota without regard to its choice-of-law provisions. Venue for all legal proceedings arising out of this Option to Lease Agreement, or its breach, must be in the appropriate state court with competent jurisdiction.

9. ENTIRE AGREEMENT

9.01 This Option to Lease Agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Option to Lease Agreement shall not be binding upon either party except to the extent incorporated in this Option to Lease Agreement.

10. MODIFICATION OF AGREEMENT

10.01 Any modification of this Option to Lease Agreement or additional obligation assumed by either party in connection with this Option to Lease Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

11. NOTICES

11.01 All notices, demands, or other writings in this Option to Lease Agreement shall be addressed as follows:

TO MPCA: Minnesota Pollution Control Agency
Closed Landfill Program

520 Lafayette Road North St. Paul, MN
55155-4194

TO CO-OP: Connexus Energy
 14601 Ramsey Blvd.
 Ramsey, MN 55303

11.02 The address to which any notice, demand, or other writing shall be sent may be changed by written notice given to the other party.

11.03 Any notice required or permitted to be given under this Agreement shall be given in writing and shall be sent to the address of the party as listed in 11.01 above, as may be updated by either party upon written notice to the other party within five (5) days of any change. Notices shall be delivered by hand delivery, express courier, facsimile or electronic mail. Except as may otherwise be specified in this Agreement, all notices, requests, statements, and other communications shall be deemed to have been duly given on (a) the date of delivery if delivered by hand or by express courier, (b) the time stamp upon delivery if sent by electronic mail (provided, however, any notice timestamped after 5:00 p.m., Central Time, shall be deemed received on the next day), (c) date of receipt of a time-stamped legible copy thereof if sent by facsimile (provided, however, any notice timestamped after 5:00 p.m., Central Time, shall be deemed received on the next day), or (d) the earlier of the date set forth in clauses (a), (b) and (c) if delivery is made by more than one of such means.

12. TIME OF THE ESSENCE

12.01 It is specifically declared and agreed that time is of the essence in all provisions of this Option to Lease Agreement.

13. PARAGRAPH HEADINGS AND RECITALS

13.01 The titles to the paragraphs of this Option to Lease Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Lease Agreement.

13.02 The Recitals are part of the Option to Lease Agreement and are incorporated herein by this reference.

14. BINDING EFFECT

14.01 This Option to Lease Agreement shall bind and inure to the benefit of the respective personal representatives, successors, and assigns of the parties.

15. EFFECTIVE DATE

15.01 The Effective Date shall be the date on which the last party signs this Option to Lease Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

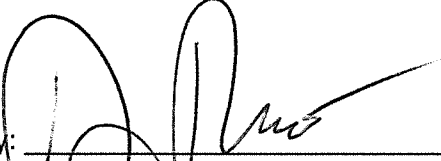
IN TESTIMONY WHEREOF, the parties have set their hands on the date(s) appearing beneath their signatures intending to be bound thereby.

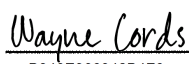
LESSEE:

LESSOR:

CONNEXUS ENERGY

STATE OF MINNESOTA
COMMISSIONER OF THE
POLLUTION CONTROL AGENCY

By: 

DocuSigned by:
By: 
B340E366942B4F6...

Name: Brian Burandt

Name: Wayne Cords


Title: VP, Power Supply & Business Development

Title: Operations Assistant Division Director

Date: 11/7/23

Date: November 8, 2023

ATTEST:

By: 

Name: Krista Benjamin

Title: Manager, Executive Services

Date: 11/7/2023

DS
CS

ORDINANCE #24-02

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

**AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF
CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA.**

SECTION 1. AMENDMENT

A portion of the following legally described property is hereby rezoned from Light Industrial I-1 to Closed Landfill CL:

The Southeast quarter of the Northeast quarter of Section 27, Township 32, Range 25, except that part platted as Sunfish Lake Business Park, excluding roads, subject to easements of record, Anoka County, Minnesota

That portion of the above-described parcel being rezoned is the approximate North 800 feet of the East 1000 feet.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

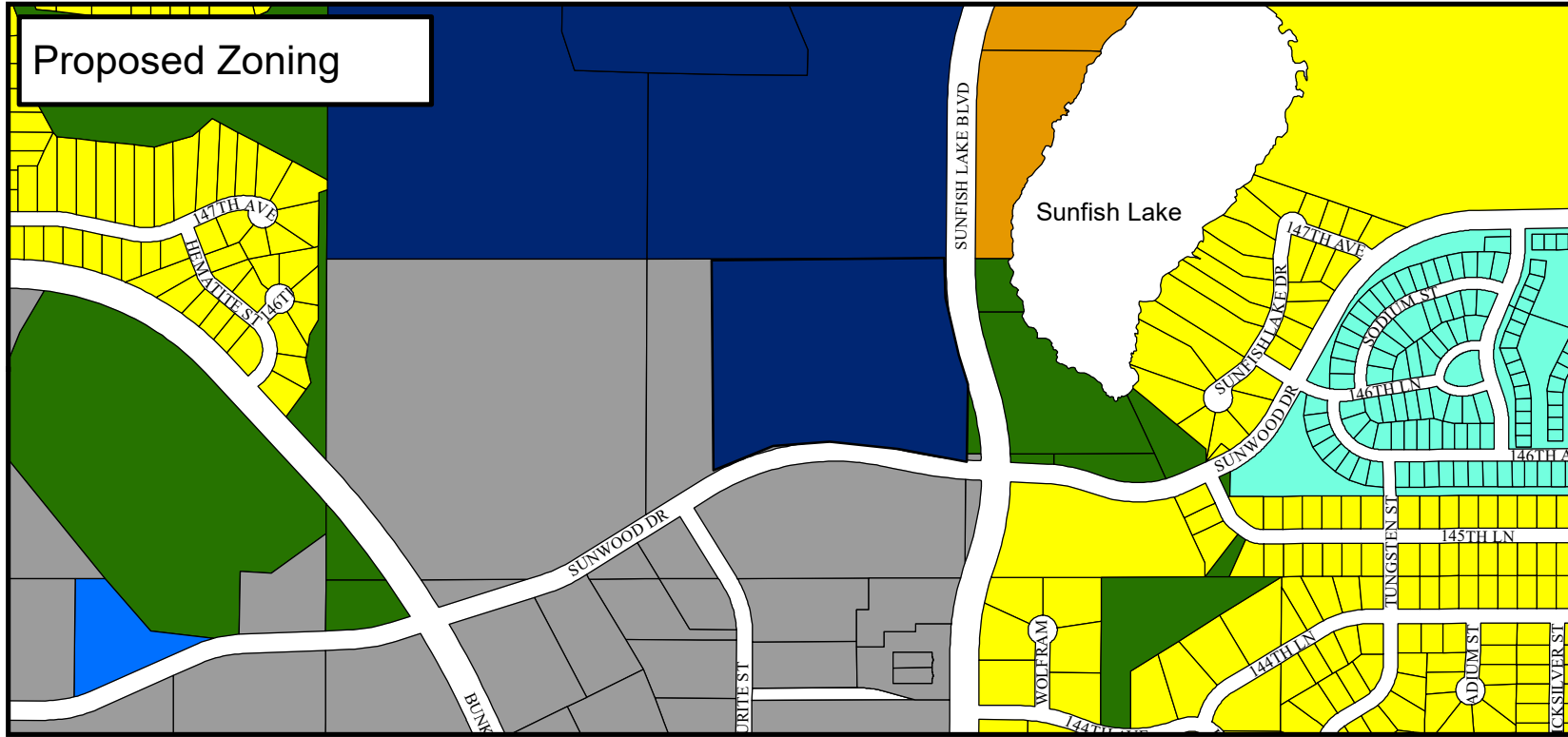
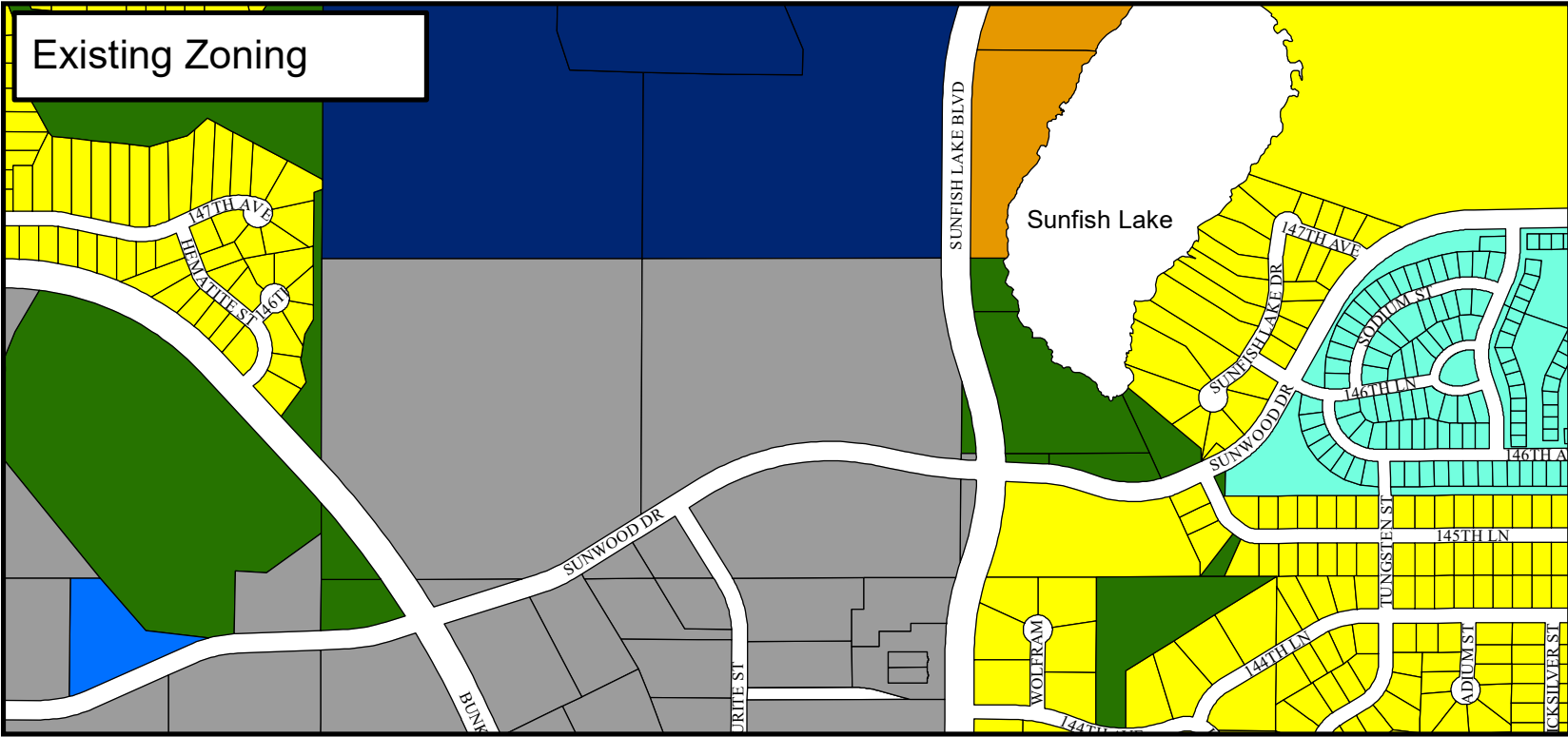
SECTION 3. EFFECTIVE DATE

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

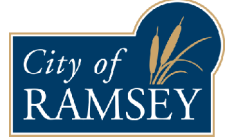
PASSED by the City Council of the City of Ramsey, Minnesota the 27th day of February, 2024.

Connexus Energy

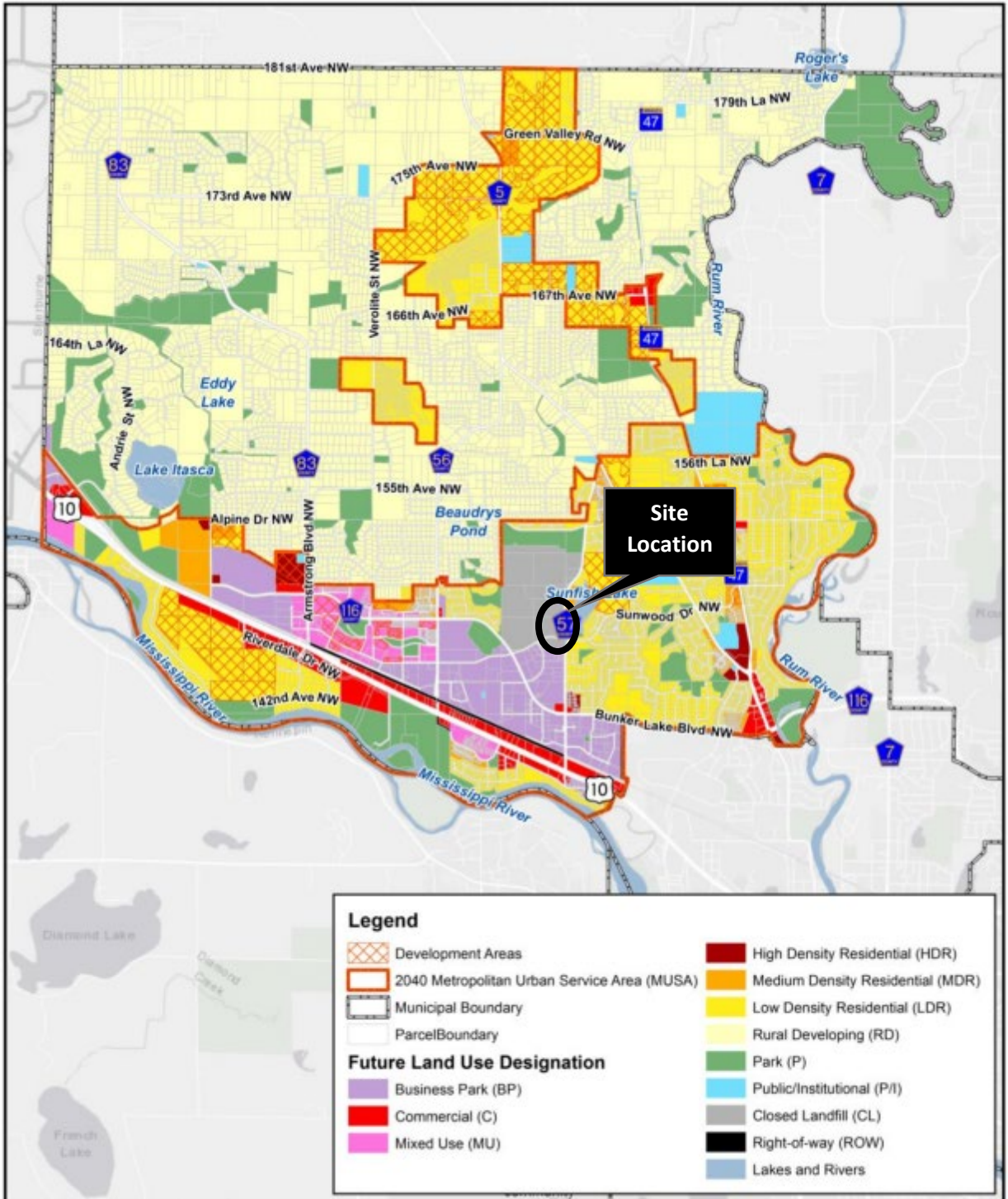
Proposed Rezoning



- Legend**
- Zoning Districts**
- MUSA Reserve
 - RR Rural Residential
 - R-1A Single-Family 75'
 - R-1B Single-Family 65'
 - R-1C Single-Family 50'
 - R-2 Medium Density Residential
 - R-3 High Density Residential
 - B-1 Neighborhood Business
 - B-2 Community Business
 - B-3 Regional Business
 - I-1 Light Industrial
 - I-2 General Industrial
 - COR-1
 - COR-2
 - COR-2b
 - COR-3
 - COR-4a
 - COR-4b
 - COR-4c
 - PUD
 - PI Public/Institutional
 - P Parks and Open Space
 - CL Closed Landfill
 - ROW Rights-of-way
 - MUSA2040



January 8, 2024



**Metropolitan Urban Service Area
Development Areas**
Ramsey, MN



View from Sunwood Drive NW:

Anoka



The proposed solar project will be located north of the existing screening berm that runs along the majority of the southern site boundary. It is anticipated that the solar design will have a maximum height that will be screened from the street elevation along Sunwood Drive via the berm. *Conifer trees will be planted in areas where the berm and existing topography do not screen the proposed solar project.*

Views from Sunfish Lake Blvd. NW:

It is anticipated that the solar design will have a maximum height that will be screened from the street elevation along the entire Sunfish Lake Blvd boundary by existing trees and by the hill adjacent to the planned solar footprint.



Regular Planning Commission**Meeting Date:** 01/25/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Consider a Preliminary Plat and Site Plan for Waterfront Village - Centra Homes

Purpose/Background:

The purpose of this case is to review a Preliminary Plat and Site Plan for a proposed 110-unit detached townhome development in the COR, to be located at the southwest corner of Bunker Lake Boulevard and Zeolite Street (the "Subject Property"). Centra North LLC, the "Applicant", is seeking approval for the Preliminary Plat and Site Plan. The Planning Commission may recall this project, as the Applicant submitted a sketch plan for this project back in October 2023 for review.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for the Preliminary Plat and Site Plan Review, as well as the Public Hearing to be held by the Planning Commission on January 25, 2024. A notice of the Public Hearing was published in the Anoka County UnionHerald newspaper. A "proposed development" sign was placed on the property.

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

Centra Homes has submitted a Preliminary Plat and Site Plan for a proposed detached townhome development in the COR. This follows their previous submission of a sketch plan for the proposed development, which was reviewed by the Planning Commission at their meeting in October 2023. The Subject Property is 27.96 acres in size, but only 16.59 acres of the Subject Property is planned for the detached townhome development. Outlots G and H will be set aside for future retail and multifamily development, respectively. It should be noted that the shape of Outlot H does take into account the Home2Suites site that was carved off in 2023.

Zoning and Land Use Guidance

The City's new zoning map was approved by City Council in November 2023. With this new zoning map, the subject property was rezoned to COR-4b: Neighborhood Subdistrict to accommodate residential development. Detached townhomes are permitted in the COR-4b subdistrict, allowing a density of up to fifteen (15) units per acre. 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. The proposed development includes 110 detached townhomes on 16.59 acres, resulting in a proposed density of 6.63 units per acre. The proposed density complies with both the zoning designation and the comprehensive plan guidance for the Subject Property.

Architecture

Building elevations and colored renderings have been submitted and are attached to this case. The exterior finish of each townhome unit will vary between three primary models, each consisting of vinyl lap siding, shake siding, decorative shutters, gabled roofs, and stone veneer. These units are similar to the units Centra built in the "Cottages at the COR" development, located at the southwest corner of Ramsey Boulevard and Bunker Lake Boulevard. Each unit will have a front porch and front door, with a rear-loaded garage served by a network of private streets throughout the development. All units are two stories in height. For the exposed end units fronting a public street, private street, or cut-through walkway, the applicant will be required to add more architectural

interest to the exposed sides than the sides of the existing units, as "four-sided" architecture is specified in the COR Framework. The applicant has acknowledged this requirement, and is developing updated elevations to satisfy the requirement for these units.

Site Plan

The interior roads are all 25-foot-wide private roadways to be maintained by the homeowner's association for this development. Four areas are shown with parking bump-outs. Other areas of the private roadway will need to be signed as "No Parking - Fire Lane". All driveways are wide enough to accommodate parking for two cars, plus each unit has an attached garage designed to accommodate parking for two additional cars. This satisfies the zoning requirement of having at least two parking spaces per townhome unit. Zeolite Street and Ramsey Parkway are expected to be constructed in 2024 with on-street parking available for daytime use.

There is one dead-end stub street at the northwest corner of the site, which is similar to other private roadways in the COR. The design has been reviewed and approved by the Fire Department, contingent upon approval of turning radius exhibits submitted by the applicant. A series of walkways are shown to provide access from the parking areas to the front doors of each unit. Some of the walkways will be shifted to maintain pedestrian connectivity while accounting for landscaping and utility placement. The units have been designed to conform with a 15-foot build-to line along Zeolite Street, Ramsey Parkway, and Bunker Lake Boulevard.

Landscape Plan

The submittal does include a Landscape Plan. Species and sizes are acceptable. The project includes a little over 200 new 'boulevard' trees (but the majority will be privately maintained as they are along private streets) plus another roughly forty (40) trees installed in common areas and rear yards. Staff noted some rather minor corrections that were needed, with the most significant one being to shift the eastern most row of trees to the boulevard along Zeolite Street (these would ultimately be maintained by the city). Otherwise, there will not be sufficient space to install trees in this boulevard. The EPB is scheduled to review the landscape plan on January 22.

