

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Commissioner Ryan Heineman

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 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 Anderson, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the April 25, 2024 Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Variance Request Related to Accessory Structure Setback Regulations at 15851 St. Andrews Lane NW (Project 24-107); Case of Parent Custom Homes, LLC

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends adoption of Resolution #24-136, granting a Variance to accessory structure placement at 15851 St. Andrews Lane NW.

Commissioner Van Scoy commented that he does not have an issue with the placement of the garage. He stated that the garage appears to be a nice two-story structure and asked if there are standards guiding that.

City Planner Martin replied that the new standards emphasize height and not the interior of the structure. He noted that this is not unique in that there are two story accessory structures that meet the maximum height.

Commissioner Van Scoy asked if the accessory structure would include living space and whether that would be allowed. He stated that if that would not be allowed, it should be clarified in the conditions.

Planning Manager Larson commented that the space can be finished for personal space, such as a home office or recreation space. He stated that an accessory dwelling unit (ADU) could exist, if under 800 square feet, which this would be, although that type of use has not been discussed.

Commissioner Van Scoy thanked staff and noted that his intention was just to determine whether or not that would be allowed.

Commissioner Anderson asked if living quarters could be created in the upper level, such as an apartment.

City Planner Martin commented that in looking at the plans there are no plans for plumbing and therefore would not meet the requirements for habitable space. He stated that if that type of

conversion were desired in the future, building code requirements would need to be met and provided examples. He noted that an ADU permit would be reviewed administratively.

Citizen Input

Eric Nelson, applicant, stated that the area is intended to be used for storage and his wife's gardening hobby and will not be habitable space.

Commissioner Anderson asked why the structure would not be on the south side where there appears to be more space.

Mr. Nelson commented that less driveway work is required for this location and advised that the same steep slope still exists on the south side, therefore the same variance would be requested.

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

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

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

Commission Business

Commissioner Anderson asked if a condition could be added that the space could not be habitable.

Planning Manager Larson commented that if the space were to meet the criteria for habitable space, it could become an ADU per City Code.

Commissioner Van Scoy commented that if the applicant decided to convert the space, it would need to meet City Code and therefore would be safe and a reasonable use. He recognized that in the past that type of use would not be allowed but with the changes that have been made to the City Code, that would be an allowance.

Motion by Commissioner Peters, seconded by Commissioner Hunt, to adopt Resolution #24-136 Granting a Variance to Accessory Structure Placement at 15851 St. Andrews Lane NW.

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

6.02: Public Hearing: Variance for Accessory Structure Placement at 6787 Green Valley Road NW (Josh Hunt)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:15 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the variance with the stipulation that a Home Occupation Permit application is made if it is intended to be used, in part, for business purposes.

Commissioner Van Scoy commented that it is his understanding that the property is zoned RR.

Planning Manager Larson commented that under the old Code, the property was R-1 single-family within the MUSA, but without connections and therefore it was placed into MUSA Reserve as the infrastructure is not there.

Citizen Input

Josh Hunt, applicant, stated that he was present to address any questions.

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

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

Chairperson Gengler closed the public hearing at 7:20 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to adopt Resolution #24-135 Granting a Variance to Accessory Building Placement at 6787 Green Valley Road NW.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson provided an update on upcoming City Council and Planning Commission agendas.

Councilmember Woestehoff commented that the Connexus Energy rezoned for the landfill will be on the Council agenda again, and believed there may be a different outcome this time.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:23 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Dana Verbeek
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.