

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 22, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Bruce Anderson
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Nichole Rudack

Members Absent: Commissioner Gary VanScoy

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

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:02 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 Anderson, seconded by Commissioner Lubarski, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, Bauer, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

5. CONSENT AGENDA

5.01: Approve the April 24, 2025, Planning Commission Meeting Minutes

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 25-106); Case of Dean Strande

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 approval of the variance. Items discussed within the staff report included a brief history of the property, a review of the site plan, and a review of the variance criteria submitted by the applicant.

Commissioner Bauer commented that the structure is practically on the side of the house, not the front of the house. He stated that the structure is ten feet from the property line, where five feet is required. He noted that if the address were on Nowthen Boulevard rather than the side street, it would appear a variance would not be needed.

City Planner Martin confirmed that is true.

Commissioner Musgrove stated that she drove by the property and believes that this will look good in the proposed location. She noted the narrative that the structure in the back would be removed and asked if the white structure on the property would remain or be removed.

Dean Strande, applicant, commented that those structures would be removed.

Commissioner Musgrove commented that she believes that this will help to contain other items on the property. She agreed that this is a unique property, and the proposed location seems ideal.

Councilmember Peters commented that he drives past the property twice a day and has noticed the improvements. He commended the property owner on their efforts.

Commissioner Rudack appreciated the forethought and thoughtfulness of the applicant.

Commissioner Anderson asked what was redacted in the letters.

City Planner Martin replied that the telephone numbers were redacted.

Commissioner Anderson asked why the shed could not be moved back further away from the home.

City Planner Martin explained the different measurements they were trying to meet: the setback from the septic and the setback from the home. He stated that the applicant is seeking a variance from the orange line shown on the plan. He also provided clarification on the setback needed from the street if an accessory building is on the side of a home. He stated that with the proposed improvements, they are getting close to reaching the maximum impervious surface, and if the accessory structure were moved further back, it would require more driveway, which could trigger a second variance.

Commissioner Anderson asked if the second driveway would impact the drainage.

Mr. Strande stated that he was told that the storm drain goes under the ditch, through the cul-de-sac, to the swamp behind that area. He stated that his driveway goes over the storm drain. He provided additional details on the path drainage flows.

City Planner Martin stated that 164th Lane drains towards the west, and that if any drainage concerns arise in the future, the resident would work with City Engineering staff to mitigate the concerns.

Citizen Input

No additional comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Rudack, Anderson, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

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

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Rudack, to adopt Resolution #25-108, Granting a Variance to Accessory Structure Placement at 6819 164th Lane NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Rudack, Anderson, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

6.02: Public Hearing: In the Game MN LLC. – Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Boulevard NW, Suite 100

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 Conditional Use Permit (CUP). Items discussed within the staff report included existing conditions of the site and building, future expansion plans, parking supply and demand, the unfinished parking lot along the east edge of the subject property, and conditions of approval.

Commissioner Musgrove asked for information on the hours of operation.

Emmet Hanratty and Mike Langmade, representing the applicant, stated that the hours of operation would be 6:00 a.m. to 10:00 p.m., seven days per week.

Councilmember Peters asked if patrons could bring food and drink to the site.

Mr. Hanratty commented that they would work with local restaurants to cater food for events. He commented that they will have vending machines with water and soda. He commented that no alcohol would be allowed on-site. He commented on their desire to create a community space for those of all ages.

Commissioner Rudack asked about the timeframe for construction if approved.

Mr. Hanratty replied that they are attempting to open on October 1st, but recognized that they could move a month in either direction based on construction and approval timelines.

Matt Kuker, PSD, stated that they will come right in for permits, subject to the proper approvals.

Commissioner Anderson asked if the parking on the other side that was not going to be used, as it could encourage parking in the dirt, could be made usable by installing a fence.

Planning Manager Larson replied that the spaces would be double stacked, and they would not want the eastern row to drive into the dirt. He noted that a drive aisle would need to be paved to make those spaces usable.

Mr. Kuker commented that there will be shared parking in the future once the adjacent site is developed. He noted that they could mark that area to prevent parking until the time that the next building is developed.

Chairperson Gengler commented that there are four suites in the building and asked if parking could be an issue once the other tenant spaces are filled.

Mr. Kuker commented that there are eight bays within the building. He noted that some tenants need more parking and others require less. He commented that generally, the tenants do a good

job of staying in their own area for parking. He commented that many of the other users require much less parking, noting that one of the other tenants in this space only has three employees.

Chairperson Gengler referenced the rear entrance and asked if there would be signage.

Mr. Kuker confirmed that he would recommend signage at that door.

Mr. Langmade commented that they do have plans for signage.

Commissioner Anderson asked if there would only be signage on the building.

Mr. Hanratty confirmed that they would have two signs, one on the front and one on the south side, facing Highway 10.