Plat

The preliminary plat assigns each of the 110 units to its own lot. These lots are divided into 12 blocks. Additionally, there are seven outlots within the development. Outlot A is designated to contain all the private streets in the development. Outlots B, C, and D are designated for pedestrian connections between the private street network and the trail along Bunker Lake Boulevard; these outlots are located between rows of townhome units to provide "cut-through" access for residents and visitors. Outlot E is designated as usable open space for the development. Outlot F is designated for the portion of the existing wetland that borders the development. Outlot G contains the rest of the aforementioned wetland, as well as developable land to be retained by the City.

Alternatives

Alternative 1: Motion to recommend the City Council approves the Preliminary Plat and Site Plan with the modifications as recommended by staff.

Alternative 2: Motion to recommend the City Council approves the Preliminary Plat and Site Plan with modifications the Planning Commission sees appropriate.

Alternative 3: Motion to recommend the City Council not approve the Preliminary Plat or Site Plan based on certain findings.

Funding Source:

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

The Applicant is purchasing this property from the City. As a part of the sale, the Applicant will be contributing a portion of the costs to construct the extension of West Ramsey Parkway.

Recommendation:

Staff recommends approval of the Preliminary Plat and Site Plan, contingent upon compliance with Staff's review comments (this contingency is incorporated into the attached Resolution).

Outcome/Action:

Motion to recommend the City Council adopt Resolution #24-041, Approving the Preliminary Plat and Site Plan Review for Waterfront Village.

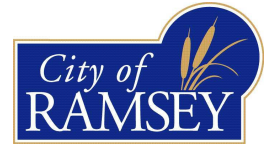
Attachments

- Site Location Map
- Public Hearing Notice
- Mailing Map - 700 Feet
- Building Elevations
- Site Plan
- Preliminary Plat
- Landscaping Plan
- Resolution #24-041

Form Review

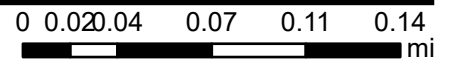
Inbox	Reviewed By	Date
Brian Hagen	Katie Schmidt	01/18/2024 10:19 AM
Form Started By: Adam Martin		Started On: 01/09/2024 03:39 PM
Final Approval Date: 01/18/2024		

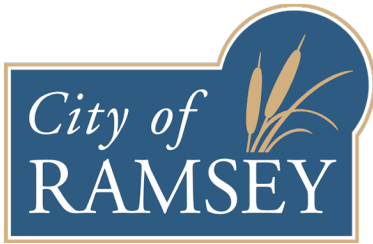
Waterfront Village



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

Print Date: September 22, 2023





7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

**PUBLIC HEARING
PROJECT 23-116: WATERFRONT VILLAGE**

**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 Thursday, January 25, 2024, at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of the hearing is to consider a request for a Preliminary Plat and Site Plan Review for a 110-unit detached townhome development on the property located southwest of the intersection of Bunker Lake Boulevard and Zeolite Street NW and legally described as follows:

A portion of Outlot A, Ramsey Properties Addition, Anoka County, Minnesota

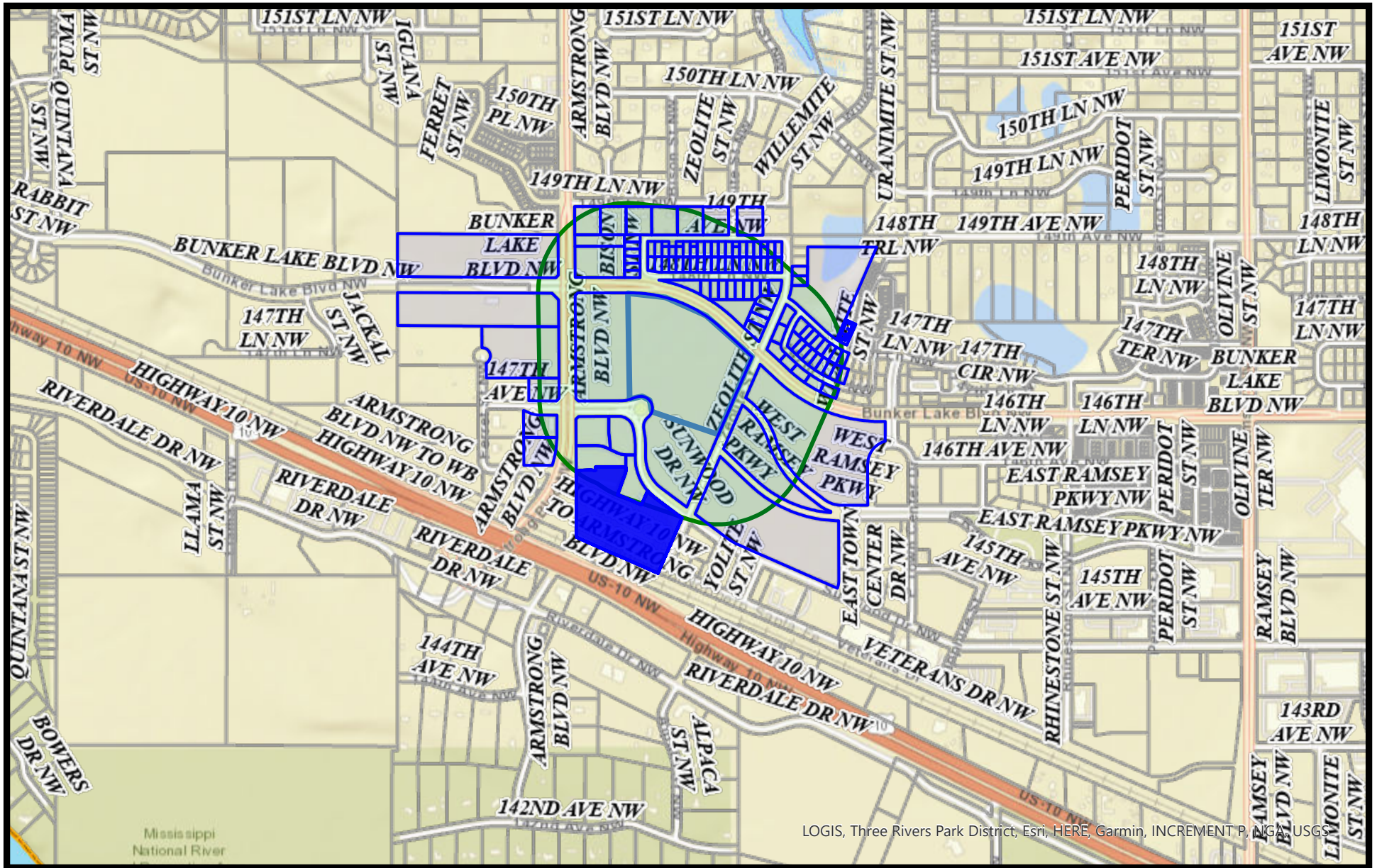
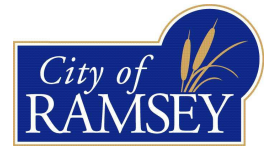
The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Dana Verbeek at 763-433-9824 by noon on Wednesday, January 17, 2024.

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

Adam Martin
City Planner

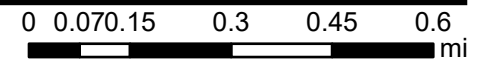
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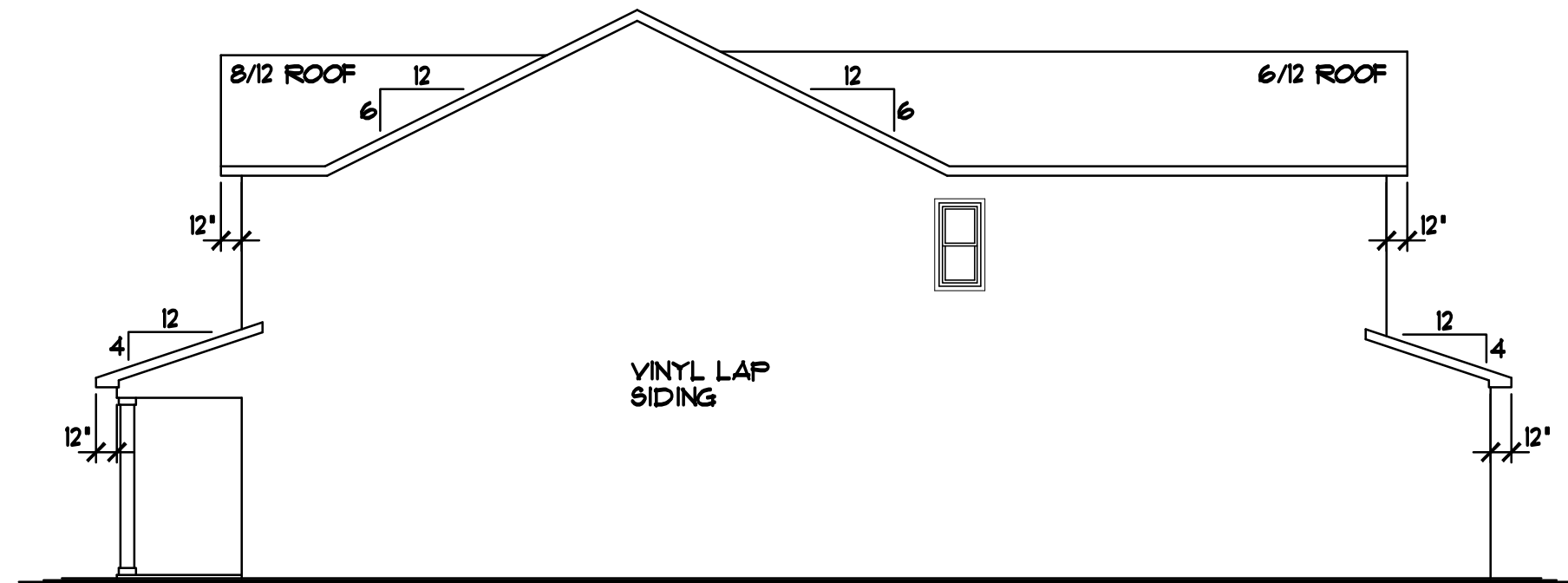
700 Ft Mailing Map



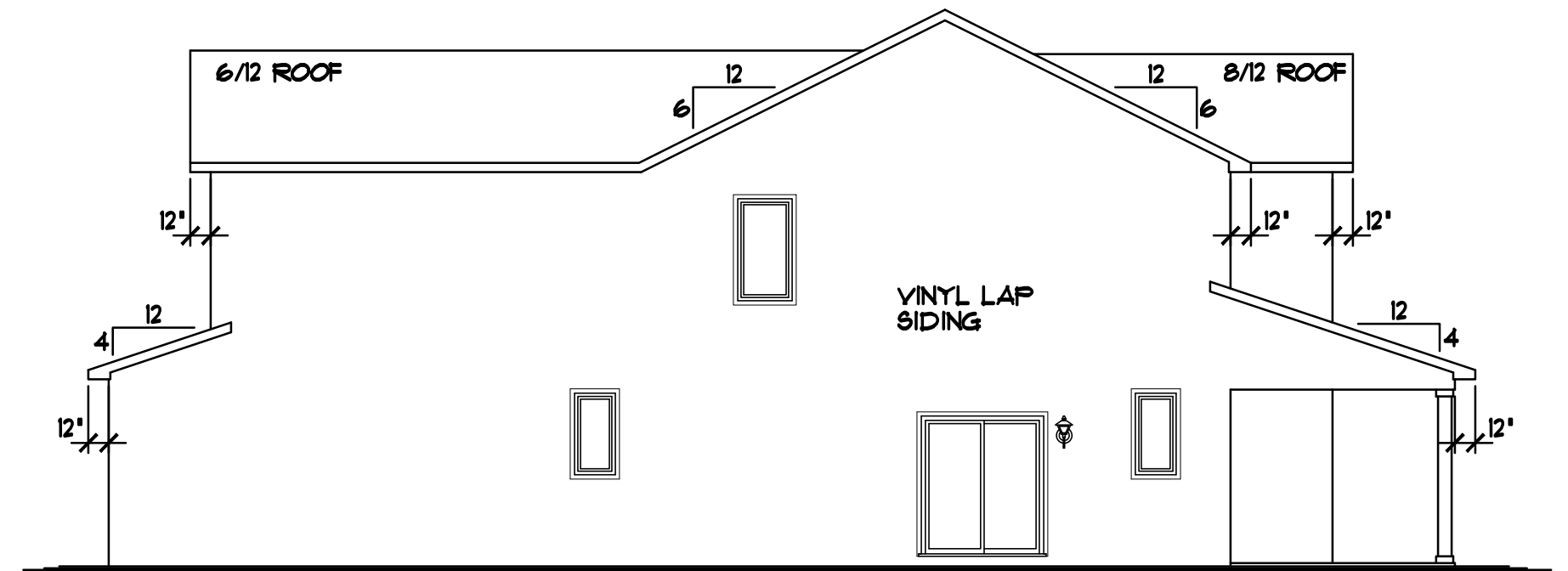
LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, IGN, USGS

Print Date: September 28, 2023





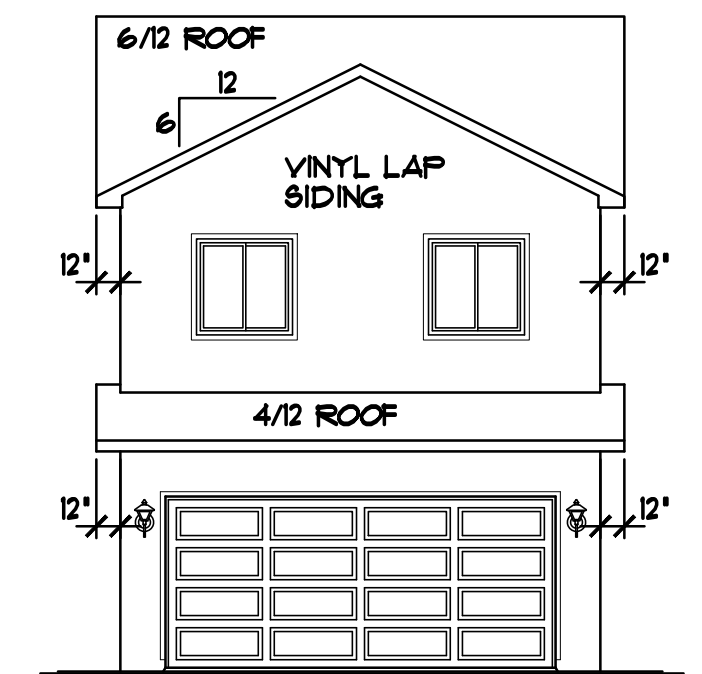
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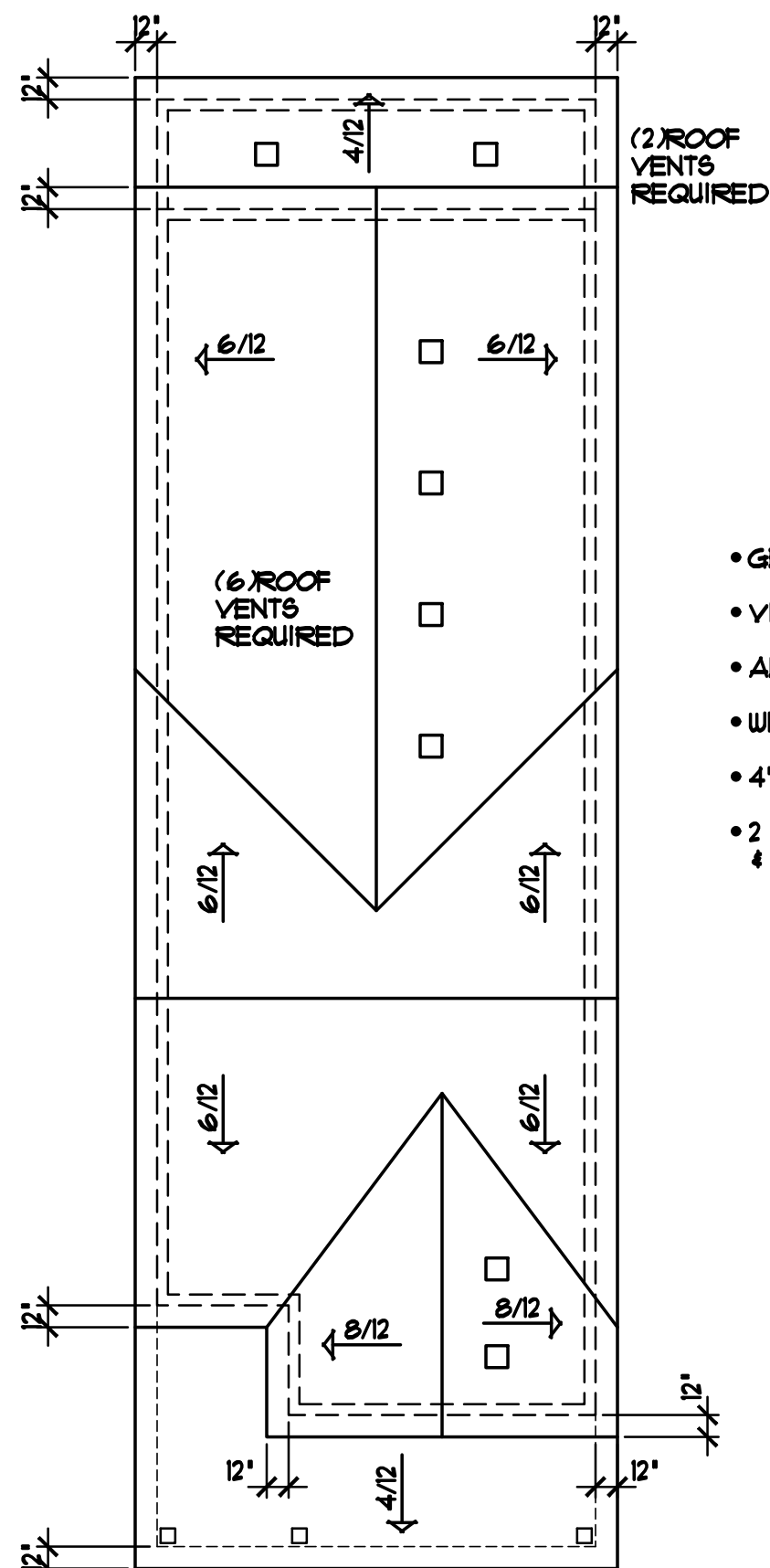
LEFT ELEVATION 1/8"=1'-0"

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8' PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 6/12 ROOF TRUSSES, ADJUST HEEL HEIGHT • 8/12 ROOF TO MATCH FASCIA WITH 6/12 ROOF (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

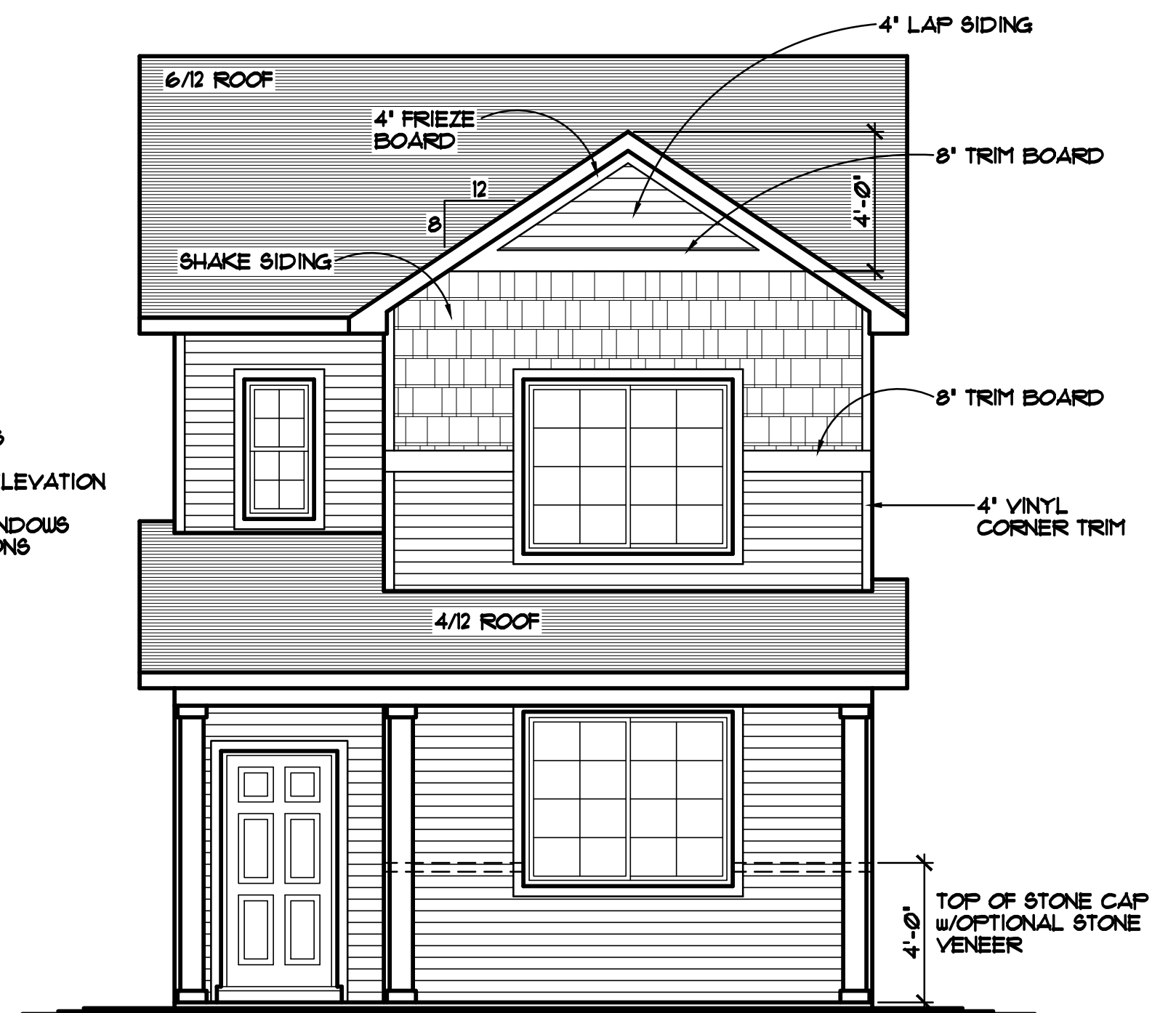


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "A" 1/4"=1'-0"

