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

The Ramsey City Council conducted a regular meeting on Tuesday, April 14, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman (attended remotely)
Acting Mayor Chris Riley
Councilmember Kirsten Buscher
Councilmember Dan Specht
Councilmember Shanna Stewart

Members Absent: Councilmember Michael Olson
Councilmember Eric Peters

Also Present: City Administrator Brian Hagen
Planning Manager Todd Larson
Community Development Director Stephanie Hanson
Senior Planner Chris Anderson
City Clerk Katie Schmidt
City Attorney Amanda Johnson

1. CALL TO ORDER

Acting Mayor Riley called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Acting Mayor Riley.

2. APPROVE AGENDA

Motion by Councilmember Stewart, seconded by Councilmember Specht, to approve the agenda as presented.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

3. PRESENTATIONS

3.1 New Board and Commission Member Oath of Office

City Clerk Schmidt performed the Oath of Office for Mr. Daniel Payne to the Environmental Policy Board, and Mr. Michael Allshouse and Mr. Layee Sanoe to the Planning Commission.

4. CITIZEN INPUT

None.

5. CONSENT AGENDA

Motion by Councilmember Stewart, seconded by Councilmember Specht, to approve the following items on the Consent Agenda:

- 5.01: Receive Cash and Investments for Period Ending March 31, 2026
- 5.02: Receive February 2026 Financial Reports – General Fund, EDA, and Enterprise Funds
- 5.03: Note the following Boards, Commissions, and Meeting Minutes:
 - Planning Commission – March 26, 2026
 - Environmental Policy Board – February 9, 2026
 - Economic Development Authority – February 12, 2026
 - Park and Rec Commission – February 12, 2026
 - Public Works – No Meeting, March 17, 2026
- 5.04: Approve the following Meeting Minutes:
 - 1) City Council Special Work Session dated March 19, 2026
 - 2) City Council Work Session dated March 24, 2026
 - 3) City Council Regular Session dated March 24, 2026
- 5.05: Approve Business License Applications
- 5.06: Adopt Resolution #26-093 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2026, through April 8, 2026
- 5.07: Adopt Resolution #26-088 Proclaiming April 24, 2026, as Arbor Day and the Month of May as Arbor Month
- 5.08: Adopt Resolution #26-089 Approving Release of Right of Re-Entry Agreement – Bunker Lake Crossing LLC (Chipotle)
- 5.09: Adopt Resolution #26-090 Accepting MN DNR Conservation Partners Legacy Grant for The Waterfront
- 5.10: Adopt Resolution #26-091 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08
- 5.11: Adopt Resolution #26-092 Authorizing Staff to Apply for Water Efficiency Grant Funding through the Metropolitan Council

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

6. PUBLIC HEARING

6.01: PUBLIC HEARING: Approve On-Sale Liquor License, including Sunday sales, for Wolf Entertainment, LLC dba Carbone's Pizza & Pub located at 6415 Highway 10 NW, Ramsey, MN 55303 (formerly Aurelio's)

Presentation

Community Development Director Hanson introduced the public hearing for an on-sale liquor license, including Sunday sales, for Wolf Entertainment LLC doing business as Carboni Pizza and Pub at 6415 Highway 10. The background investigation was completed and approved by the Police Chief, and City staff recommended approval of the license.

Public Hearing

Acting Mayor Riley called the public hearing to order at 7:05 p.m.

Citizen Input

None.

Motion by Councilmember Stewart, seconded by Councilmember Buscher, to close the public hearing.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

Acting Mayor Riley closed the public hearing at 7:05 p.m.

Council Business

Motion by Councilmember Stewart, seconded by Councilmember Specht, to approve the On-Sale Liquor License, including Sunday sales, for Wolf Entertainment, LLC dba Carbone’s Pizza & Pub.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

6.02: PUBLIC HEARING: Consider a Request for a Variance to Utilize an Alternative Tree Inventory Methodology for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

Presentation

Senior Planner Anderson explained the request to utilize an alternative tree inventory method for the Serenity at Rivers Edge plat. He noted the Planning Commission was unable to hold a public hearing due to timing, but reviewed the request and provided a recommendation, bringing the item to Council. He described the nine-acre, densely wooded riparian site along the Mississippi River, primarily consisting of eastern red cedar. He explained that the developer proposes a fixed-radius plot method due to the density and uniform tree composition, which would minimize disturbance. He added that the property is within the Mississippi River Corridor Critical Area overlay, requiring vegetation permits at the building stage to ensure compliance with City tree preservation standards.

The applicant addressed the City Council.

Public Hearing

Acting Mayor Riley called the public hearing to order at 7:14 p.m.

Citizen Input

None.

Motion by Councilmember Stewart, seconded by Councilmember Buscher, to close the public hearing.

