

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 23, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:           Chairperson Cheri Gengler  
                                  Commissioner Bruce Anderson (virtual attendee)  
                                  Commissioner Randy Bauer  
                                  Commissioner Tom Hunt  
                                  Commissioner Gary VanScoy

Members Absent:           None

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

**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 Hunt, seconded by Commissioner VanScoy, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

**5. CONSENT AGENDA**

None.

**6. PUBLIC HEARINGS**

**6.01: Public Hearing: Consider a Preliminary Plat and Variance Request for Riverstone South 6<sup>th</sup> Addition (Project No. 24-127); Case of Development Consulting Services, LLC**

**Public Hearing**

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

**Presentation**

Senior Planner Anderson presented the staff report stating that staff recommends approving both the variance for cul-de-sac length and the preliminary plat for Riverstone South 6<sup>th</sup> Addition. He provided additional details on public comments received from a neighboring property owner who had concerns about stormwater management and whether runoff would come onto adjacent properties and felt too much housing was being developed overall in the general area.

Commissioner Bauer asked if this area was included in the long-range plan for Riverstone South as housing.

Senior Planner Anderson replied that this area was part of the Riverstone South Preliminary Plat as an outlot, but the details as to how the outlot would be subdivided were not shown. He stated that the development of this area was included in the environmental assessment worksheet that was completed.

Commissioner VanScoy asked if this request meets all the minimum standards of the R1-B zoning district and noted that it sounds like the City recommended the cul-de-sac rather than an intersection.

Senior Planner Anderson stated that there are a few tweaks to lots that are required, as noted in the staff review comments.

**Citizen Input**

John Dobbs, applicant, stated that they were not sure what they would want to do with this outlot but have decided to proceed with single-family homes. He stated that the 50-foot buffer was contemplated long ago to provide a buffer between the housing types.

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:21 p.m.

**Commission Business**

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #25-026 Approving a Variance for Cul-de-Sac Length.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #25-027 Approving the Preliminary Plat for Riverstone South 6<sup>th</sup> Addition.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

**6.02: Public Hearing: Northstar Truck and RV Parking – Rezoning and Site Plan Review  
– 15861 Jarvis Street NW**

## **Public Hearing**

Chairperson Gengler called the public hearing to order at 7:22 p.m.

## **Presentation**

Planning Manager Larson presented the staff report stating that staff recommends approval of the PUD and associated site plan, contingent upon staff's review comments.

Commissioner Bauer referenced 3.5 within Section 3 and asked if there would be a possibility that the definitions used by Ramsey and Elk River could be different which could create a conflict.

Planning Manager Larson replied that the definitions are very similar. He stated that the Ramsey definition would be used on the Ramsey side and the Elk River definition would be used on the Elk River side of the property.

Commissioner Hunt asked if the goal is for the requirements to line up for both the Ramsey and Elk River sides to avoid the situation in which vehicles are just moved to the other side of the line.

Planning Manager Larson confirmed that is correct.

Commissioner VanScoy asked if Elk River has the same process for a PUD.

Planning Manager Larson confirmed that the process is similar for Elk River and that Elk River is also using a PUD for this property.

Commissioner Hunt asked if the requirement to remove the salvage vehicles and car dealership overflow parking has been well received by the applicant.

Planning Manager Larson replied

Councilmember Peters asked if the PUD would run with the current owner of the property.

Planning Manager Larson replied that the PUD would run with the land as it is a zoning district.

Commissioner VanScoy asked if there have been any comments received from surrounding property owners.

Planning Manager Larson commented that both Ramsey and Elk River mailed public hearing notices to residents for both meetings. He stated that while he has not received calls lately, the City received quite a few calls when the business opened, which started the code enforcement action. He stated that the applicant has done a lot of work on the site, and it does look a lot nicer than it did one year ago.