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- WWW.CROIXDESIGN.COM •

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CENTRA HOMES LLC

THE ELMCREST

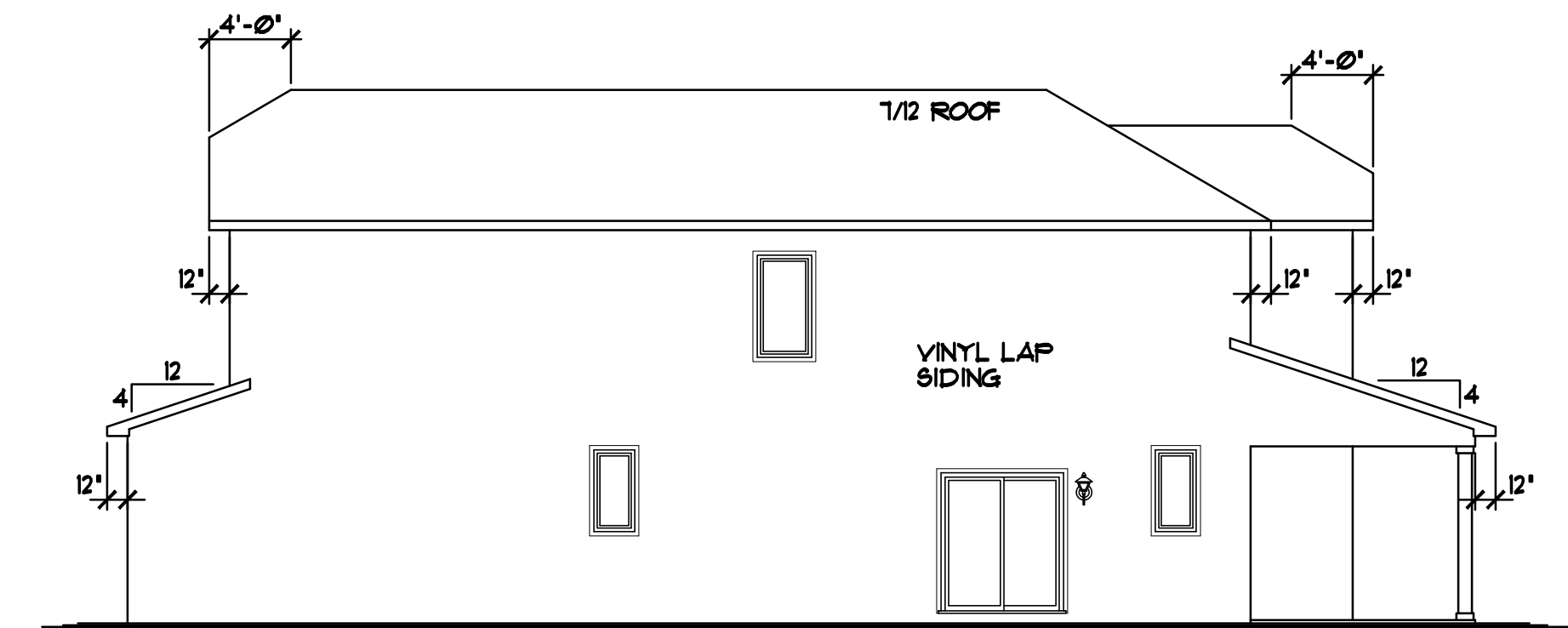
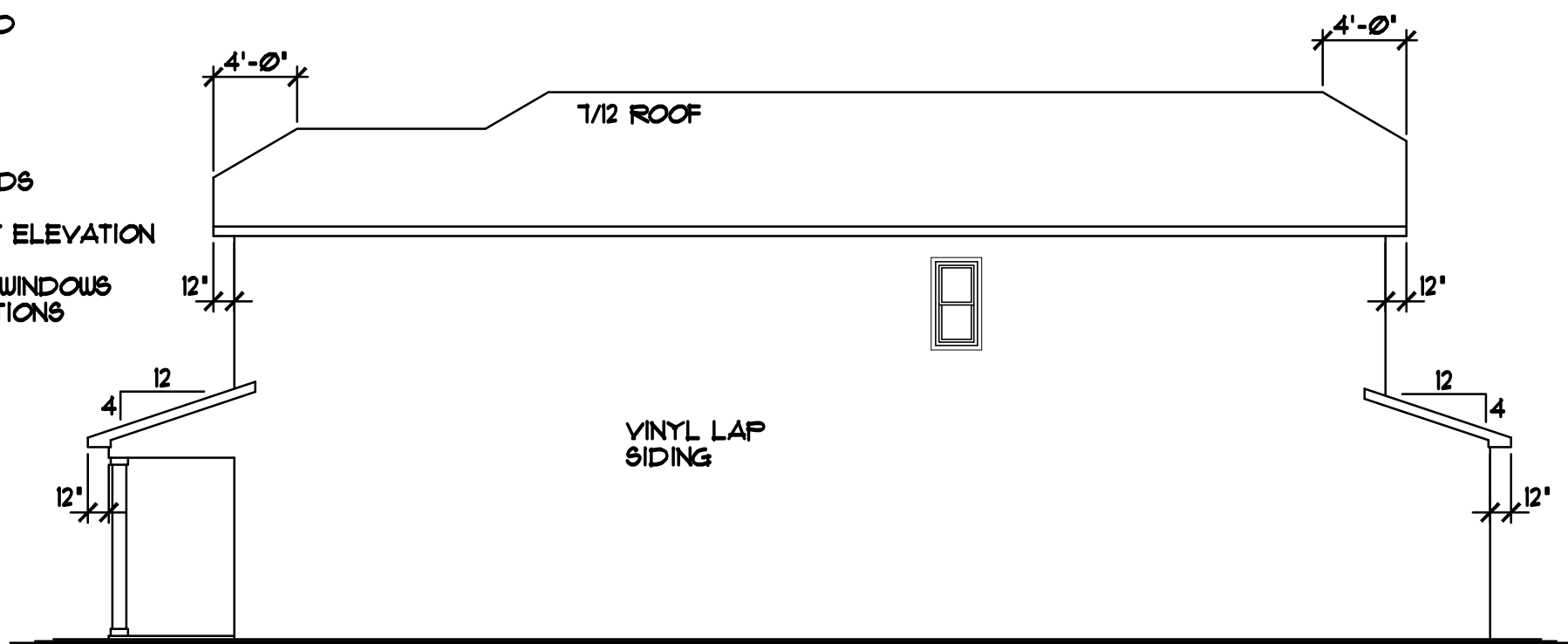
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1010 SQ. FT. SECOND FLOOR
1201 SQ. FT. TOTAL

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DATE	SCALE
9/26/2023	AS NOTED

CADD FILE #
23194

SHEET 1 OF 6

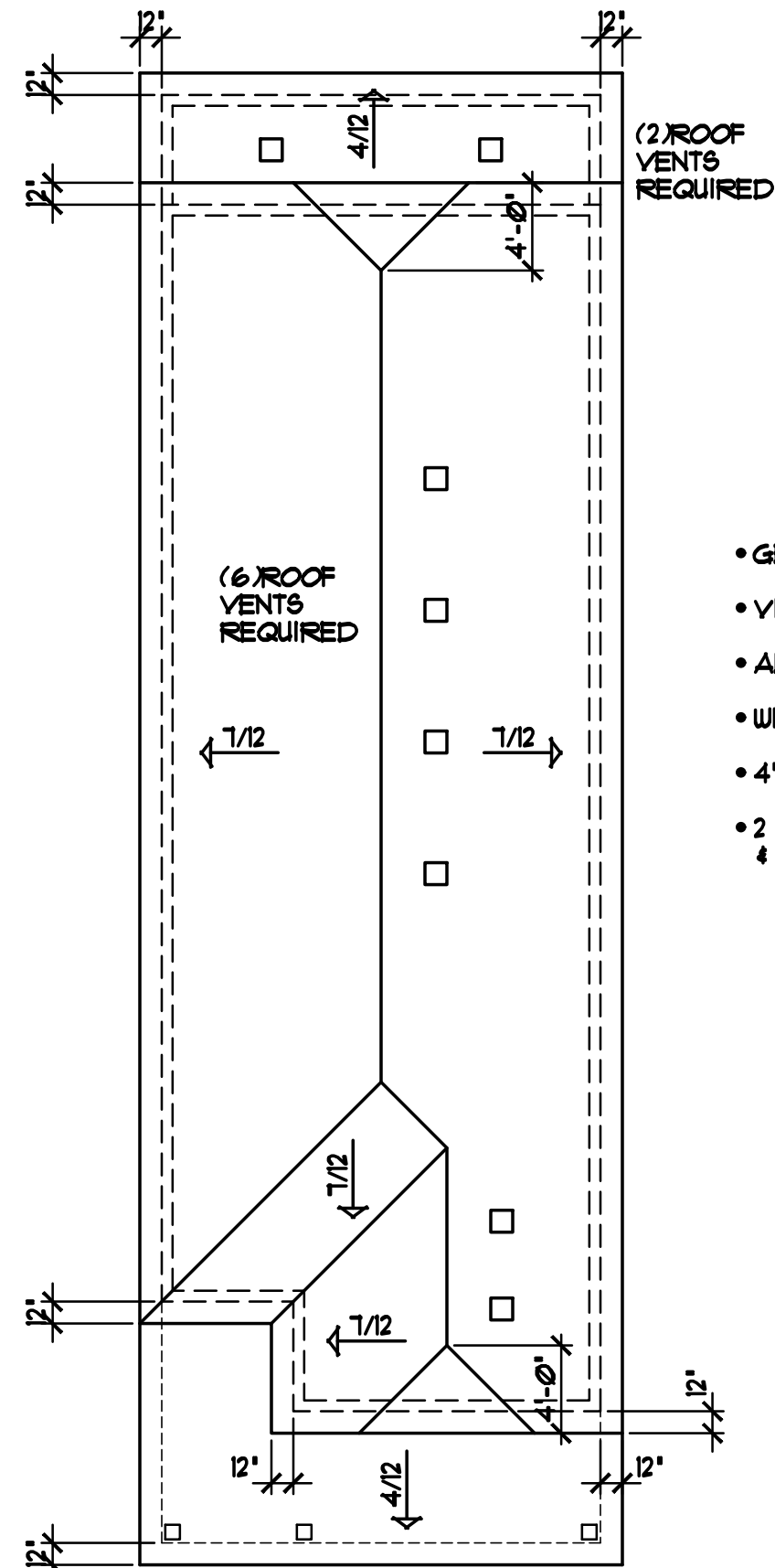
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- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



GENERAL FRAMING & CONSTRUCTION NOTES

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- 8'-1 1/8" PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 7/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

RIGHT ELEVATION 1/8"=1'-0"

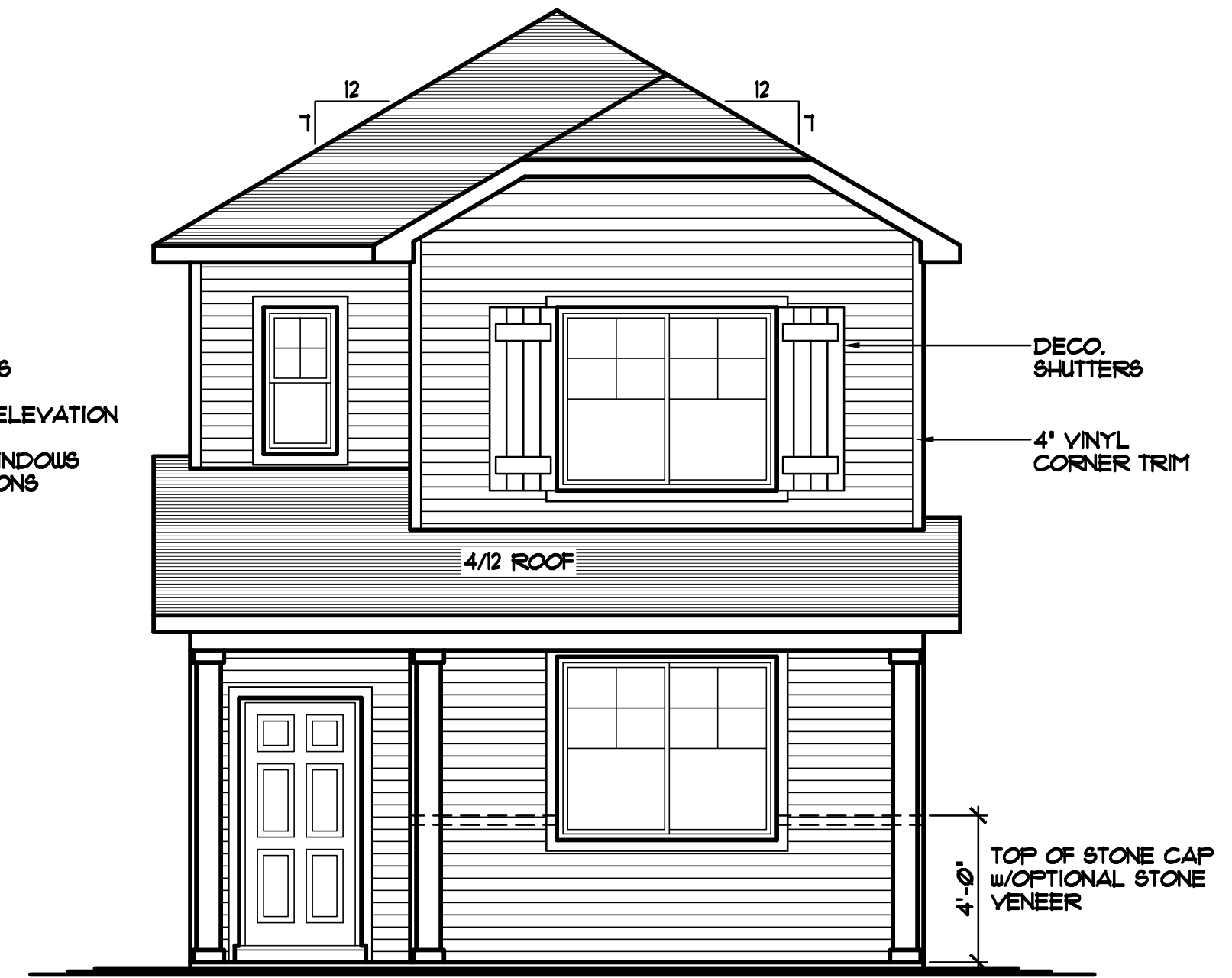


(2) ROOF VENTS REQUIRED

(6) ROOF VENTS REQUIRED

- GENERIC WINDOW SIZES SPECIFIED
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- ALUMINUM SOFFITS & FASCIA
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LEFT ELEVATION 1/8"=1'-0"

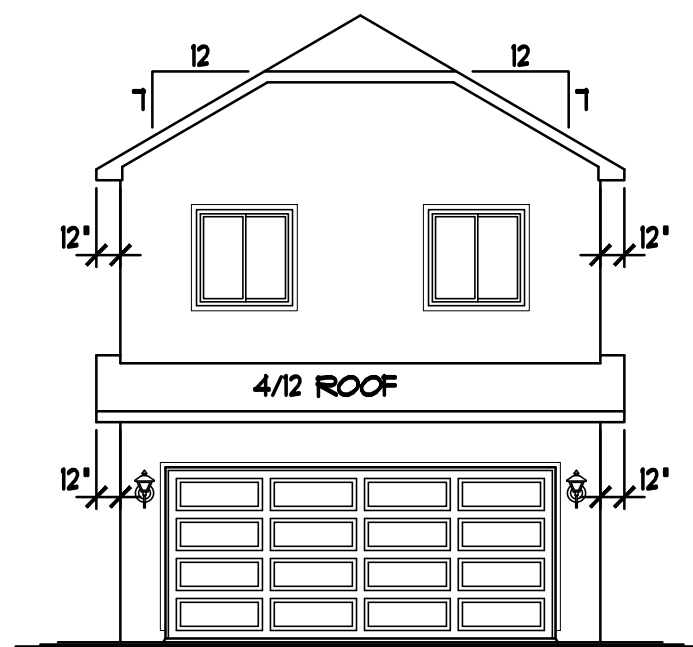


DECO. SHUTTERS

4' VINYL CORNER TRIM

TOP OF STONE CAP w/OPTIONAL STONE VENEER

FRONT ELEVATION "B" 1/4"=1'-0"



REAR ELEVATION 1/8"=1'-0"

BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

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CENTRA HOMES LLC

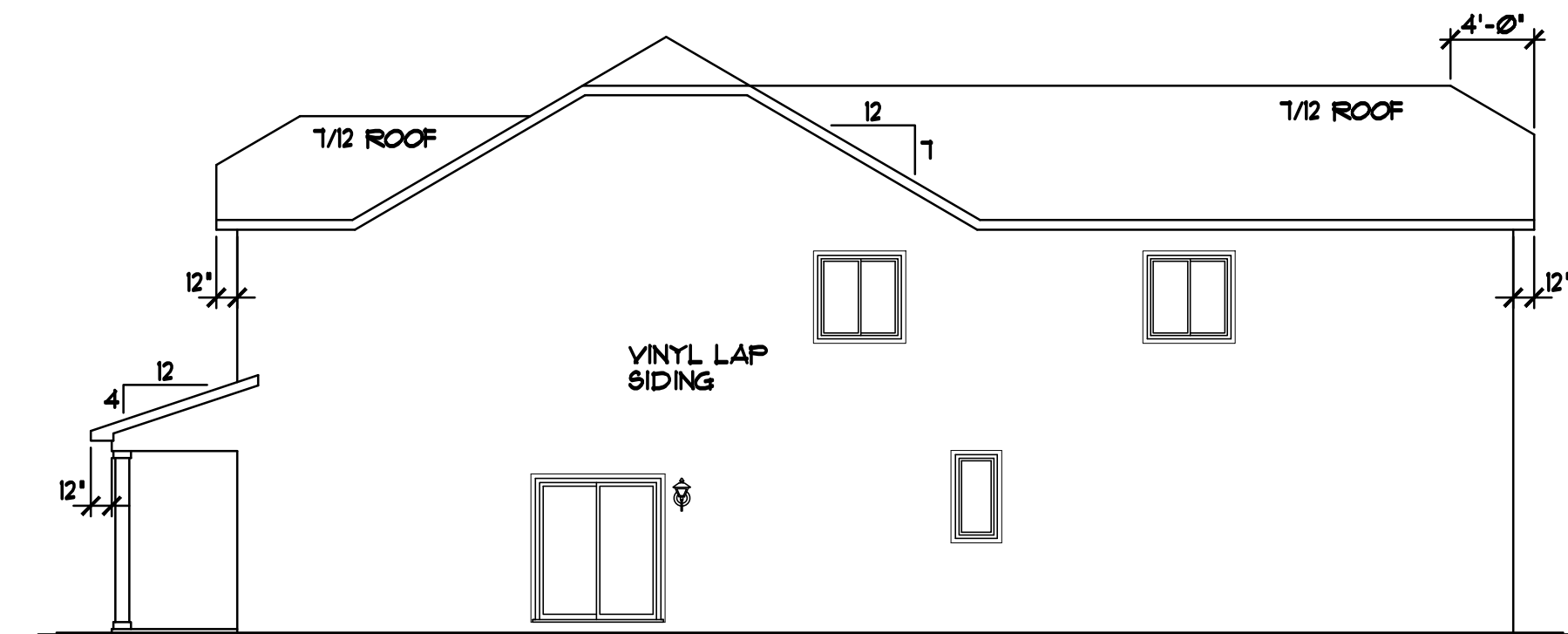
THE ELMCREST

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1107 SQ. FT. TOTAL

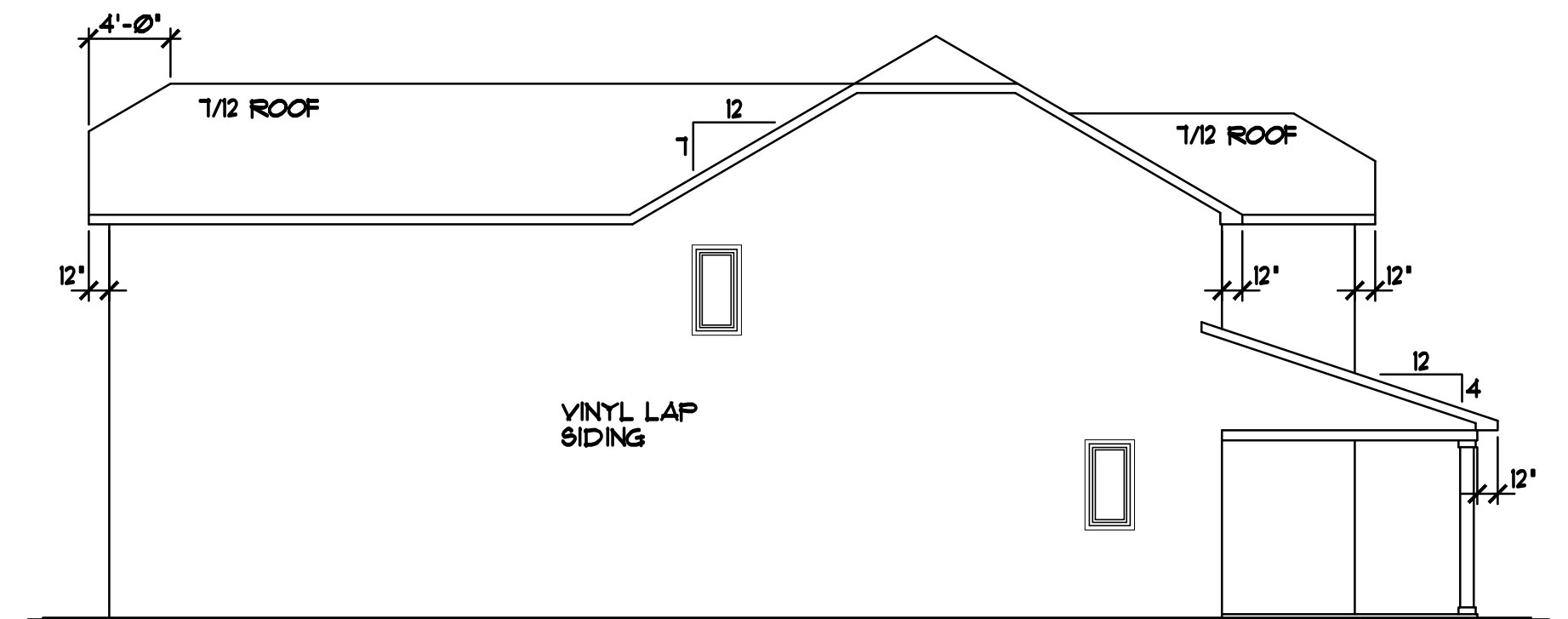
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SHEET **1** OF 6



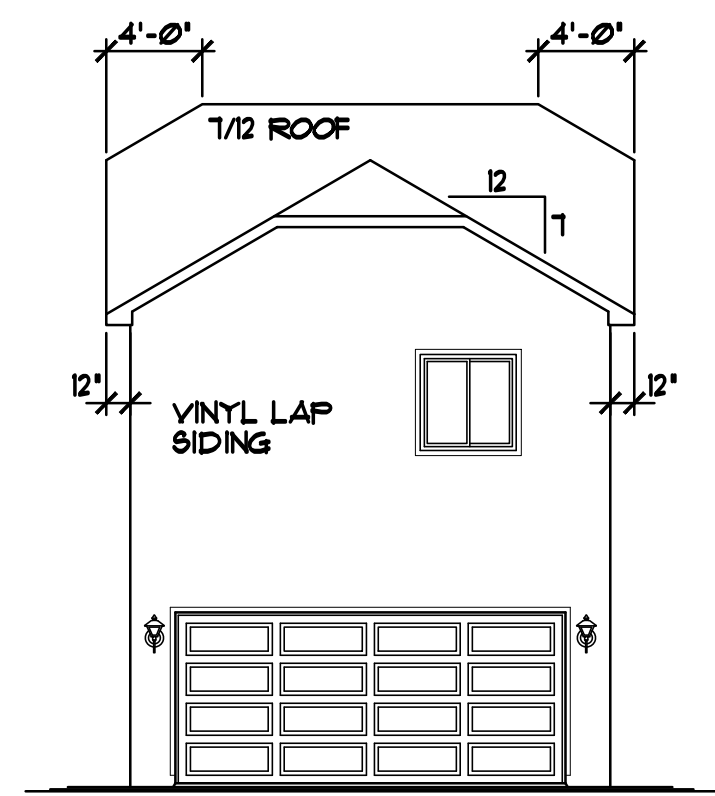
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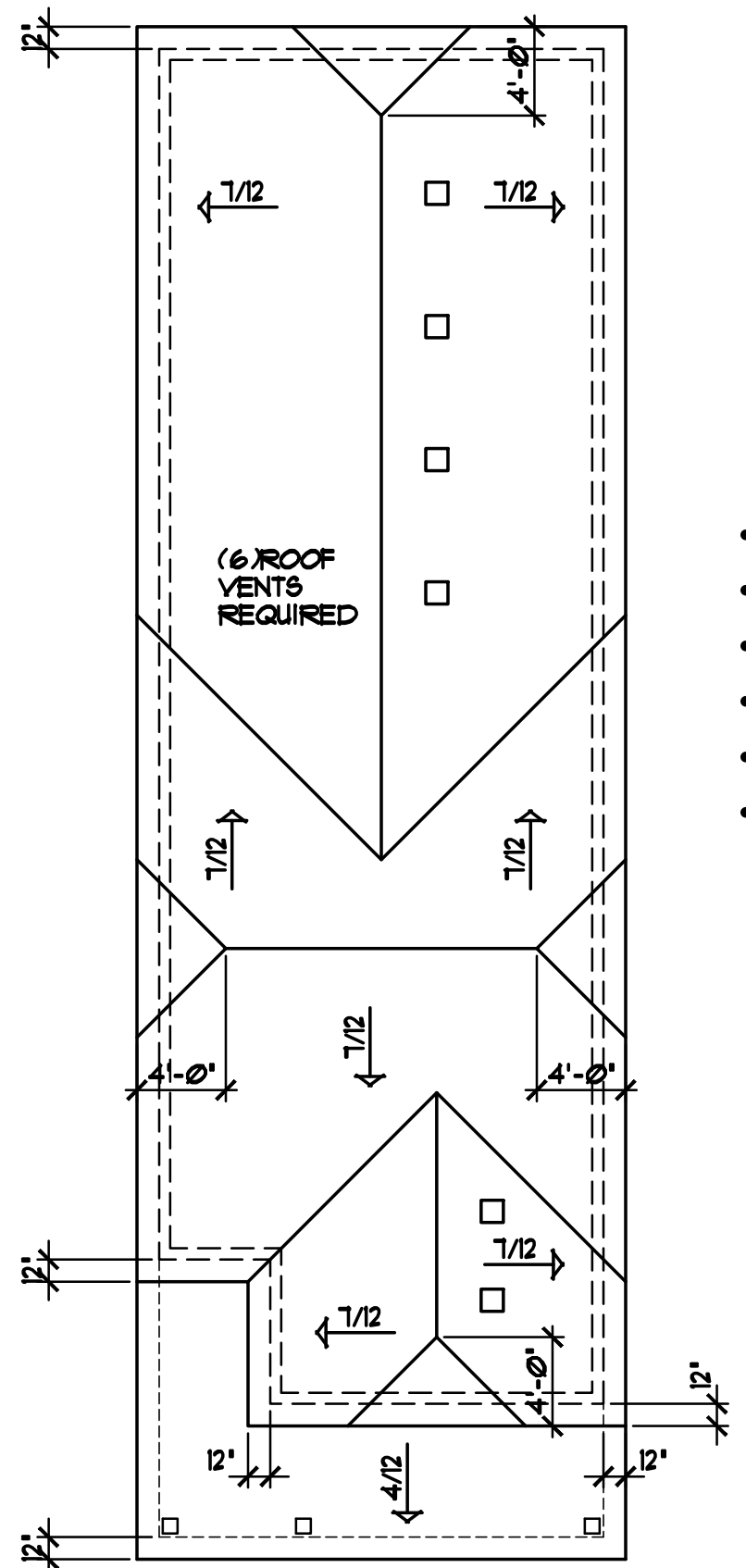
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GENERAL FRAMING & CONSTRUCTION NOTES

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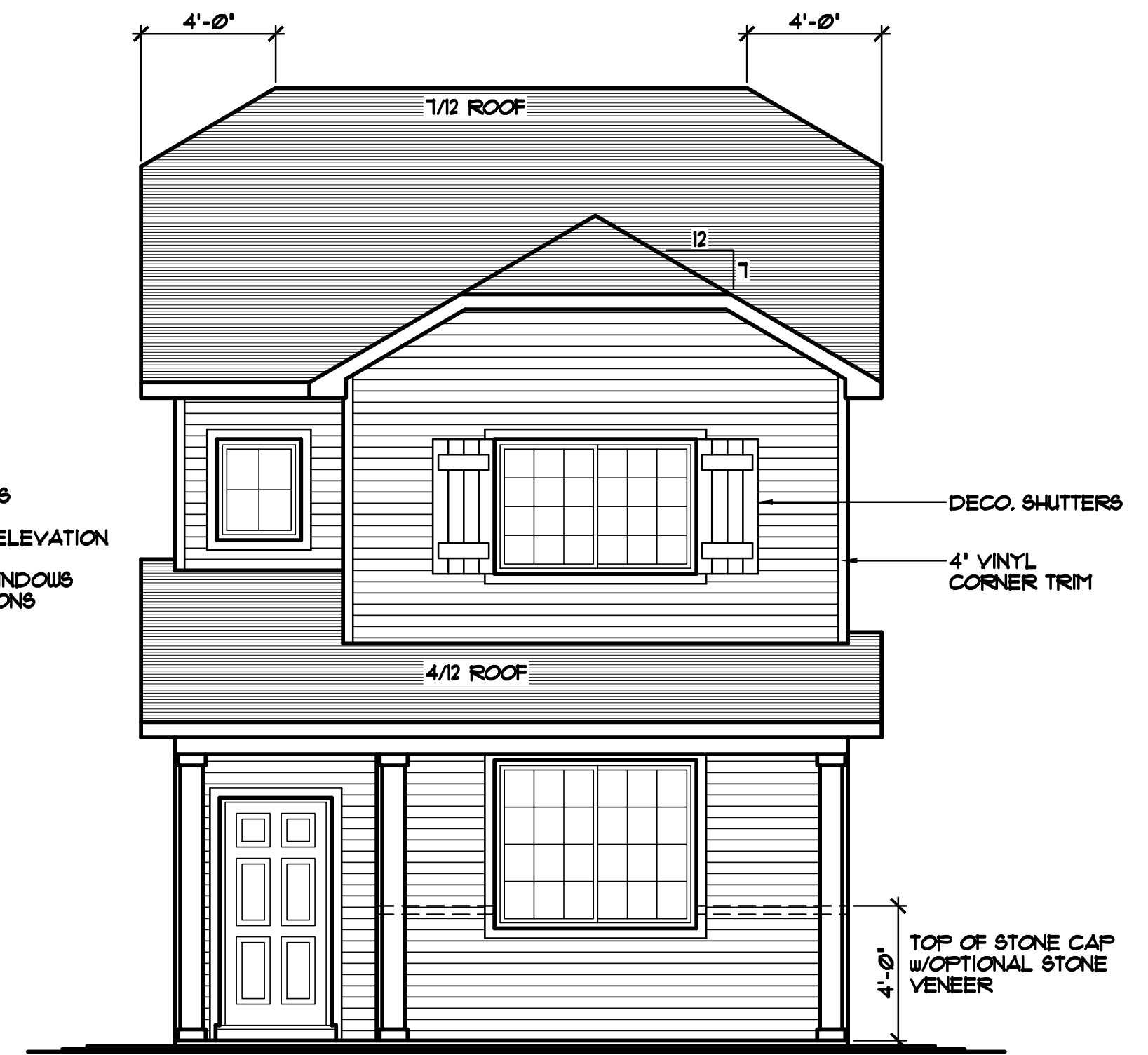


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BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

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FRONT ELEVATION "A" 1/4"=1'-0"

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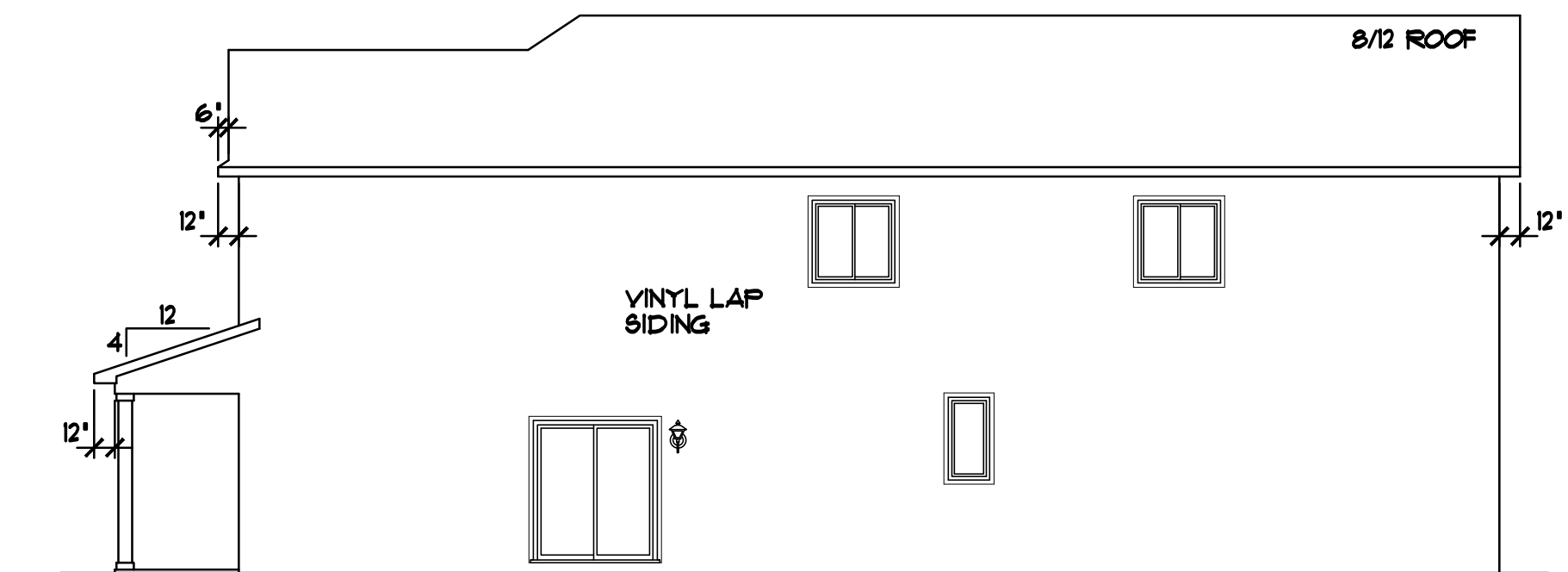
CENTRA HOMES LLC

THE TERRACE

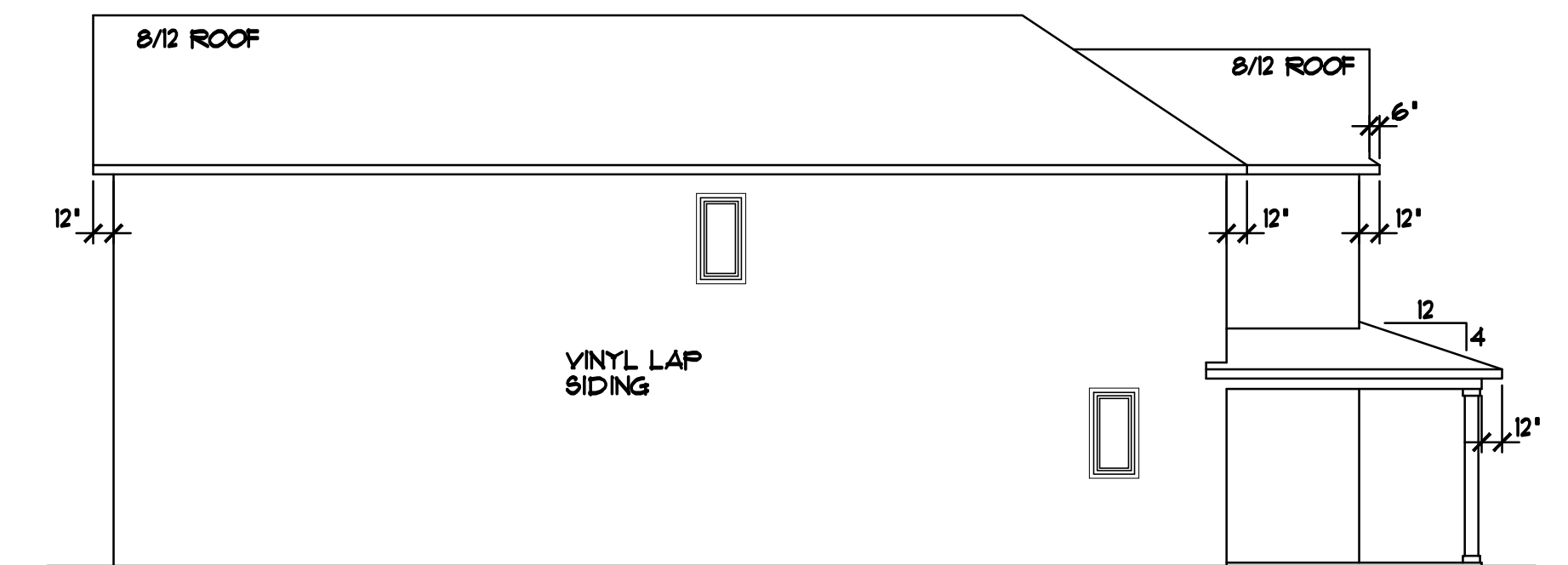
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1010 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

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10/03/2023	AS NOTED
CADD FILE #	
23204	
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1 OF 6	