A roll call vote was performed:

Councilmember Buscher aye
Councilmember Riley aye
Councilmember Stewart aye
Councilmember Specht aye
Mayor Heineman aye

Motion carried.

Acting Mayor Riley closed the public hearing at 7:14 p.m.

Council Business

Motion by Councilmember Specht, seconded by Councilmember Buscher, to adopt Resolution #26-087, granting a variance to utilize an alternative methodology to collect tree data for the plat known as Serenity at Rivers Edge.

Councilmember Buscher expressed support for the request, emphasizing the importance of environmental stewardship and appreciating staff’s efforts to balance development with tree preservation while avoiding unnecessary burden.

Acting Mayor Riley commended the developer and staff for identifying an alternative approach that meets City standards without being overly burdensome.

A roll call vote was performed:

Councilmember Buscher aye
Councilmember Riley aye
Councilmember Stewart aye
Councilmember Specht aye
Mayor Heineman aye

Motion carried.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #26-078, Approving a Conditional Use Permit for Indoor Commercial Recreation for D-Bat Baseball & Softball Academy at 8252 147th Lane NW, Suite 700

Planning Manager Larson presented a conditional use permit request for DBAT Baseball and Softball Academy at 8250 247 Lane NW, Suite 700, within the Bunker Lake Industrial Park. He explained the site is zoned light industrial and guided for business park use, with indoor recreation requiring a conditional permit. The proposed facility would occupy approximately 16,000 square feet and include batting cages, training space, and a small retail and waiting area, with an estimated capacity of about 68 people. A parking analysis found the site can accommodate demand, with

overflow options available if needed. The Planning Commission reviewed the request on March 26 and unanimously recommended approval.

The applicant, Mr. Ryan Hanson, described the facility as a youth training and development space offering batting cages, pitching equipment, and fielding practice areas, along with instruction and programming such as camps and lessons. He noted the inclusion of a small pro shop and stated the facility is expected to generate a steady flow of users rather than significant traffic congestion.

Motion by Councilmember Stewart, seconded by Councilmember Buscher, to adopt Resolution #26-078, Approving a Conditional Use Permit for Indoor Commercial Recreation at 8252 147th Lane NW, Suite 700.

Mayor Heineman expressed support for the proposal, highlighting continued investment in expanding sports programming for youth and adults and noting the addition contributes to the Northwest Metro.

Councilmember Buscher supported the request, noting it meets the criteria for a conditional use permit and expressing appreciation for the facility as a valuable resource for local families.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

7.02: Adopt Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom for Power Lodge at 6701 Highway 10 NW

Planning Manager Larson presented a conditional use permit request for Power Lodge at 6701 Highway 10 NW, explaining that the site is zoned B3 for commercial use, with dealerships allowed by approval. The site is just under two acres and would operate as a seasonal showroom with minimal interior changes, including an outdoor display area and required fire lane access. He added that the site meets code requirements for parking and layout, and the Planning Commission reviewed the request on March 26 and recommended approval.

The applicant, Mr. Tom Dean, explained that the proposal would create a cleaner showroom for seasonal inventory currently stored off-site, while primary operations would remain at another location. He noted the site would be used occasionally rather than as a full-time retail operation. Acting Mayor Riley confirmed that the seasonal, limited showroom use aligns with the intent of the conditional use permit, and Planning Manager Larson affirmed this.

Councilmember Stewart asked about exterior conditions, noting that the paint was unfinished. Planning Manager Larson explained the property is part of a broader Highway 10 corridor

improvement effort, and exterior updates would likely be addressed through that process, though conditions could be applied if desired.

Councilmember Buscher emphasized that expectations for exterior improvements should be applied consistently across businesses.

Motion by Councilmember Specht, seconded by Councilmember Buscher, to adopt Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom at 6701 Highway 10 NW.

Councilmember Buscher thanked the applicant for continued investment in the City and expressed appreciation for the business and its contributions to the community.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

7.03: Consider Resolution #26-082 Amending Development Agreement for Northstar Trucking & RV Parking

Planning Manager Larson explained the request involves a shared property with Elk River and is limited to a time extension of the development agreement completion date from June 1 to September 1 at the lender's request. He noted the previous agreement remains in place but unsigned, and any revision would replace it.

Councilmember Specht asked about progress toward compliance. Planning Manager Larson reported that site maintenance has improved following staff follow-up, but construction has not begun due to outstanding requirements, including financial sureties and final approvals.

Councilmember Buscher asked whether delays were related to City processes. Planning Manager Larson clarified that delays were not due to the City and were primarily related to revisions, coordination with agencies, and applicant-side processes.

