

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, September 15, 2025, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Melissa Fetterley
 Board Member Reid Bernard
 Board Member Nick Burgess
 Board Member Thomas Hagerty
 Board Member Paula Houts
 Board Member Laura Moore
 Board Member Hassan Salami

Members Absent: None

Also Present: Senior Planner Chris Anderson
 City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Fetterley called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Moore and seconded by Board Member Bernard to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Moore, Bernard, Burgess, Hagerty, Houts, and Salami. Voting No: None. Absent: None.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated August 18, 2025

Motion by Board Member Hagerty and seconded by Board Member Houts to approve the regular meeting minutes dated August 18, 2025.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Hagerty, Houts, Bernard, Burgess, Moore, and Salami. Voting No: None. Absent: None.

5. POLICY BOARD BUSINESS

5.01: Consider a Request for a Variance to Impervious Coverage at 6151 140th Avenue NW (Project No. 25-118); Case of Zero Zone

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Loucks, Inc. on behalf of Zero Zone for a proposed building addition and parking lot expansion on the properties generally known as 6151 140th Avenue and 6030 Bunker Lake Boulevard. The subject property is within the Shoreland Overlay District. The Overlay District extends out 1,000 feet from the Ordinary High Watermark (OHW) of Magnesium Street Pond, also known as DNR ID #2-116, which is designated as a General Development Lake. The Shoreland Over District limits the amount of impervious surface coverage to no more than 25 percent. The existing improvements on the subject property equate to 39 percent impervious coverage, and after the proposed addition, the impervious coverage would be 62.7 percent. Thus, the applicant is seeking a variance to the impervious surface cover limitation.

Board Member Moore asked and received confirmation that the smaller pond on the same side of the road as the subject property does not have the same regulations as the larger pond across the street. She asked if the storm basins that would be installed as part of the project would impact the smaller pond.

Senior Planner Anderson replied that it would not impact the smaller pond.

Chairperson Fetterley asked if there is any concern with the added impervious surface that additional water would run onto the road.

Senior Planner Anderson replied that the side would be graded to contain the runoff.

Chairperson Fetterley noted that the site plan looks good and the variance meets all criteria.

Motion by Board Member Salami and seconded by Board Member Bernard to recommend approval of Resolution #25-215 Granting a Variance to Impervious Surface Coverage within the Shoreland Overlay District for Zero Zone and to recommend approval of the Landscape Plan, contingent upon staff's review comments.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Salami, Bernard, Burgess, Hagerty, Houts, and Moore. Voting No: None. Absent: None.

5.02: Consider the Natural Resources Aspects of the Site Plan for a New Mixed-Use Apartment/Retail Building in The COR (Case No. 25-119); Case of Roers Companies

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Roers Companies for a proposed 5.5-story mixed-use apartment and retail building located between Sunwood Drive and Zeolite Street, south of Ramsey Parkway and north of Home2Suites Hotel. This is the same location that the Norhart apartment project previously received Site Plan Approval. However, Norhart officially withdrew its application and opted not

to proceed with the project. This new project is proposing 191 units, along with 5,000 square feet of commercial space on the first floor, and will include sunken (partially underground) parking.

Board Member Burgess asked where residents would take their pets.

Senior Planner Anderson replied that a dog run has not been designated, but he was also not aware whether pets would be allowed in the building. He noted that this location is also close to parks within The COR. He stated that the City Code does not require a dog run.

Chairperson Fetterley commented that the plan is straightforward and in compliance.

Motion by Board Member Burgess and seconded by Board Member Houts to recommend approval of the Landscape Plan, contingent upon compliance with staff's review comments.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Burgess, Houts, Bernard, Hagerty, Moore, and Salami. Voting No: None. Absent: None.

6. BOARD / STAFF INPUT

- **Update on Status of the Recycling Contract**

Senior Planner Anderson provided an update on the recycling contract process, noting quotes received and a plan to bring that information to the City Council at the October 14th work session. He also noted the fall recycling event on Saturday, September 27th, from 8 a.m. to noon.

7. ADJOURNMENT

Motion by Board Member Salami and seconded by Board Member Hagerty to adjourn the meeting.

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.