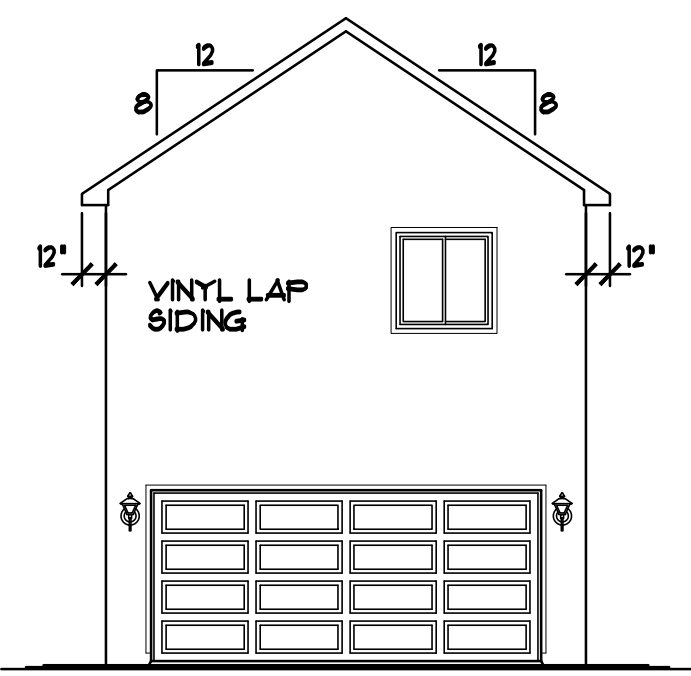
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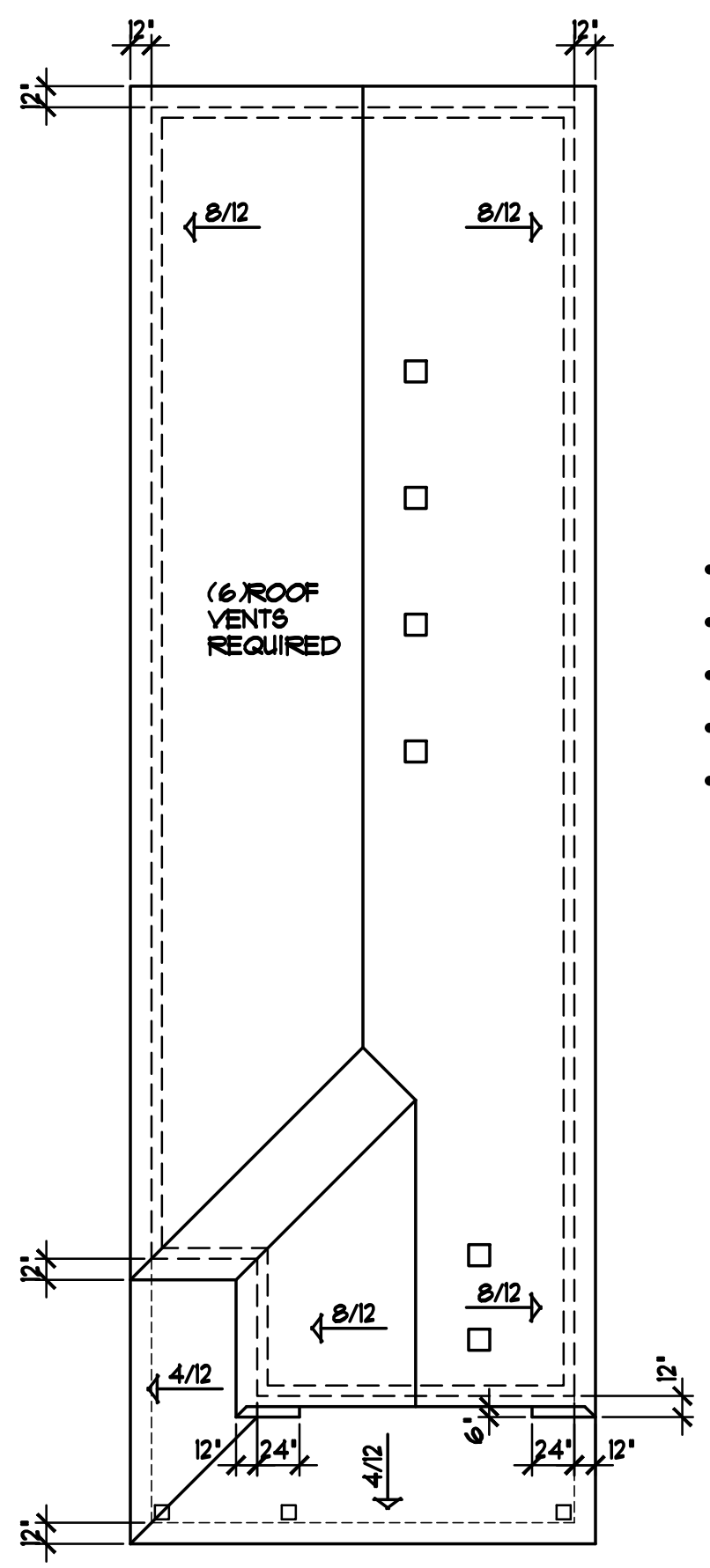
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- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

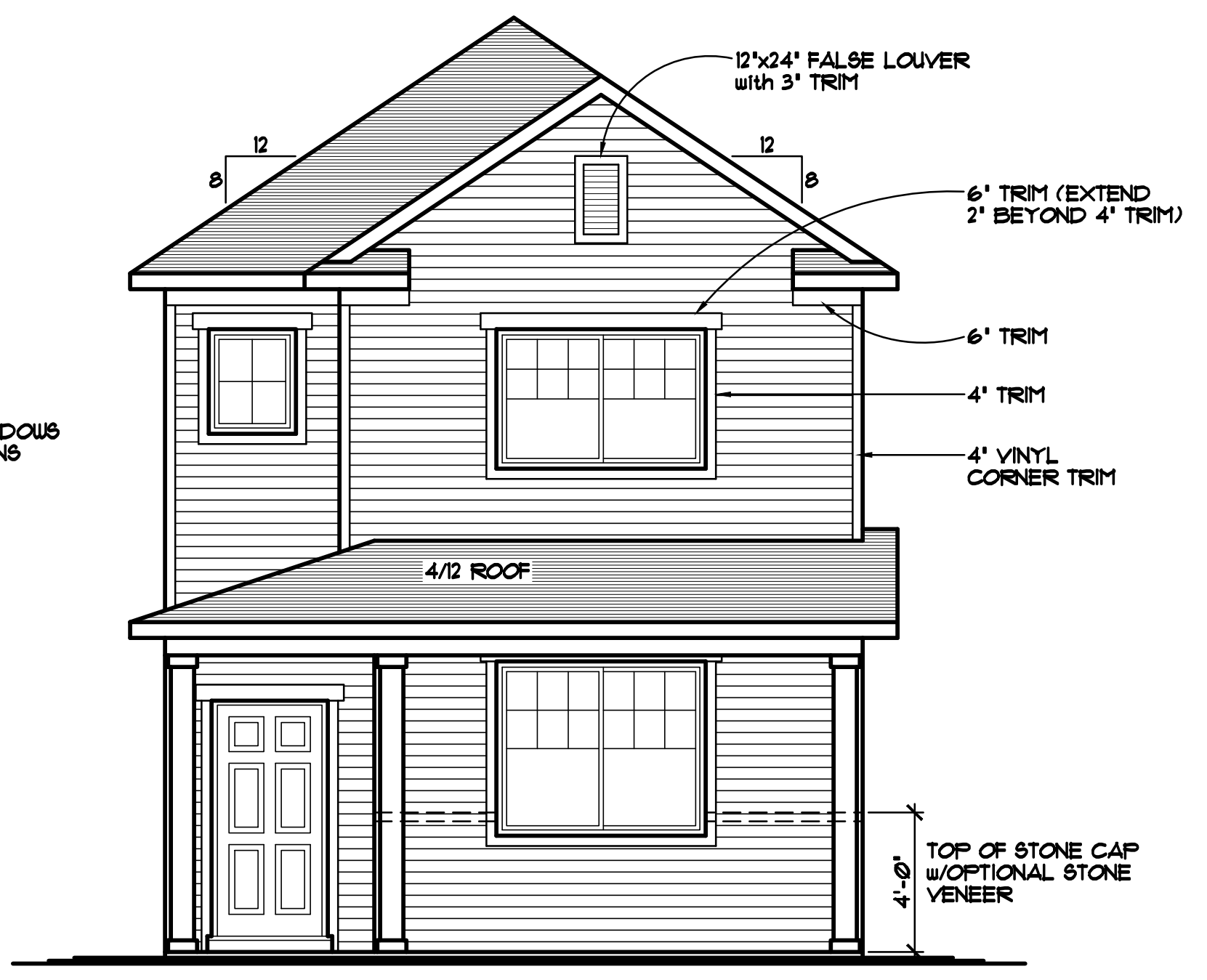


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "B" 1/4"=1'-0"

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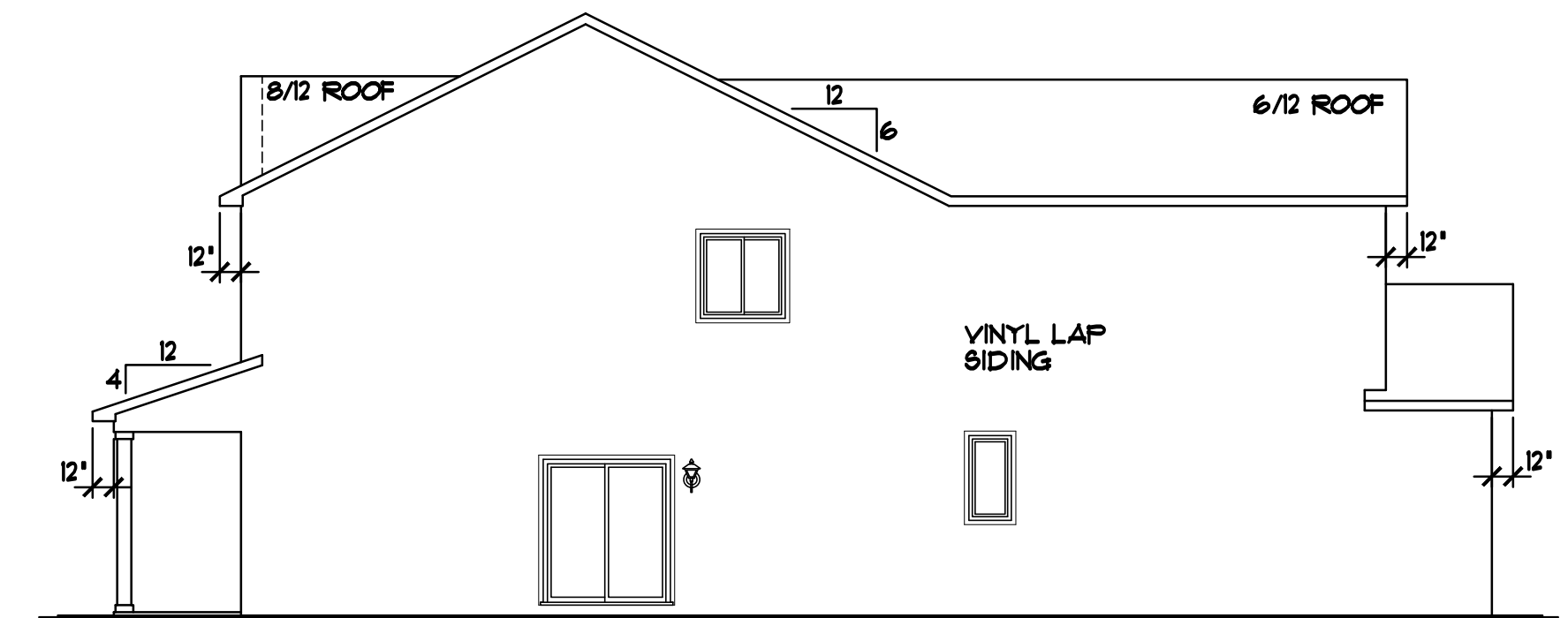
CENTRA HOMES LLC

THE TERRACE

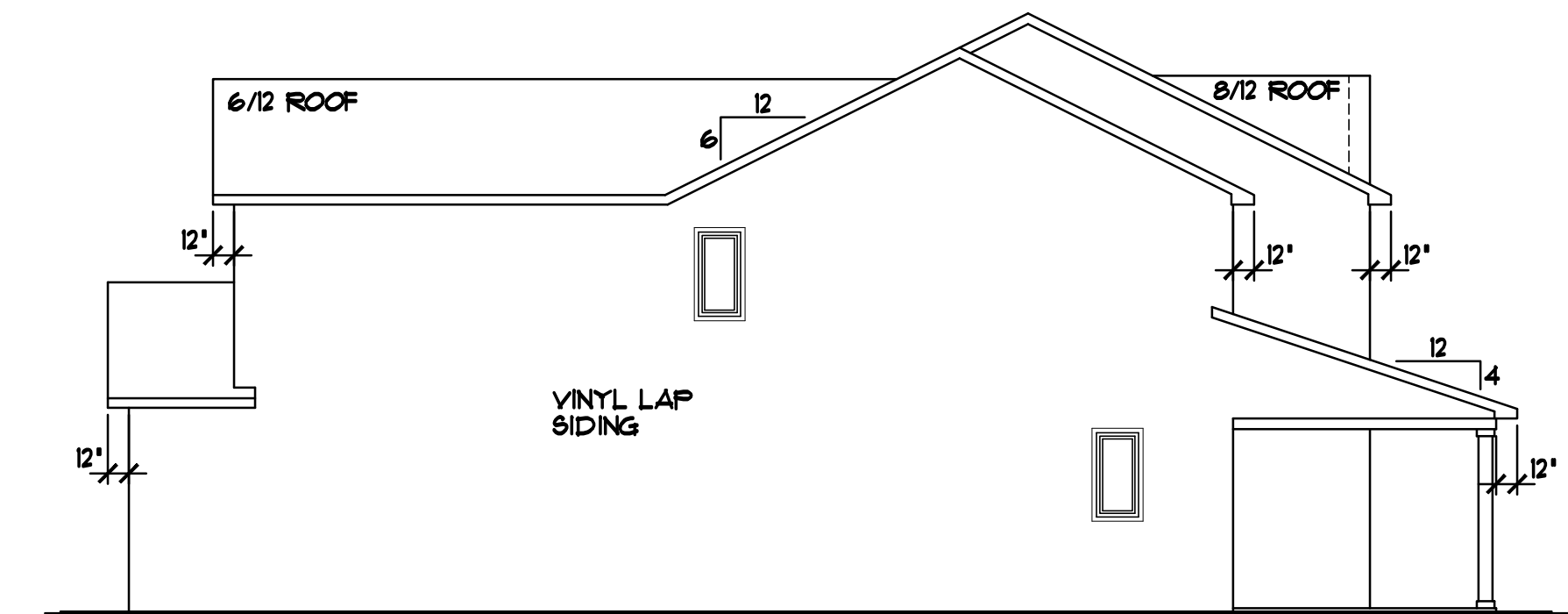
711 SQ. FT. FIRST FLOOR
1233 SQ. FT. SECOND FLOOR
1810 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

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10/03/2023	AS NOTED
CADD FILE # 23204	
SHEET 1 OF 6	



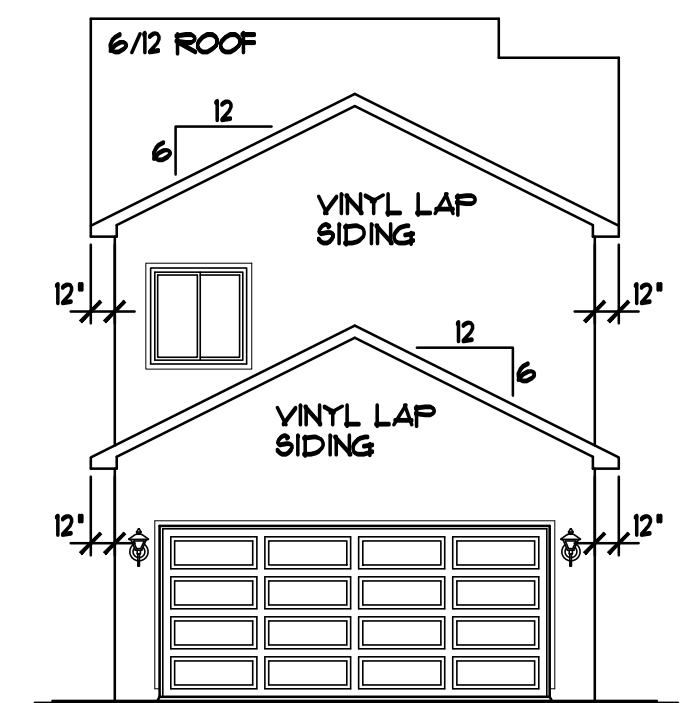
RIGHT ELEVATION 1/8"=1'-0"



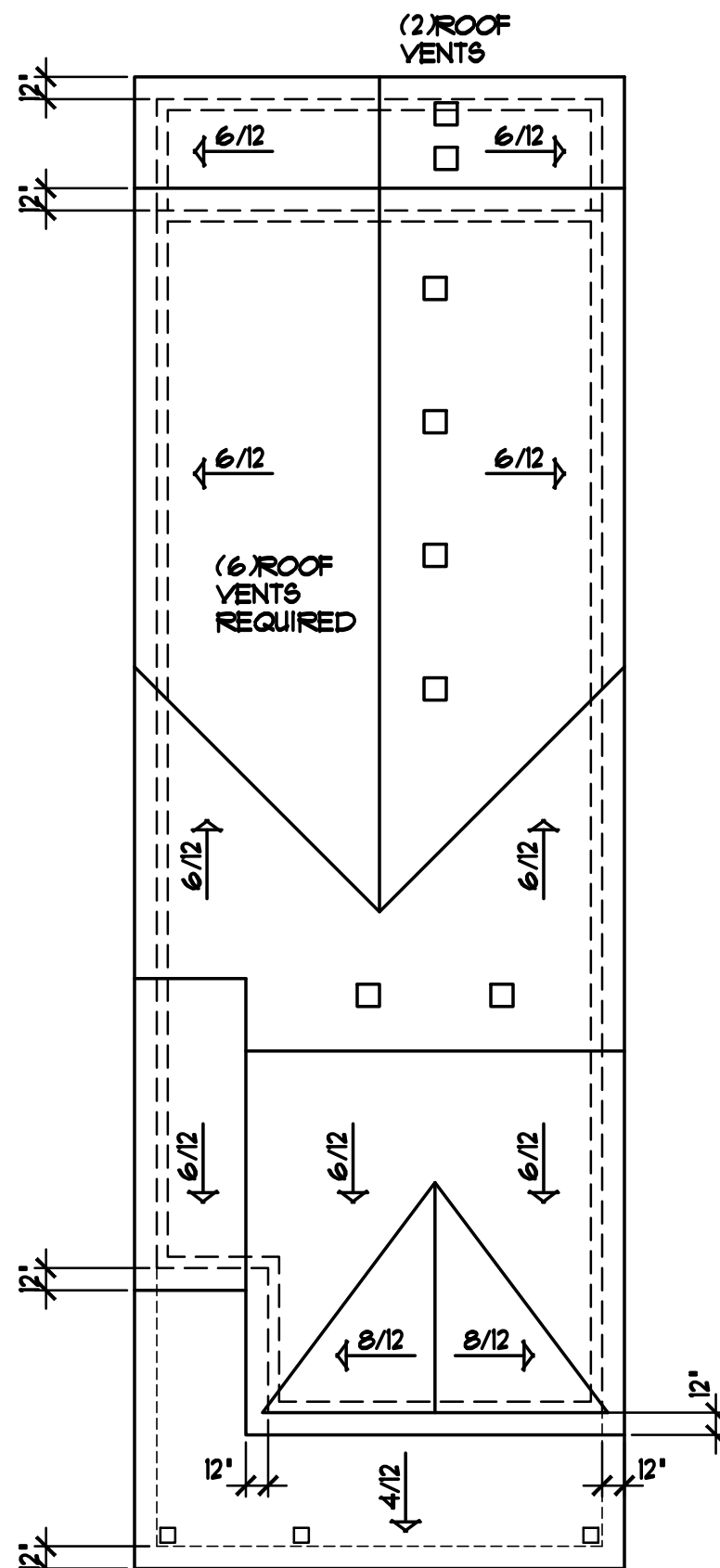
LEFT ELEVATION 1/8"=1'-0"

GENERAL FRAMING & CONSTRUCTION NOTES

- 9'-1 1/8' PLATE HEIGHT • ENTIRE FIRST FLOOR (UNLESS NOTED OTHERWISE)
- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 6/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

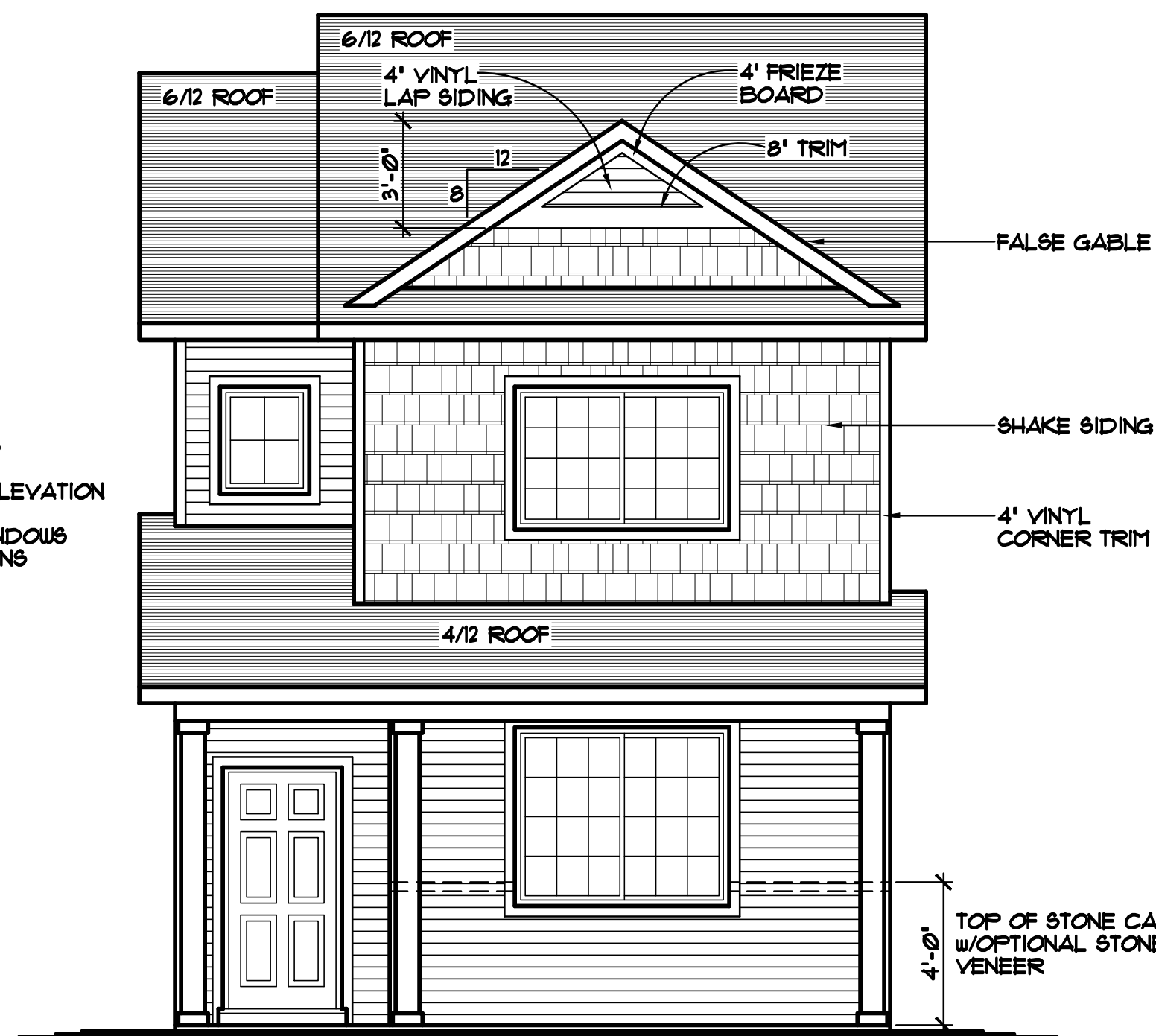


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "A" 1/4"=1'-0"

