

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 2, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Bruce Anderson
 Commissioner Nichole Bauer
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 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 7:02 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 Lubarski, seconded by Commissioner Musgrove, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Adopt the Planning Commission's 2026 Calendar

5.02 Approve the August 28, 2025, Planning Commission Meeting Minutes

Commissioner R. Bauer noted a correction to the July meeting date on the 2026 calendar.

Motion by Commissioner R. Bauer, seconded by Commissioner VanScoy, to approve the consent agenda with the noted change.

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

Chairperson Gengler called the public hearing to order at 7:03 p.m.

Presentation

Senior Planner Anderson presented the staff report and Environmental Policy Board recommendation of approval for the variance to impervious coverage on the subject property.

Commissioner Musgrove asked if the Lower Rum River Water Management Organization (LRRWMO) would also need to review this project.

Senior Planner Anderson confirmed that any project disturbing over one acre of land would require the review of the LRRWMO and stated that the applicant is going through that process as well.

Commissioner Musgrove recognized that the maintenance of the stormwater pond would be of the applicant and asked for more information. She recognized that this project would provide more water treatment and infiltration than currently exists, which is a benefit.

Senior Planner Anderson confirmed that management and maintenance would be of the property owner.

Citizen Input

Michael Quay, Project Manager, stated that this is an exciting project for the business as the additional office and production space is needed to make them more effective. He noted that this would also provide additional needed parking.

Commissioner R. Bauer asked if there is an anticipated increase in the number of employees as well.

Senior Planner Anderson said according to City Planner Martin there is an estimated of 100 new jobs would be added through this project.

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

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

Chairperson Gengler closed the public hearing at 7:17 p.m.

Chairperson Gengler commented that her property backs up to this body of water and appreciates the work that is being done to ensure that water drainage would not negatively impact the water body.

Commission Business

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to adopt Resolution #25-215 Granting a Variance to Impervious Coverage Within the Shoreland Overlay District at 6151 140th Avenue NW.

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

6.02: Public Hearing: Site Plan Review for a Mixed-Use Building at 7979 Sunwood Drive NW - Roers

Public Hearing

Chairperson Gengler called the public hearing to order at 7:19 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Site Plan.

Commissioner N. Bauer asked if the dog run would be publicly accessible and whether it would be on or off leash.

City Planner Martin replied that the applicant could provide more details on that. He noted one written public comment related to the proposed height of the building.

Commissioner N. Bauer stated that she lives within The COR and noted safety concerns with the intersections coming off Ramsey Parkway. She asked if there were any planned improvements, such as roundabouts.

Planning Manager Larson replied that it is on the radar for engineering to complete a traffic flow study as the COR builds out to determine if additional intersection controls would be warranted.

Commissioner Musgrove asked if there would be a crosswalk.

Planning Manager Larson replied that there is a crosswalk at the roundabout and at Zeolite.

Commissioner VanScoy referenced the shared driveway with Home2Suites and this project, and asked about the standards that would be used, as it would appear that it could almost be a street.

Planning Manager Larson stated that during the planning for Home2Suites, there was discussion about the triangle block, and there was no desire to have a public street; therefore, it was decided to be a private road for access to the two parcels.

Commissioner VanScoy asked for details on the proposed access.

City Planner Martin stated that the Site Plan shows the shared access as well as the access to Zeolite. He confirmed that the shared driveway is off Sunwood Drive, while the hotel and apartment would have separate entrances on Zeolite.

Citizen Input

Nick Asta, Roers, commented that their goal was to recreate what had been previously proposed for the site with some improvements.

Commissioner Musgrove asked for more information on the dog area.

Mr. Asta stated that the dog run would be private for the residents and would be turf. He stated that dogs would be allowed off-leash. He noted that they do collect DNA from the dogs, and if there is an issue with a lack of clean-up, they can track that back to the resident of the apartment.

Commissioner Musgrove asked for more information on the pool, noting that she likes the elevated concept.

Mr. Asta commented that they believe that this design is more advantageous than the previous design and provided information on the size of the pool and related amenities. He confirmed that there will be hours for the pool to ensure there is not a lot of nighttime noise from the pool.

Commissioner Anderson asked for more information on the retail space.

Mr. Asta stated that they do not have leads just yet, as retailers are typically not interested in a project until you break ground. He commented that ideally, they would have a restaurant or active use that residents can enjoy. He stated that the space could also be broken up into two users.

Commissioner N. Bauer asked if there would be a breed or size restriction for animals.

Mr. Asta replied that there are certain restrictions and could follow up with those details.

Councilmember Peters asked about the price point for the different apartments.

Mr. Asta replied that the rent would be \$2.10 to \$2.15 per square foot, which would be about \$1,600 for a one-bedroom unit.

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

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

Chairperson Gengler closed the public hearing at 7:43 p.m.

Commissioner Anderson asked if the developer had checked all the boxes in the process to ensure there would be no surprises that would need to come back before them at a later date.

City Planner Martin replied that the applicant has been very receptive to review comments, and there were not many major comments during the review process, as this is a very experienced developer and architect. He did not foresee any hiccups, such as came up in the previous project. He noted that this also meets all Code requirements.

Commissioner Musgrove referenced the concerns of the resident in the written comment related to safety, acknowledging that those exist with or without this development. She asked if those could be addressed internally with Public Safety.

City Planner Martin confirmed that the comments can be forwarded to the Police Chief. He commented that this intersection has only existed for about one year and, therefore, can be reviewed.

Commissioner N. Bauer stated that, as someone who lives off Ramsey Parkway, she is familiar with the flow of traffic from The COR and the elementary school. She stated that the speed limit is not closely adhered to and supported a review by Public Safety.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt approve a Site Plan Review for a mixed-use building at 7979 Sunwood Drive NW.

Further discussion

There was additional discussion related to the colors of the building. The project architect explained that the use of yellow is meant to identify the entrance to the building.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Chairperson Gengler noted that the 2026 calendar includes a change in the meeting time from 7:00 p.m. to 6:30 p.m.

Planning Manager Larson highlighted upcoming cases that the Commission will review at its October meeting, noting that this is technically the September meeting tonight.

Councilmember Peters provided an update on a recent discussion of the City Council related to the variance approval process.

Commissioner R. Bauer referenced the parking standard for apartments and suggested that it be revisited to ensure there is sufficient parking.

Planning Manager Larson provided additional information on the parking standards, which were reviewed as part of the reviews completed within the last few years.

Commissioner R. Bauer noted previous development interest in the parcel behind Casey's, which was ultimately put on hold because of the Ramsey Boulevard construction project. He asked if there has been interest from that developer now that the construction is completed.

Planning Manager Larson explained that it was a very speculative development and did not anticipate it would come back. He noted that they now have a large parcel available for development, now that the construction is completed.

Commissioner Anderson asked about the current role of the Planning Commission in the variance process.

Planning Manager Larson explained the role of the Planning Commission in that process, as well as the appeal process.

Commissioner Musgrove suggested that perhaps previous meeting minutes be brought into the future variance process discussion from the previous discussion and decision related to the variance process.

Commissioner Anderson expressed frustration in a recent Council action related to a Planning Commission decision.

9. ADJOURNMENT

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

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

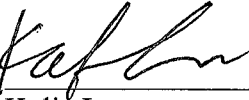
The regular meeting of the Planning Commission adjourned at 8:14 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