Mr. Langmade provided details on the court surfacing that will provide a comfortable experience for users.

Commissioner Rudack asked about the plans for illumination of the signs, being mindful of the nearby residential property.

Mr. Kuker explained how the illumination is done to ensure people can see it at night while not being intrusive.

Mr. Hanratty replied that the lit sign would face the industrial area and not the residential.

Commissioner Musgrove asked if there would be parking lot lights.

Mr. Kuker confirmed that there are parking lot lights already.

Citizen Input

No additional comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Anderson, Bauer, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 7:40 p.m.

Commission Business

Commissioner Musgrove asked a clarifying question regarding whether the conditions listed in the staff report needed to be stated as part of the motion, or if they were included in the resolution.

Planning Manager Larson replied that the conditions are included in the draft resolution.

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to recommend City Council approval of a Conditional Use Permit for commercial indoor recreation at 8500 Bunker Lake Boulevard NW, Suite 100.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

6.03: Public Hearing: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at 8040 Bunker Lake Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:42 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP). Items discussed within the staff report include an explanation of the Final Plat and Easement Vacation that were previously approved by City Council, multi-modal access to the site, parking, signage, the traffic pattern for the car wash, the dedicated loading space for semi-trucks, various site amenities, and building architecture.

Commissioner Rudack asked if there are already drainage ponds adequately equipped to manage the hardcover or whether additional ponds would be constructed.

City Planner Martin replied that the applicant designed the ponds adequately, and the site is large enough that it would need review of the stormwater plans by the Lower Rum River Water Management Organization.

Commissioner Musgrove asked if the ponds accommodate both lots.

City Planner Martin replied that they are only focused on the Kwik Trip lot, and those ponds were designed for just this site. He commented that future development on the second lot would need to provide its own stormwater management.

Citizen Input

Dean George, representing the applicant, commented that this is a straightforward development of the Gen Three model, which is a quality product with a cleaner look on the interior. He commented that this would serve the industrial area well. He stated that at any given hour, they have about 14 employees on staff, which, along with their customers, is why they desire additional parking than what would be required. He commented that there are two ponds at the rear of the site, as the fuel island requires its own separate drainage and treatment.

Councilmember Peters asked if there would be any electrical charging stations.

Mr. George replied that they would not install that with construction but would provide an option to add that in the future.

Commissioner Musgrove stated that she is excited that this project is coming to Ramsey. She asked if this site would accommodate semis, similar to the Anoka location.

Mr. George replied that the Anoka location does have a separate canopy for diesel, whereas this location would not. He commented that diesel would be available under the main canopy, but would not be intended to handle semi traffic.

Matt Kuker, PSD, commented that this has been a great transaction from the landowner's point of view. He thanked the City for its great work with the applicant.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Rudack, Bauer, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 7:56 p.m.

Commission Business

Commissioner Bauer commented that he has pushed for getting a Kwik Trip in Ramsey, and he is excited that it is coming to fruition.

Motion by Commissioner Bauer, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Lubarski, Anderson, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6.04: Public Hearing: Rivenwick Village 4th Addition – Revised Site Plan Review

Public Hearing

Chairperson Gengler called the public hearing to order at 7:57 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the amended Site Plan Review. The primary item discussed within the staff report was the modification of the floor plan to be constructed, thus changing the grading on the property.

Commissioner Musgrove referenced the retaining wall and range of height, asking for more information on the height and appearance of the wall.

Planning Manager Larson replied that most of the retaining wall would not be visible because of the landscaping and drainage swale. He commented that it would be a standard block retaining wall, and the wall height would remain a consistent height in appearance, but would contour with the land.

Commissioner Anderson asked if there is a retaining wall and swale onsite already.

Planning Manager Larson replied that the site is graded for the plan presented. He explained that the retaining wall will be needed to raise the backs of the units, as there would not be sufficient space to taper away.

Adam Brouwer, LGI Homes, provided details on the acquisition of this property. He noted that they have moved away from the split entry product as there is more demand for slab-on-grade homes. He stated that they have been building these as twinhomes in other developments and have had success with that model.

Citizen Input

No additional comments.

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:04 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to recommend that City Council approve the amended Site Plan Review for Rivenwick Village 4th Addition.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

6.05: Public Hearing: Consider a Preliminary Plat for Bunker Lake Crossing at the Northeast Corner of Sunwood Drive and Armstrong Boulevard

Public Hearing

Chairperson Gengler called the public hearing to order at 8:05 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Preliminary Plat.

Commissioner Anderson asked about the difference between a trail and a sidewalk.

City Planner Martin replied that a trail is typically built with more durable material and is wider to accommodate bicycles and pedestrians. He stated that a sidewalk is typically six feet wide, whereas a trail is typically ten feet wide. He confirmed that generally, sidewalks are concrete, and trails are asphalt.