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- WWW.CROIXDESIGN.COM •

BUILT BY:

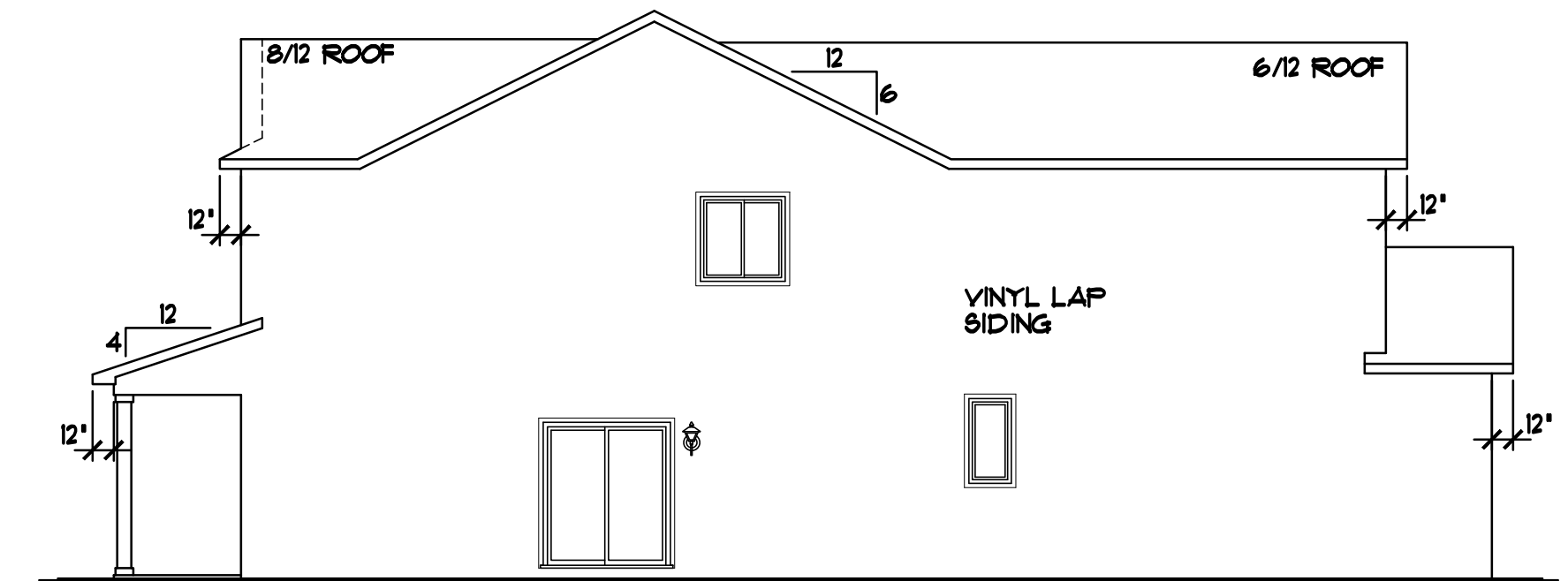
CENTRA HOMES LLC

THE ALPINE

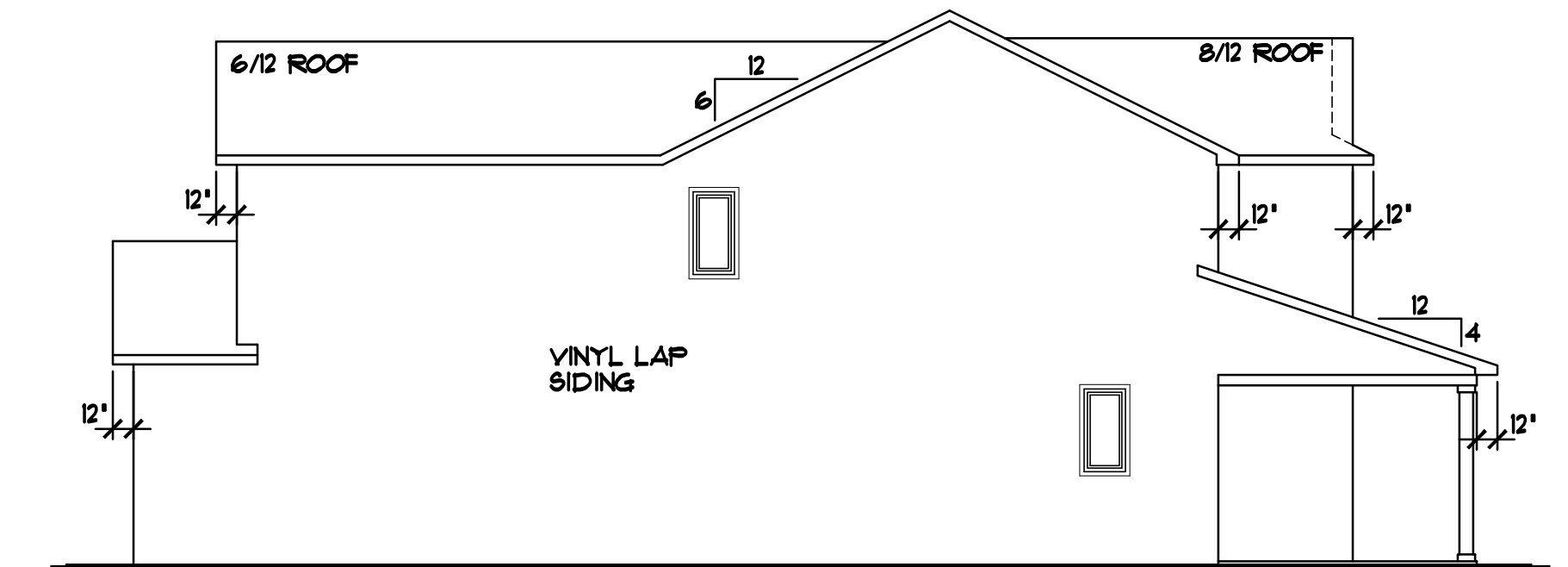
111 SQ. FT. FIRST FLOOR
959 SQ. FT. SECOND FLOOR
1670 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

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10/03/2023	AS NOTED
CADD FILE #	
23205	
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1 OF 6	



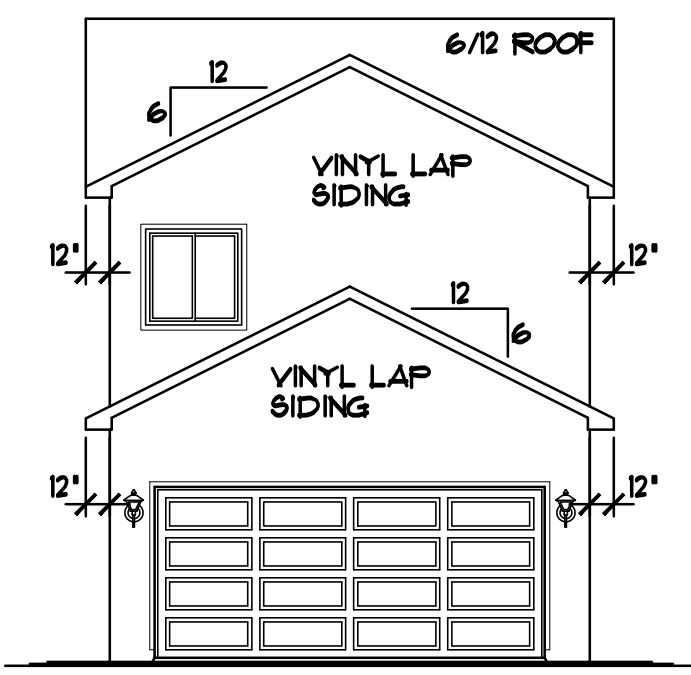
RIGHT ELEVATION 1/8"=1'-0"



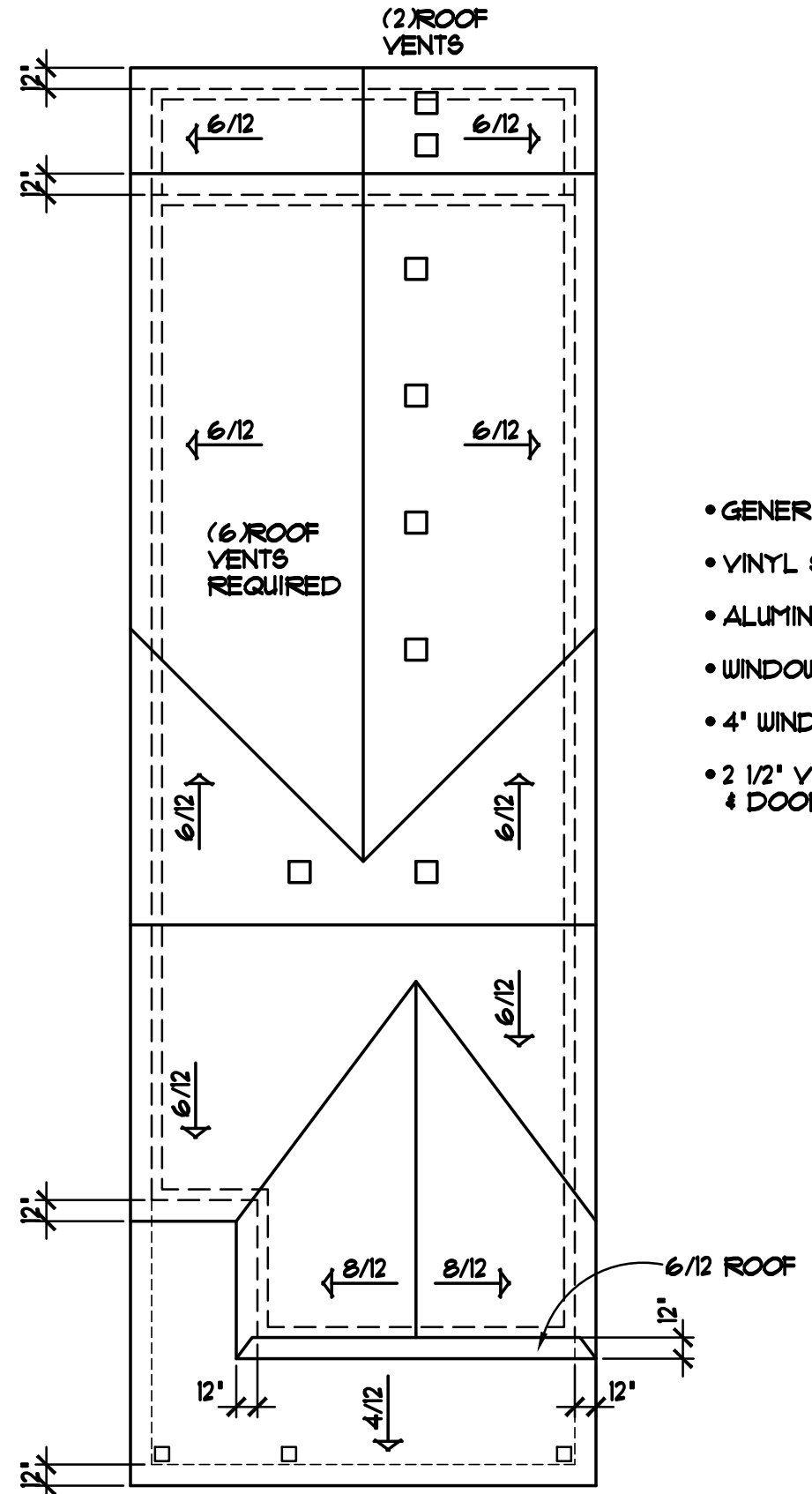
LEFT ELEVATION 1/8"=1'-0"

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- 8'-1 1/8' PLATE HEIGHT • ENTIRE SECOND FLOOR (UNLESS NOTED OTHERWISE)
- PROVIDE 12" HEEL • ALL 6/12 ROOF TRUSSES, ADJUST HEEL HEIGHT • 8/12 ROOF TO MATCH FASCIA WITH 6/12 ROOF (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD HEEL (NOT RAISED) • 4/12 ROOF TRUSSES (UNLESS NOTED OTHERWISE)

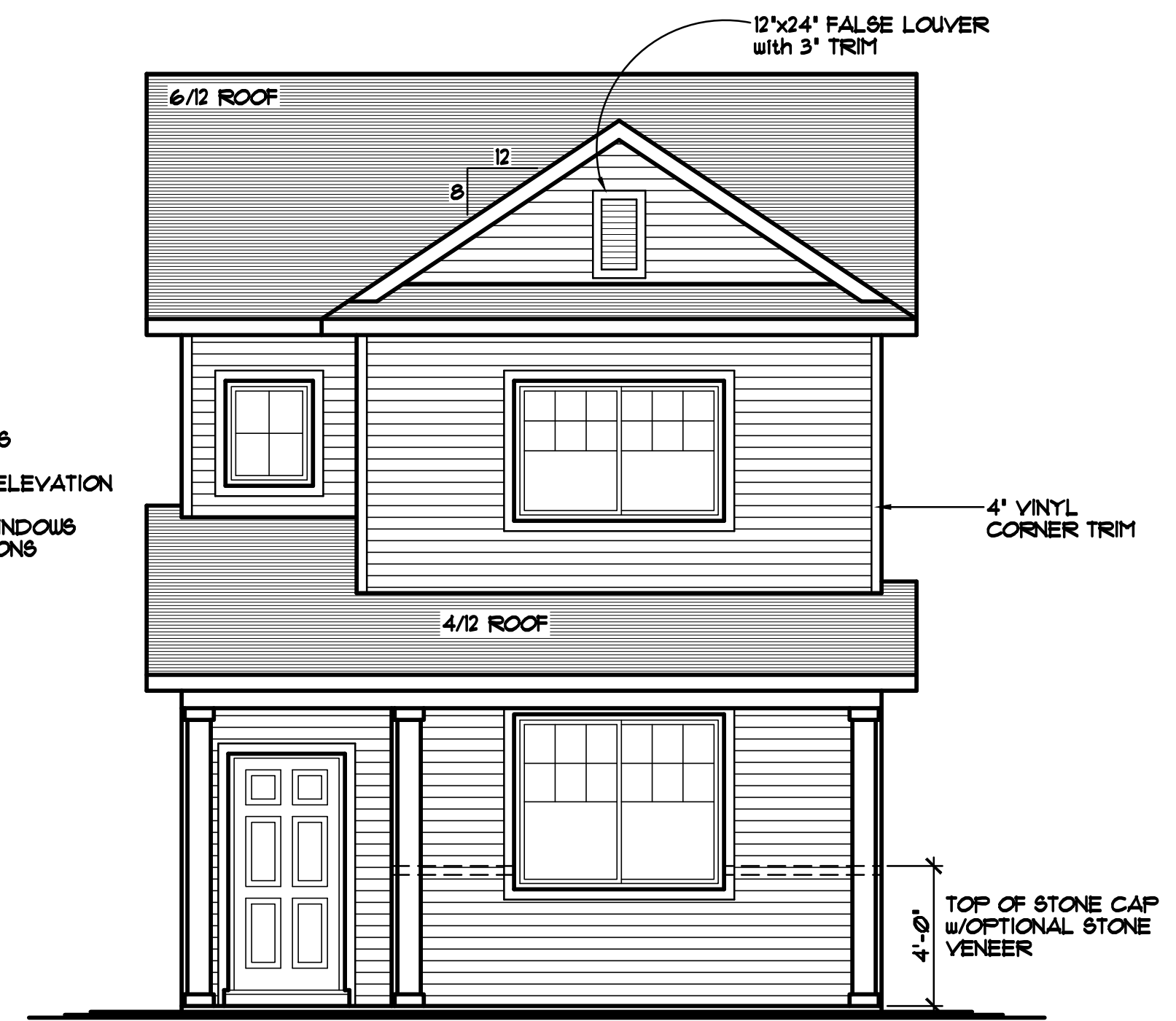


REAR ELEVATION 1/8"=1'-0"



BIRD'S-EYE ROOF PLAN 1/8"=1'-0"

- GENERIC WINDOW SIZES SPECIFIED
- VINYL SIDING/CORNER TRIM
- ALUMINUM SOFFITS & FASCIA
- WINDOWS SHOWN w/OPTIONAL GRIDS
- 4' WINDOW & DOOR TRIM • FRONT ELEVATION
- 2 1/2" VINYL J-CHANNEL AROUND WINDOWS & DOORS • REAR & SIDE ELEVATIONS



FRONT ELEVATION "B" 1/4"=1'-0"

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BUILT BY:

CENTRA HOMES LLC

THE ALPINE

711 SQ. FT. FIRST FLOOR
959 SQ. FT. SECOND FLOOR
1670 SQ. FT. TOTAL

89 SQ. FT. STAIRS/OPEN AREA (NOT INCLUDED)

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ALPHA
DEVELOPMENT
DEVELOPMENT

RAMSEY TOWN CENTER
10TH ADDITION

BISON STREET NW RAMSEY TOWN CENTER 10TH ADDITION

148TH LANE NW

PROPERTY DESCRIPTION

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County,
Minnesota
Torrens Property

ZONING INFORMATION

CURRENT ZONING
WEST & SOUTH SIDE
DEVELOPMENT AREA
COR-2b (Commercial subdistrict)
COR-4b (Neighborhood subdistrict)

MINIMUM SETBACKS PROVIDED

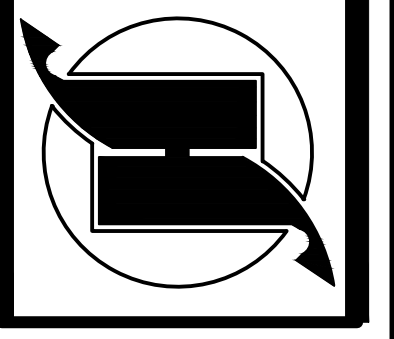
BUILDING TO PUBLIC RIGHT OF WAY	10 FEET
GARAGE SIDE TO OUTLOT A (PRIVATE DRIVE)	20 FEET
ENTRY SIDE TO FRONT SIDEWALK	10 FEET
BUILDING TO COMMON SPACE OUTLOTS	5 FEET
INTERIOR SIDE SETBACK	5 FEET
MINIMUM LOT WITH AT SETBACK	30 FEET

SITE DATA

UNITS	110 UNITS	
OUTLOTS	8 OUTLOTS	
(PRIVATE DRIVE) (OUTLOT A)	(1 OUTLOT)	
(OPEN SPACE) (OUTLOTS B-F)	(5 OUTLOTS)	
(FUTURE DEVELOPMENT) (OUTLOTS G-H)	(2 OUTLOTS)	
DENSITY (DWELLING UNITS/ GROSS AREA-FUTURE DEVELOPMENT(OUTLOTS G-H))	6.63 D.U./ACRE	
GROSS	1,217,769 S.F.	27.956 ACRES
LOTS	366,513 S.F.	8.414 ACRES
OUTLOT (PRIVATE DRIVE) (OUTLOT A)	780075 S.F.	17.908 ACRES
(OPEN SPACE) (OUTLOTS B-F)	(105,318 S.F.)	(2.418 ACRES)
(FUTURE DEVELOPMENT) (OUTLOTS G-H)	(179,849 S.F.)	(4.129 ACRES)
(494,908 S.F.)	(11.361 ACRES)	
PUBLIC R.O.W. (STREET C)	71,181 S.F.	1.634 ACRES
TOTAL	1,217,769 S.F.	27.956 ACRES

