

Establishment for Junjie Liu at Serenity Path Massage LLC dba Serene Path Massage located at 7962 Sunwood Dr NW. Suite 100, Ramsey MN 55303.

Further discussion:

Councilmember Howell apologized to Mr. Liu and shared that she hopes he will get the items that meet the City's requirements. She wished Mr. Liu luck.

Mr. Liu's translator stated that Mr. Liu will do more research into this.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Riley, Howell, Musgrove, Olson, and Specht. Voting No: None.

7.01: CorTrust Bank - Rezoning, Plat, and Site Plan Review at the northeast corner of Sunwood Drive and Zeolite Street NW.

Planning Manager Larson reviewed the Staff report in regard to the rezoning, plat, and site plan review for CorTrust Bank. He shared Staff's recommendation of approval.

Councilmember Woestehoff asked how many square feet the bank is proposed to be.

Planning Manager Larson explained that it will be just over 5000 square feet.

Councilmember Woestehoff stated that he would like for the bank to switch spots and be on the north end of the site and having the area on Sunwood available for other larger developments. He asked if the applicant would consider aligning with that choice.

Economic Development Manager Sullivan stated that the applicant has expressed a vision of having the building right off of the main corridor on Sunwood. He stated that he asked them if they would consider moving to the back of the site but this was a deterrent for the applicant.

Councilmember Musgrove asked about the thought process of having three lanes in this area rather than just two.

Planning Manager Larson explained that they are not sure what this driveway will serve. He stated that it is likely going to be a mixed use or multi-family development to the north and retail and office use to the south that would cause a lot of traffic. He noted that Zeolite had a fair amount of traffic even with nothing on the road and once development occurs they expect a lot more traffic in this area.

Councilmember Musgrove shared her thoughts to remove the left turn lane from this area so that there would be less traffic trying to make it across the busy street.

Planning Manager Larson noted that though three lanes are shown, one lane is inbound, the middle lane is a through lane, and one is a right turn lane.

Councilmember Musgrove agrees with the dedicated right turn lane. She asked if this could be changed in the future to not allow left turns if it does not work for public safety.

Planning Manager Larson stated that this would be very difficult to do as there is no way to physically stop someone from making a left turn. He stated that they could design an intersection called a three corner turn where they could make left turns from Zeolite into this site but it does not allow for left turns out of the site.

Councilmember Woestehoff agreed with Councilmember Musgrove and shared that this is one of the reasons why COR-2a reduced the number of drive-thru lanes that are allowable in the subdistrict. He stated that by allowing the multiple drive-thru lanes they are potentially creating more problems in this potentially busy area. He noted that he is not a huge supporter of this plan.

Councilmember Specht stated that it would be beneficial to have the developers come forward to a Council meeting to find out their appetite for moving the bank. He acknowledged the other concerns shared by Councilmembers Musgrove and Woestehoff. He noted that this discussion may be worth tabling to see if there are other appetites for this area.

Councilmember Howell concurred with the other Councilmembers. She stated that this is not an optimal project for the site based on other spaces in the area. She stated that she will not be in support of this project.

Councilmember Riley stated that this is a good business although there may be other places that it may fit better. He stated that this is the kind of business that will bring people to the COR. He noted that they have already given the bank their initial approval and it would seem disingenuous to pull back. He stated that he will be in support of this.

Councilmember Woestehoff discussed Village Bank and that there is a vacant lot adjacent to this parcel. He asked if banks are drivers for neighboring businesses to develop nearby.

Economic Development Manager Sullivan explained that he is not sure if banks in general are drivers for other businesses. He noted that having a bank in the COR is important as it provides a stable financial presence.

Motion by Councilmember Riley, seconded by Mayor Kuzma, to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #23-12.

A roll call vote was performed:

Councilmember Musgrove	nay
Councilmember Riley	aye
Councilmember Howell	nay
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Woestehoff	nay
Mayor Kuzma	aye