## **Citizen Input**

Nikolai Vladika, 11824 Winnetka Ave N, Champlin, MN noted a condition that requires current license plates and commented that in the trucking industry license plates are very expensive and sometimes they have a backup truck. He explained that within a trucking company, you can move the plates from one vehicle to another. He asked if that condition could be modified. He stated that he was involved in the property from the beginning but has become more involved. He asked for duplicate copies of paperwork that has been sent from the City. He stated that they have requested a container/shack on the Elk River side in order to have a security guard onsite to ensure people are parking in the right spot and handle any conflicts that could arise. He stated that they have not yet heard a response from Elk River on that request. He commented on the difficulty of this property being split between two cities and stated that they would like to move forward as they are still in the same spot they were one year ago and are losing money on this project.

Commissioner Bauer asked if 5.1 could be modified to state automobiles have to have current licenses but perhaps the trucks could be addressed separately to allow the sharing of license plates between operable trucks.

Planning Manager Larson commented that he would research that with the licensing department to ensure he is not contradicting state law while also ensuring a truck is not parked there for 20 years.

Nikolai provided information on license requirements of different states and for commercial semi-trucks.

Chairperson Gengler referenced the upgrades to the site with fencing and plantings and asked if that is a requirement of the PUD or a suggestion.

Planning Manager Larson replied that is part of the site plan which is then referenced in the PUD.

Chairperson Gengler asked if the applicant agrees with those upgrades to the site related to fencing and trees.

Nikolai stated that they could add trees and higher fencing but requested that a portion of the setback be reduced from 60 feet.

Planning Manager Larson displayed the site plan and identified the 60-foot buffer yard with fence and landscaping, noting that does meet the City Code. He noted that the 60 feet is a small portion of the site from north to south which has over 200 parking spaces. He stated that if they were going to consider a variance to that setback, it would need to be noticed to the adjacent property owner and there would be additional impacts to the stormwater management, which is already tight if there were additional hardcover.

Councilmember Peters asked if the regular-sized passenger vehicles would have current registration and licensing.

Nikolai commented that he understands the requirement.

Chairperson Gengler commented on the security shack that was mentioned and asked if that would need to be added to the PUD or whether that would be separate because it would be proposed in Elk River.

Planning Manager Larson stated that the site plan could be updated to show the location of the shack.

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:54 p.m.

### **Commission Business**

Chairperson Gengler commented that this makes sense as a way to bring this into alignment and align regulations between the two cities.

Commissioner VanScoy commented that this is a very unique case, and he likes the idea of the two cities working together to find this solution.

Motion by Commissioner VanScoy, seconded by Commissioner Hunt, to recommend that City Council approve of the Planned Unit Development and Site Plan Review.

### **Further discussion**

Commissioner Anderson asked if the comments and questions that came forward tonight would be brought forward to the City Council or whether this should be tabled. Planning Manager Larson stated that he would research the licensing requirements and bring that to the City Council. He stated that the shack can be added to the site plan and the applicant requested copies of paperwork to be sent to them directly. He did not see a reason to table the request. The Commission confirmed its support for keeping the setback at 60 feet.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye

Commissioner Hunt            aye  
Chairperson Gengler        aye

Motion Carried.

**7. COMMISSION BUSINESS**

**7.01: Continue Discussion on the Sign Code Update Pertaining to Definitions for Wall, Freestanding, Temporary and Other Types of Signage**

**Presentation**

City Planner Martin presented the Staff Report stating that the discussion tonight focuses on definitions for signage.

**Commission Business**

Commissioner Anderson commented that staff have done a remarkable job on this to make things clearer.

Chairperson Gengler acknowledged the great work that staff have done on the sign ordinance.

City Planner Martin noted a few terms highlighted in yellow that will be tackled with the electronic message center table, which he will bring forward at the next meeting.

**8. COMMISSION / STAFF INPUT**

Planning Manager Larson noted some items that will appear on the February agenda. He stated that two new members would join the Commission in April and therefore quorum will be an important issue for the next few meetings until the new members join.

**9. ADJOURNMENT**

Motion by Commissioner VanScoy, seconded by Commissioner Hunt, to adjourn the meeting.

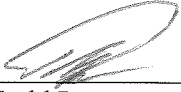
A roll call vote was performed:

Commissioner Hunt            aye  
Commissioner VanScoy        aye  
Commissioner Bauer            aye  
Commissioner Anderson        aye  
Chairperson Gengler            aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:06 p.m.

Respectfully submitted,



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Todd Larson  
Planning Manager

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*