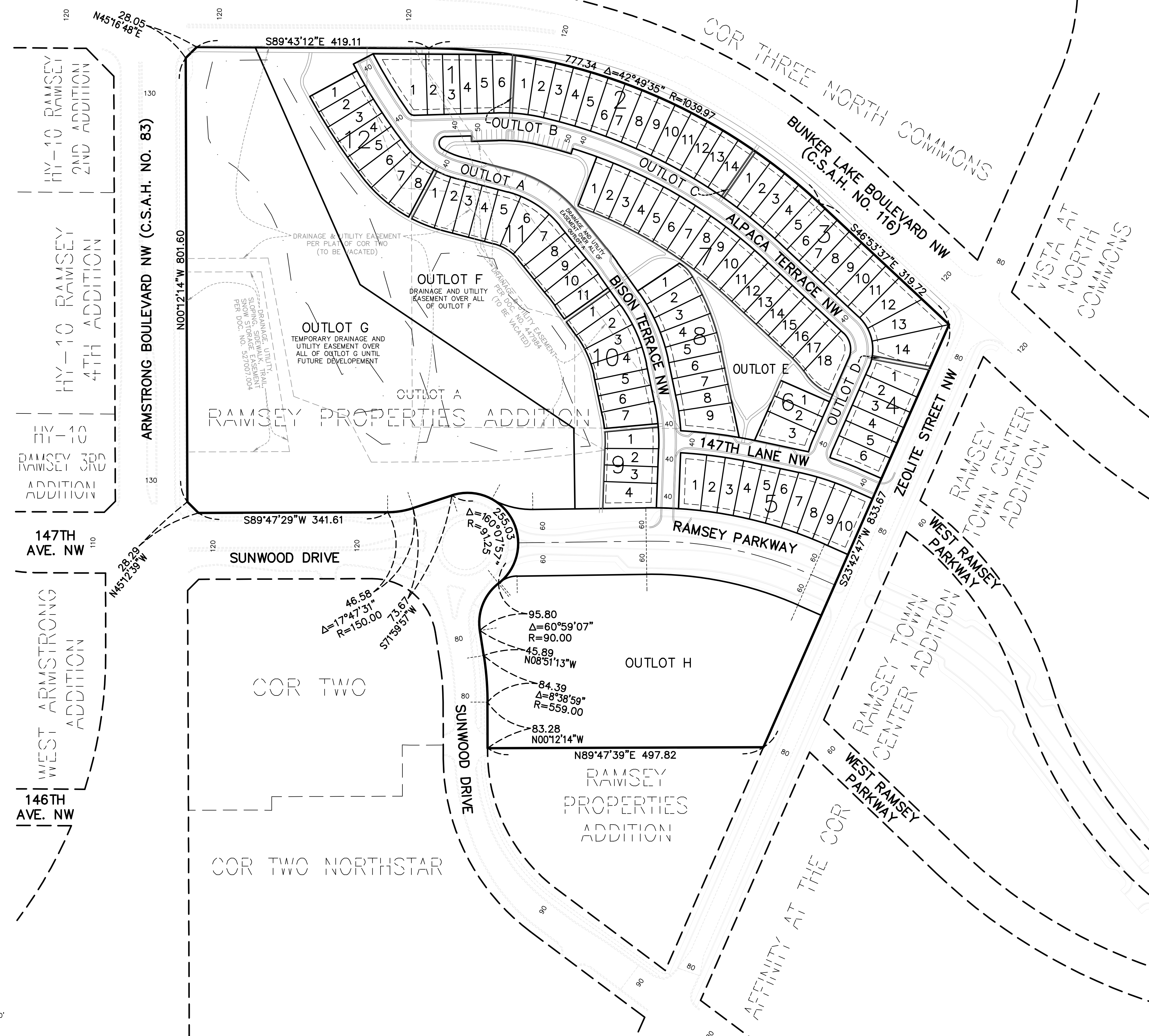
DRAINAGE AND UTILITY SHALL BE DEDICATED OVER ALL COMMON OUTLOTS
(OUTLOTS A, B, C, D, E & F)

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044
mhampton@jrhillinc.com
www.jrhillinc.com

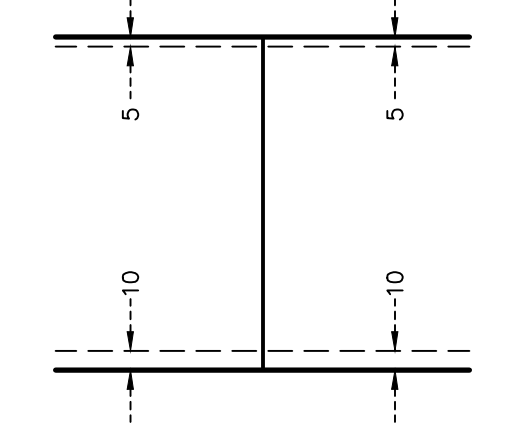


WATERFRONT VILLAGE
RAMSEY, MINNESOTA
PRELIMINARY PLAT
FOR
CENTRA COMPANIES
11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

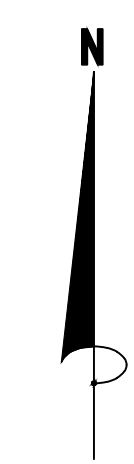
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DATE 12/1/2023
REVISIONS A 1/9/24: City comments
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PROJECT NO. 24108-00
C2.0



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5
FEET IN WIDTH, UNLESS OTHERWISE INDICATED,
ADJOINING REAR LOT LINES, AND BEING 10 FEET
IN WIDTH, UNLESS OTHERWISE INDICATED,
ADJOINING RIGHT OF WAY LINES AND PRIVATE
ROAD (OUTLOT A), AS SHOWN ON THIS PLAT.



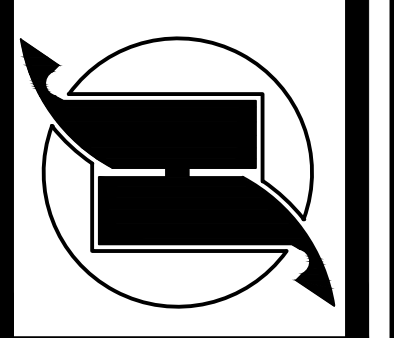
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148TH LANE NW

S89°43'12"E 419.11

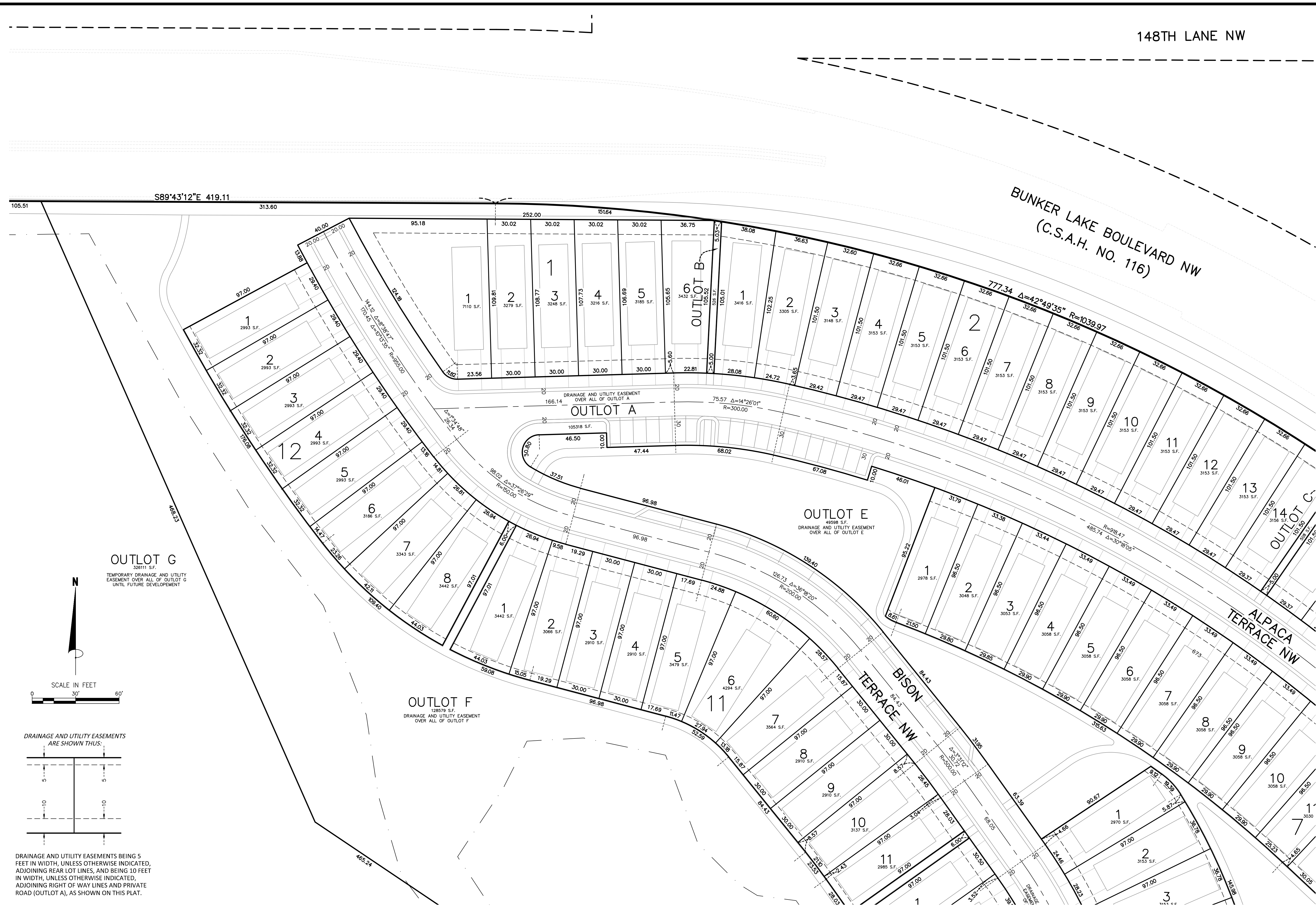
BUNKER LAKE BOULEVARD NW
(C.S.A.H. NO. 116)

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 PHONE: 952.890.6044 mhampton@jrhill.com
 www.jrhill.com



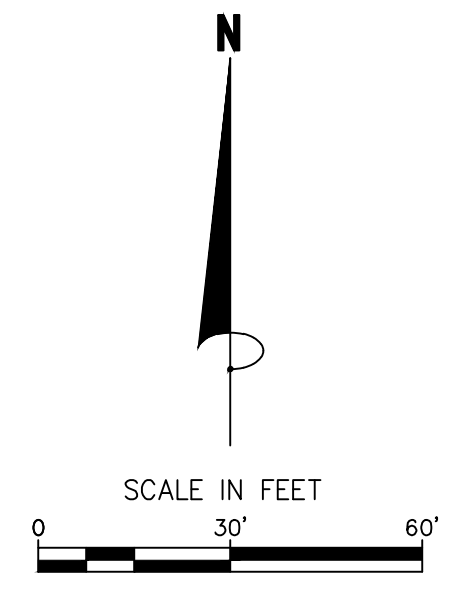
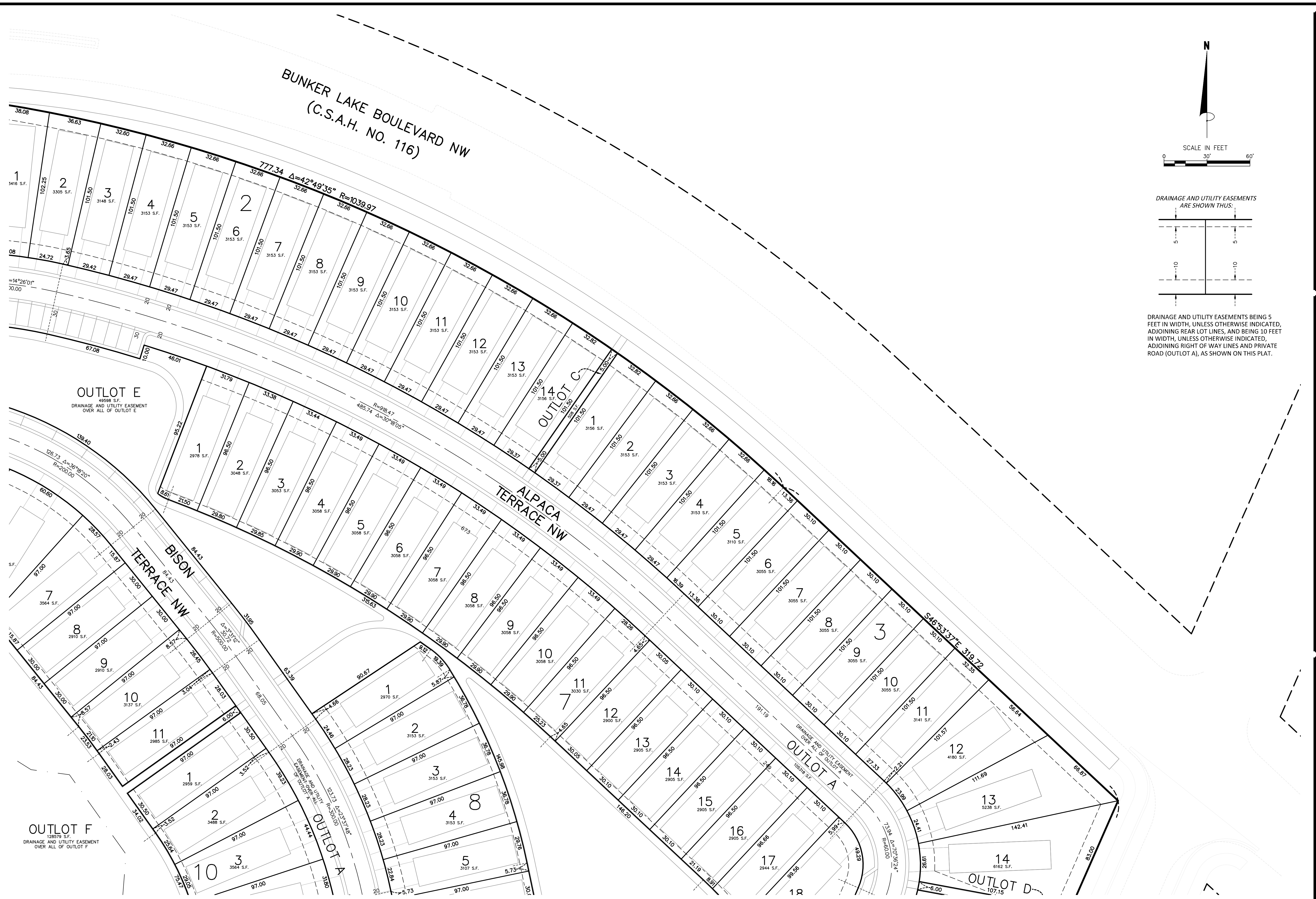
WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
 PRELIMINARY PLAT
 FOR
 CENTRA COMPANIES
 11460 ROBINSON DRIVE NW, COON RAPIDS, MN 55433

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A 1/9/24: City comments	
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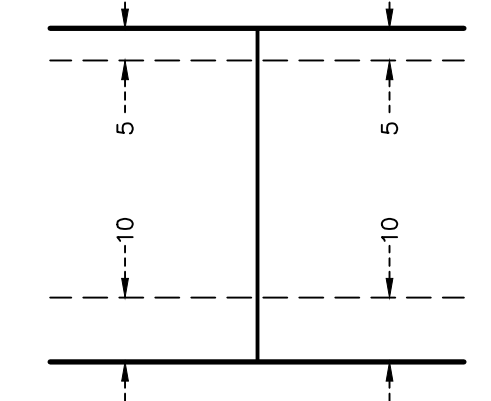


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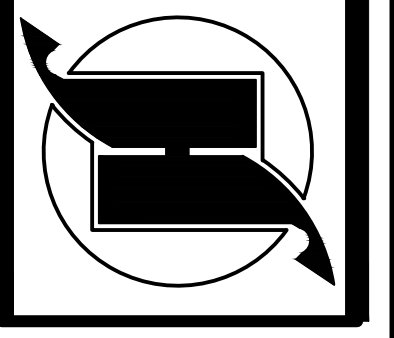


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



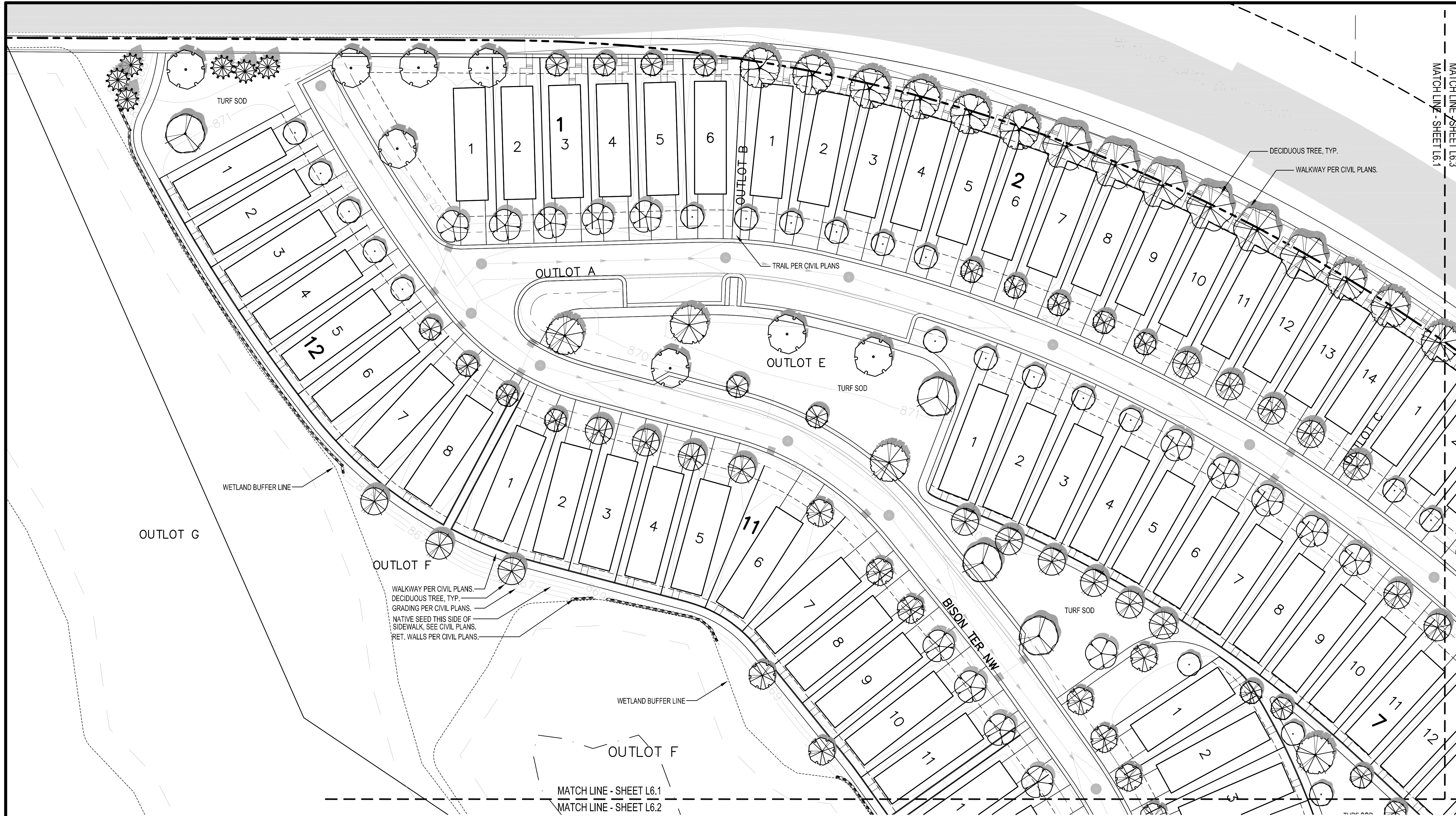
DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING REAR LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND PRIVATE ROAD (OUTLET A), AS SHOWN ON THIS PLAT.