The applicant explained that delays were due to seasonal construction limitations, financing challenges, and navigating the development process, noting the project is now nearing readiness to proceed and requesting the extension. The applicant's attorney stated steps have been taken to address prior issues and requested consideration of both the extension and reduced financial surety amounts.

Councilmember Specht requested clarification on the staff's neutral position. Planning Manager Larson explained that it reflects prior Council direction emphasizing project completion while allowing Council discretion.

Mayor Heineman and staff clarified that without an extension, the applicant must meet the June 1 deadline, though progress could still be evaluated and additional actions taken if necessary. Staff noted the lender requires additional time to prepare the letter of credit, making the extension beneficial.

Councilmember Stewart asked about the relationship between financing and the extension. Staff explained that the bank requires a confirmed surety amount before issuing the letter of credit. Acting Mayor Riley noted the required amount has been known, while the applicant clarified timing and efforts to reduce costs and secure financing.

Councilmember Specht acknowledged the challenges and indicated likely support despite concerns about delays. The applicant acknowledged inexperience contributed to delays and noted lessons learned.

Acting Mayor Riley opposed the extension, citing prior extensions and lack of progress, while Councilmember Stewart noted recent site improvements and limitations without financing.

Discussion also addressed tenant management and site compliance. The applicant confirmed understanding of expectations and described monitoring and enforcement efforts, including improved oversight and communication with tenants.

Councilmember Buscher acknowledged the applicant's efforts and challenges, ultimately expressing support for the extension while emphasizing the need for continued compliance and progress.

Motion by Councilmember Stewart, seconded by Councilmember Specht, to adopt Resolution #26-082 approving an amended development agreement for Northstar Truck & RV Parking.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	nay
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	nay

Motion failed due to lack of four affirmative votes.

7.04: Introduce Ordinance #26-05 Amending Chapter 106 (Zoning Code) of City Code Pertaining to the Maximum Front Yard Setback for the R-1A, R-1B, and R-1C Districts

Planning Manger Larson presented a proposed code amendment for the Serenity at Rivers Edge area, explaining that the current R1 zoning requires homes to be set within a defined front-yard setback, which would push certain riverfront homes farther from the water. He noted the proposed house placements closer to the river are reasonable, but would otherwise require variances, which staff did not support. Instead, staff recommended amending the code to allow an exception for riparian lots in specific overlay districts, consistent with existing allowances for accessory structures while maintaining the required setbacks from the river. He added that the Planning Commission held a public hearing on March 26 and unanimously recommended approval, with this being the first reading of the ordinance.

Councilmember Buscher asked whether there were additional historical reasons for the front yard setback requirements beyond concerns about building too close to the river.

Planning Manager Larson explained the setback requirement was primarily intended to keep homes aligned along the street, based on the assumption that houses would face the roadway, and noted staff were supportive of the proposed change.

Councilmember Buscher asked whether there are concerns about ground disturbance when building closer to the water.

Planning Manager Larson explained that the overlay districts already require setbacks of about 100 feet from the water, so ground disturbance near the river is not a concern under the proposed change.

Acting Mayor Riley expressed support for the code amendment, stating it is a common-sense approach and that standard setbacks do not fit well in this situation.

Councilmember Specht supported creating an exception rather than requiring variances and thanked staff for their creativity, noting a preference for less regulation.

Motion by Councilmember Specht, seconded by Councilmember Stewart, to introduce Ordinance #26-05, amending Chapter 106 of the City Code.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

8. MAYOR, COUNCIL, AND STAFF INPUT

8.01: Legislative Update

City Administrator Hagen provided an update on the Mississippi River Crossing initiative, noting state-level legislative activity and an upcoming capital investment committee hearing. He stated the request is for \$2.9 million to fund initial environmental review work, including corridor confirmation and right-of-way identification ahead of the 2050 comprehensive planning. He added that a \$2 million federal request was not selected, but future opportunities remain, and noted housing-related bills affecting local control are not advancing at this time.

Acting Mayor Riley noted state-level legislation regarding cryptocurrency kiosks is advancing, which may eliminate the need for a City ordinance.

Councilmember Specht highlighted upcoming local events and encouraged support of Ramsey businesses.

Mayor Heineman noted the City's efforts contributed to progress on cryptocurrency kiosk legislation at the state level and expressed appreciation for staff and law enforcement involvement.

Councilmember Buscher recognized Public Works staff for their operational support and efficiency and welcomed new commission members, expressing appreciation for their service.

9. ADJOURNMENT

Motion by Councilmember Stewart, seconded by Mayor Heineman, to adjourn the meeting.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Mayor Heineman	aye

Motion carried.

The regular meeting of the City Council adjourned at 8:13 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Sue Osbeck
TimeSaver Off-Site Secretarial, Inc.

A recording of this meeting is available online at www.qctv.org. Recordings are available for 36 months after the meeting date.