Commissioner Anderson asked why trails are not concrete, as that would provide a longer lifespan.

City Planner Martin stated that the existing trail along the east side of Armstrong is already asphalt. He noted that the plans for Waterfront Village included a trail extension that would connect to the north side of this development, and Centra would provide the connection along Bunker Lake Boulevard to tie everything together.

Commissioner Anderson stated that the trail on the north side of Bunker Lake Boulevard is unsafe, and he did not want to see a new building constructed with a trail that would have the same problem.

Councilmember Peters stated that he is aware of the safety concerns on that trail and is working on a solution.

Commissioner Rudack asked when a decision is expected from Anoka County.

Commissioner Bauer commented that typically, the County recommends a right-in/right-out. He asked if the right-out would not be allowed because of the high speed on Armstrong.

City Planner Martin confirmed that the County determined that a right-in would be the safest option.

Commissioner Anderson asked and received confirmation that there would not be enough room to accommodate a right-out onto Bunker Lake Boulevard.

Allison Morgan, Capital Real Estate, stated that she spoke with Anoka County and that the vacation of the drainage easement and break in the access easement would be expected in mid-June. She referenced the 30-foot drainage easement and noted that there are certain improvements proposed within that area. She asked that they reserve the right to review that easement placement with staff in the case that needs to change.

City Planner Martin confirmed that staff agree with that.

Commissioner Anderson commented that he was glad to see they are considering no illumination on the tall sign, as he lives across the street from this development and would not like to see a lit sign from his home.

Ms. Morgan commented that they did hear the comments at the sketch plan review and made appropriate revisions.

Commissioner Bauer asked if the third tenant would also be a food establishment.

Ms. Morgan commented that they have no commitments yet, but would be looking for a food or service user.

Citizen Input

No additional comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Musgrove, Bauer, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:22 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #25-107, Approving a Preliminary Plat for “Bunker Lake Crossing”.

Further discussion

Commissioner Musgrove appreciated that the staff and the developer had worked through the traffic pattern and believed this would be a nice flow for traffic and the safety of pedestrians. She also appreciated that the businesses are coming to Ramsey, as this type of development has been desired by residents.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, Bauer, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6.06: Public Hearing: Consider a Conditional Use Permit, Site Plan, and Variance for a Drive-Through Lane in the Front Yard in the COR-2b Zoning District for Taco Bell at 14751 Armstrong Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 8:24 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommend approval of the Conditional Use Permit (CUP), Site Plan, and Variance. Items discussed within the staff report include the proposed site plan, traffic circulation around the site, trail connection, decorative fencing for screening, trash enclosure within the building, signage, architecture, and the drive-through details.

Commissioner Rudack asked what would ensure the increased safety of pedestrians with the drive-through lane.

City Planner Martin replied that pedestrian crossing signs would be posted on both sides of the drive-through, which tends to be adequate for other locations. He commented that the crosswalk would have signs on all four corners. He stated that the site plan includes signage to direct traffic internally to the site as well.

Zach Zelickson, representing the applicant, stated that they have worked closely with staff and Capital Real Estate for this proposal and are excited to come to Ramsey.

Chairperson Gengler asked for more information on the fencing along the drive-through lane.

Mr. Zelickson replied that would be a metal fence.

Chairperson Gengler asked about the height of the fence.

City Planner Martin replied that the fence would be about three feet in height, which meets the standard. He commented that all three lots within this development would have the same fencing along the roadway for consistency.

Chairperson Gengler asked about the hours of operation.

Mr. Zelickson replied that they intend to mimic the hours of the Anoka locations, which are open from 7:00 a.m. to 2:00 a.m.

Chairperson Gengler commented that she appreciates the inclusion of the bike racks on the plan.

Commissioner Anderson commented that his only concern is that semi-trucks may want to stop along Armstrong Boulevard and asked if there is a plan to address that.

City Planner Martin replied that, overall, the COR was not designed for truck traffic. He commented that there are Taco Bell locations nearby that would better accommodate that type of traffic. He did not foresee that it would be a concern.

Citizen Input

No additional comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Anderson, Lubarski, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:40 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to recommend that City Council adopt Resolution #25-110, Granting a Variance for a Drive-Through Lane in the Front Yard for Taco Bell at 14751 Armstrong Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #25-109, Approving a Conditional Use Permit for a Drive-Through Lane and a Site Plan Review for Taco Bell at 14751 Armstrong Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Lubarski, Anderson, Bauer, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

The Staff Update was noted.

Commissioner Bauer commented that Commissioner VanScoy is recovering from an injury and was unable to attend the meeting. He commented that it is exciting to see the development coming to Ramsey.

9. ADJOURNMENT

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

The regular meeting of the Planning Commission adjourned at 8:46 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Adam Martin
City Planner

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.