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 PLANNERS / ENGINEERS / SURVEYORS
 2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
 PHONE: 952.890.6044 mhampton@jrhill.com www.jrhill.com



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

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REVISIONS	
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PROJECT NO.	24108-00
	C2.2



CALYX DESIGN GROUP
 Landscape Architecture - Planning
 475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
 telephone: 651.788.9018
 internet: www.calyxdesigngroup.com

I hereby certify that this plan, specification or other document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
PRELIMINARY
 Print Name: _____ License No. 46324
 Signature: _____ Date: _____

WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
 FOR
CENTRA HOMES
 11460 ROBINSON DRIVE, COON RAPIDS, MN

DRAWN BY	BH
DATE	12/15/23
REVISIONS	
1/12/24	SITE PLAN REV.
CAD FILE	24108-L
PROJECT NO.	24108
	L6.1

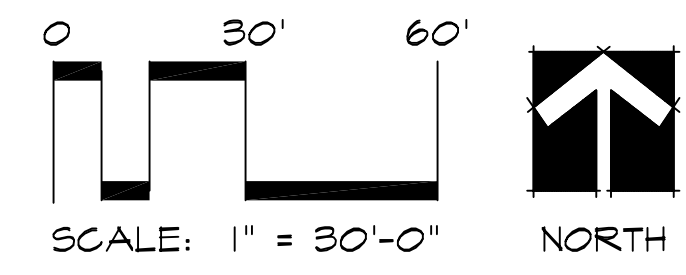
MUNICIPAL LANDSCAPE CALCULATIONS:

Minimum Planting Sizes
 Coniferous Trees: 5' Hgt.
 Ornamental Trees: 1.0" Cal.
 Shade/Deciduous Island Trees: 1.0" Cal.
 Shade/Deciduous Overstory Trees: 1.0" Cal.
 Deciduous Shrubs: 24"

City of Ramsey COR-4b Residential Units:
 One Overstory Tree Per 35 Feet of Street Frontage
 2,250 LF Public Street Facing Frontage = 64
 2,660LF Internal Roads X2 (Double-Loaded) / 35 = 152
 Development Front Yard Trees To Be Planted: 216
 Development Rear Yard & Buffer Trees To Be Planted: 42

GENERAL NOTES:

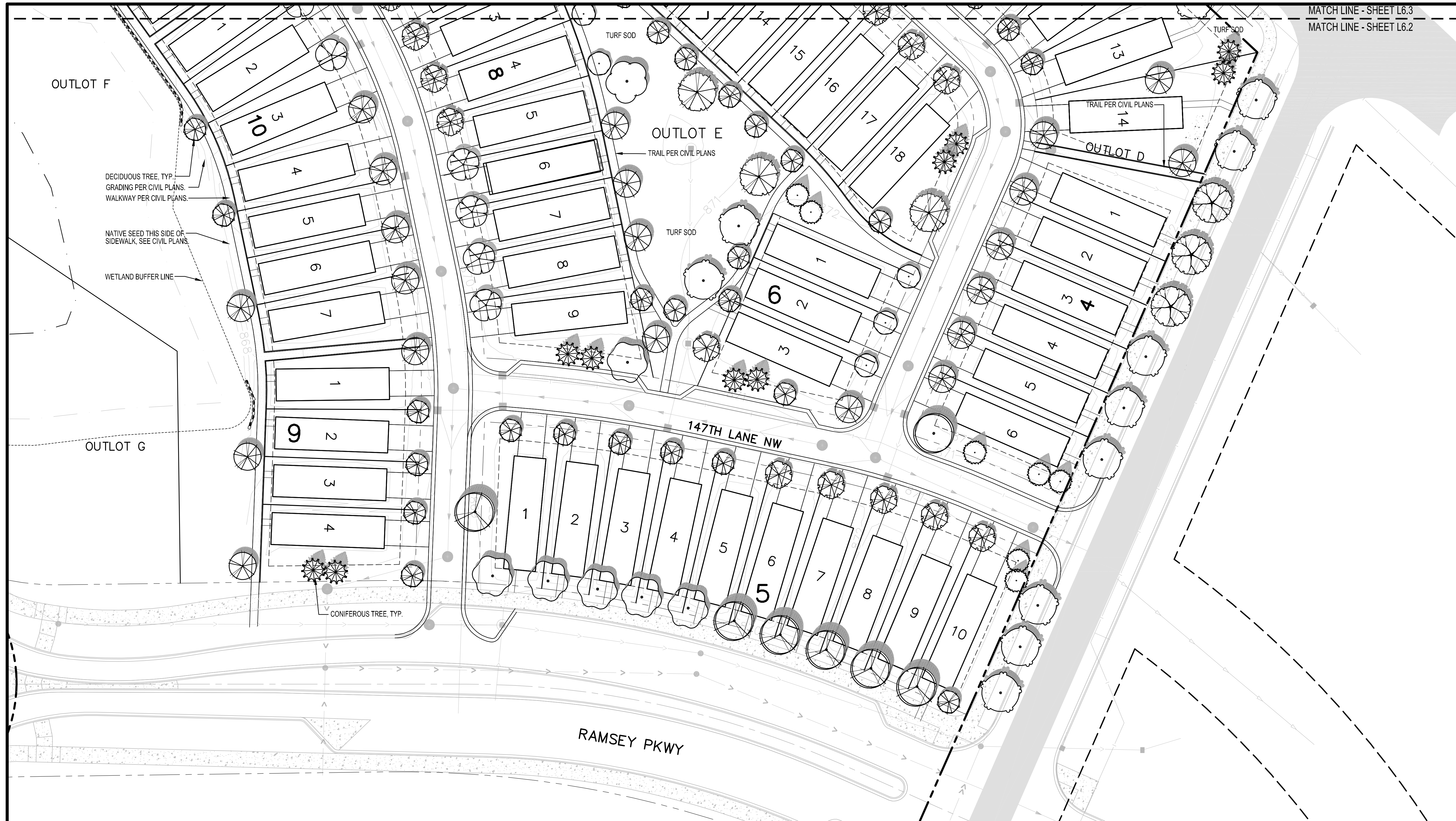
- Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
- See Civil Engineer's plans for grading layout and requirements
- Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
- Sod all disturbed areas except plant beds and areas noted to receive mulch or native seed.
- Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
- Refer to builder's specifications for additional requirements.
- See Sheet L6.4 for Landscape Details, Notes, Schedules, and Typical Foundation Planting Enlargement. Landscape contractor shall be responsible for determine their own plant quantities per unit during bidding.
- Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.



See Sheet L6.4 for Planting Details, Notes, and Requirements

LANDSCAPE LAYOUT WEST:





OUTLOT F

OUTLOT E

OUTLOT D

OUTLOT G

147TH LANE NW

RAMSEY PKWY

DECIDUOUS TREE, TYP.
 GRADING PER CIVIL PLANS.
 WALKWAY PER CIVIL PLANS.

NATIVE SEED THIS SIDE OF
 SIDEWALK, SEE CIVIL PLANS.

WETLAND BUFFER LINE

CONIFEROUS TREE, TYP.

TURF SOD

TRAIL PER CIVIL PLANS

TURF SOD

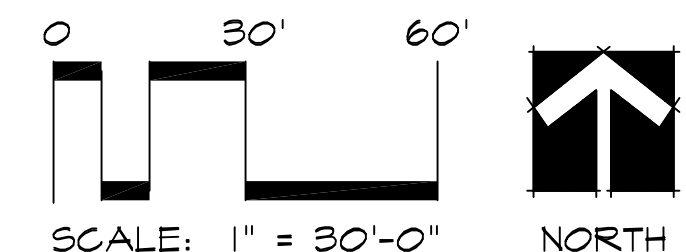
TRAIL PER CIVIL PLANS

TURF SOD

GENERAL NOTES:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch or native seed.
5. Place a minimum of 4" topsoil, with not more than 35% sand content. Topsoil inspection is required prior to installing sod and trees.
6. Refer to builder's specifications for additional requirements.
7. See Sheet L6.4 for Landscape Details, Notes, Schedules, and Typical Foundation Planting Enlargement. Landscape contractor shall be responsible for determine their own plant quantities per unit during bidding.
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LANDSCAPE LAYOUT SOUTH:



See Sheet L6.4 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
 Landscape Architecture - Planning
 475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
 telephone: 651.788.9018
 internet: www.calyxdesigngroup.com

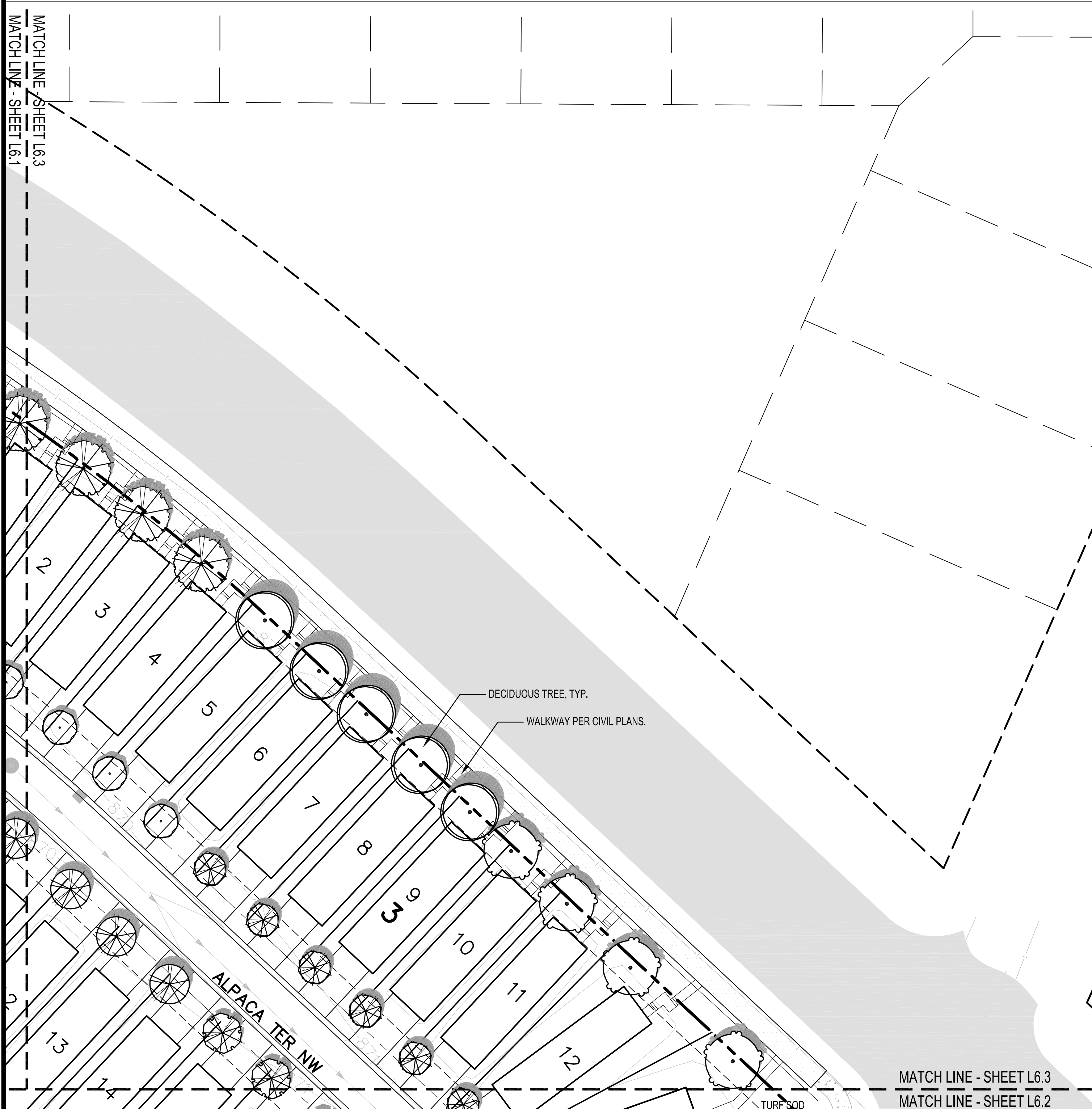
I hereby certify that this plan, specification, or contract was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Print Name: **Barbara J. Bergstrom, RLA**
 Signature: _____
 Date: _____
PRELIMINARY
 License No. 46924

WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
 FOR
CENTRA HOMES
 11460 ROBINSON DRIVE, COON RAPIDS, MN

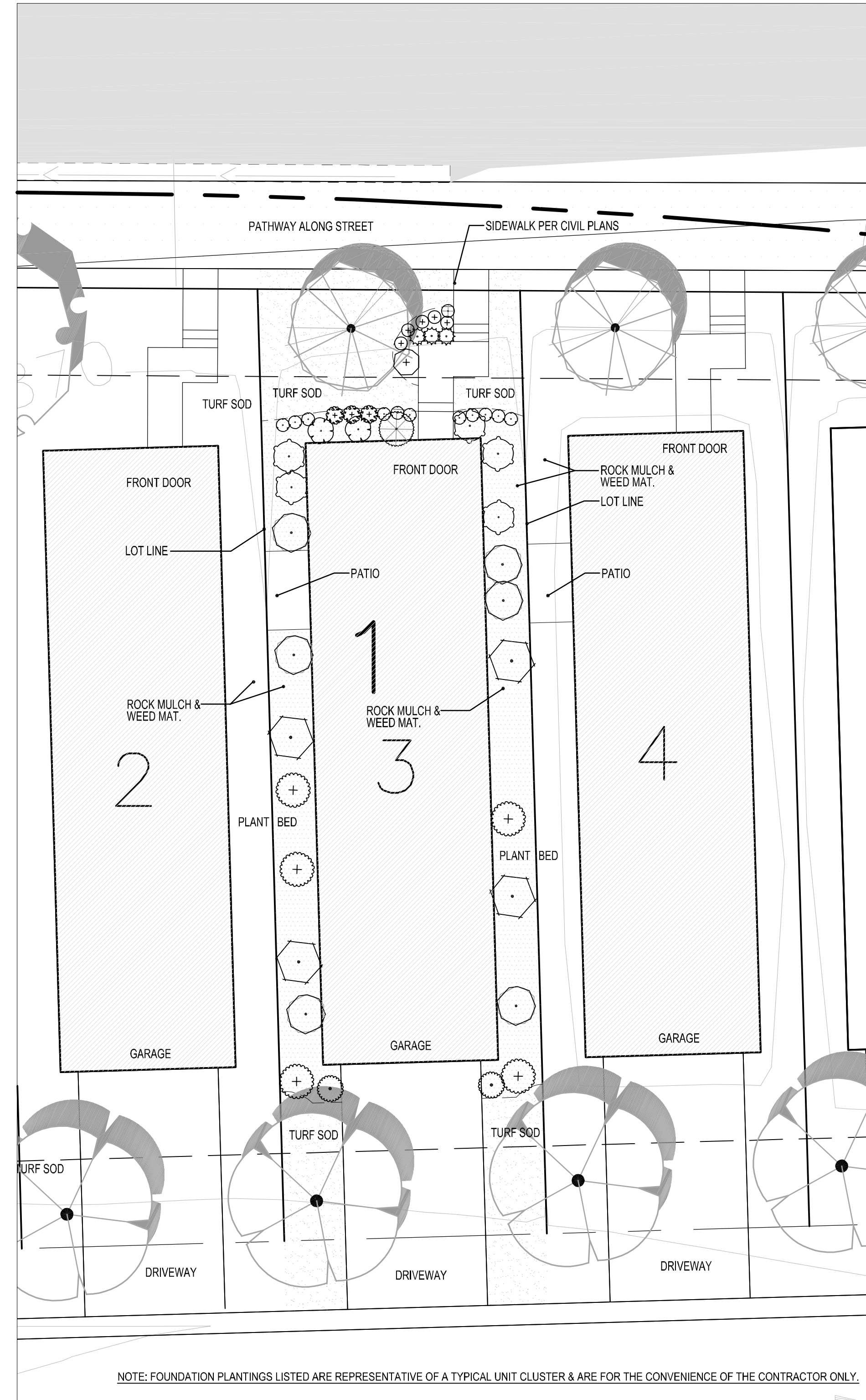
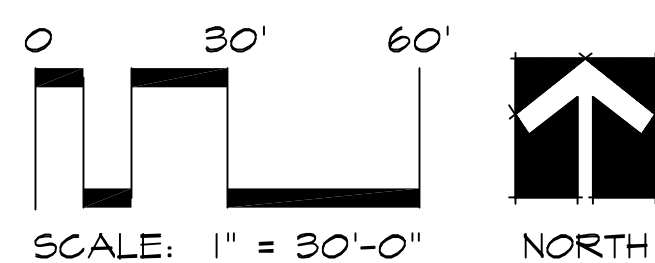
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DATE	12/15/23
REVISIONS	
1/12/24	SITE PLAN REV.
CAD FILE	24108-L
PROJECT NO.	24108
	L6.2

GENERAL NOTES:

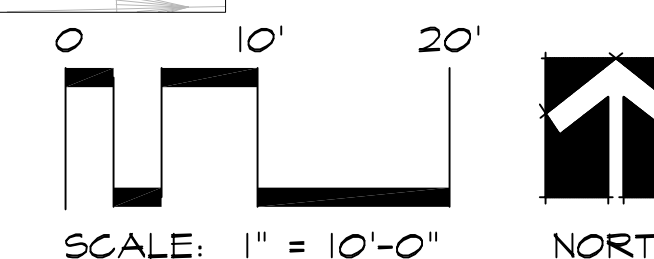
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2. See Civil Engineer's plans for grading layout and requirements
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6. Refer to builder's specifications for additional requirements.
7. See Sheet L6.4 for Landscape Details, Notes, Schedules, and Typical Foundation Planting Enlargement. Landscape contractor shall be responsible for determine their own plant quantities per unit during bidding.
8. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.



LANDSCAPE LAYOUT EAST:

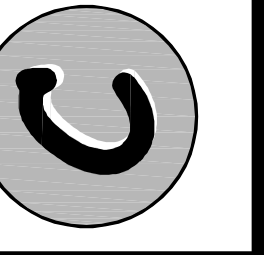


TYPICAL FOUNDATION PLANTING ENLARGEMENT:



See Sheet L6.4 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
 Landscape Architecture - Planning
 475 Cleveland Avenue N. | Suite 101A | St. Paul, MN 55104
 telephone: 651.788.9018
 internet: www.calyxdesigngroup.com



I hereby certify that this plan, specification, or other document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Print Name: Ben Bergstrom, RLA
 Signature: _____
 Date: _____
PRELIMINARY
 License No. 48924

WATERFRONT VILLAGE
 RAMSEY, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
 FOR
CENTRA HOMES
 11460 ROBINSON DRIVE, COON RAPIDS, MN

DRAWN BY	BH
DATE	12/15/23
REVISIONS	
1/12/24	SITE PLAN REV.
CAD FILE	24108-L
PROJECT NO.	24108
	L6.2

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

RESOLUTION #24-041

**A RESOLUTION GRANTING PRELIMINARY PLAT AND SITE PLAN APPROVAL
FOR WATERFRONT VILLAGE**

RECITALS

WHEREAS, Centra North, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for a 110-unit detached townhome development on the property generally described as follows:

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

(**"Subject Property"**); and

WHEREAS, the Applicant is purchasing a portion of the **Subject Property** from the City of Ramsey; and

WHEREAS, the **Subject Property** is zoned COR-4b and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the City Code allows townhouses as a permitted use in the COR-4b Zoning District, subject to a Site Plan Review; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on January 25, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed and recommended approval of the request at a public hearing on January 25, 2024; and

WHEREAS, the City Council reviewed the request at its meeting on February 13, 2024.

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 Preliminary Plat approval for a plat with one-hundred-and-ten townhome lots and seven outlots and Site Plan approval for a detached townhome development in accordance with relevant City Codes, subject to the following conditions:

Section 1. Plat Requirements

1.01. Final legal form approved by the City Attorney.

- 1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.
- 1.03. Easement review by the City Engineer.
- 1.04. Standard development and park/trail dedication fees shall be paid for all lots created by this Plat, except Outlot G. Fees on Outlot G will be charged at the rates in effect at the time of its subdivision.
- 1.05. Outlot H, as shown on the preliminary plat, shall be platted as a Lot and Block. Development fees for this lot shall be charged at the rates in effect at the time of its subdivision.

Section 2. Site Plan Review Requirements

- 2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated January 15, 2024. The applicant is authorized to proceed to construction plans.
- 2.02. That the **Applicant** shall provide upgraded side building elevations that show enhanced design, per the COR Framework requirements, on the following units where a side faces a public roadway, private roadway, or a walkway:
 - Lots 1 and 6, Block 1;
 - Lots 1 and 14, Block 2;
 - Lots 1 and 14, Block 3;
 - Lots 1 and 6, Block 4;
 - Lots 1 and 10, Block 5;
 - Lots 1 and 3, Block 6;
 - Lots 1 and 18, Block 7;
 - Lots 1 and 9, Block 8;
 - Lots 1 and 4, Block 9;
 - Lots 1 and 7, Block 10;
 - Lots 1 and 11, Block 11;
 - Lots 1 and 8, Block 12
- 2.03. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.
- 2.04. Approval by the Lower Rum River Watershed Management Organization.
- 2.05. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred until after the roadway is complete.

- 2.06. This Site Plan approval shall automatically expire if the use is not initiated by January 25, 2025, and issuance of the building permit shall constitute as initiation of the use.
- 2.07 Update to construction plans per staff review comments in ProjectDox.
- 2.08 Sound attenuation in the construction of the units may be required for those units along Bunker Lake Boulevard per Anoka County Highway Department's comments. A noise study must be completed for those units.