

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 24, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Bruce Anderson (via Zoom)
 Commissioner Randy Bauer (via Zoom)
 Commissioner Jeffrey Lubarski (via Zoom)
 Commissioner Debra Musgrove
 Commissioner Nichole Rudack
 Commissioner Gary VanScoy

Members Absent: None

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 City Attorney Fritz Knaak
 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

Chairperson Gengler noted that Item 8.1 will be postponed to a future meeting.

Motion by Commissioner Musgrove, seconded by Commissioner VanScoy, to approve the agenda as amended.

A roll call vote was performed:

Commissioner VanScoy aye
Commissioner Rudack aye
Commissioner Musgrove aye
Commissioner Lubarski aye
Commissioner Anderson aye
Commissioner Bauer aye
Chairperson Gengler aye

Motion Carried.

5. ELECTION OF OFFICERS

5.1: Appoint Chairperson and Vice Chairperson of the Planning Commission

Planning Manager Larson commented that the City Council recently amended the policy to remove the term limits for the Chairperson.

Commissioner Musgrove commented that Chairperson Gengler has done a great job as Chairperson. She referenced the previous decision of the Council to enact a term limit on the Chairperson position, which provided an opportunity for new people to serve.

Chairperson Gengler commented that she has enjoyed serving as Chair and would be willing to continue, but would also be willing to step back if someone else wanted to serve.

Motion by Commissioner VanScoy, seconded by Commissioner Musgrove, to appoint Cheri Gengler as Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner Bauer aye
Commissioner Anderson aye
Commissioner Lubarski aye
Commissioner Musgrove aye
Commissioner Rudack aye
Commissioner VanScoy aye
Chairperson Gengler aye

Motion Carried.

Chairperson Gengler noted that Commissioner Bauer has served as the Vice Chairperson and would be willing to continue to serve.

Motion by Commissioner VanScoy, seconded by Commissioner Rudack, to appoint Randy Bauer as Vice Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner VanScoy aye
Commissioner Rudack aye
Commissioner Musgrove aye
Commissioner Lubarski aye
Commissioner Anderson aye
Commissioner Bauer aye
Chairperson Gengler aye

Motion Carried.

6. CONSENT AGENDA

6.01: Approve the March 27, 2025, Planning Commission Meeting Minutes

6.02: Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Commissioner Musgrove commented that she would like to abstain from Item 6.1 but would vote on Item 6.2.

Planning Manager Larson commented that if Commissioner Musgrove is not comfortable, she could simply abstain from the consent agenda vote, or they could be voted on separately.

Commissioner Musgrove asked that the items be separated.

6.01: Approve the March 27, 2025, Planning Commission Meeting Minutes

Motion by Commissioner VanScoy, seconded by Commissioner Rudack, to approve the March 27, 2025, Planning Commission meeting minutes as presented.

A roll call vote was performed:

Commissioner VanScoy aye
Commissioner Rudack aye
Commissioner Musgrove abstain
Commissioner Lubarski aye
Commissioner Anderson aye
Commissioner Bauer aye
Chairperson Gengler aye

Motion Carried.

6.02: Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Motion by Commissioner Musgrove, seconded by Commissioner VanScoy, to adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye
Commissioner Musgrove	aye
Commissioner Rudack	aye
Commissioner VanScoy	aye
Chairperson Gengler	aye

Motion Carried.

7. PUBLIC HEARINGS/COMMISSION BUSINESS

8. COMMISSION BUSINESS

~~**8.01: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at the Southeast Corner of Bunker Lake Boulevard and Ferret Street N.W.**~~

Item postponed to a future meeting.

8.02: “Bunker Lake Crossing” – Sketch Plan for 3 Commercial Lots

Presentation

City Planner Martin presented the Staff Report stating that staff recommend advancing the Sketch Plan to the Preliminary Plat phase with any additional comments from the Planning Commission.

Commission Business

Commissioner VanScoy stated that his question was about access to the lots, but noted that seemed to be answered by the graphic in the presentation showing a shared access.

Commissioner Rudack referenced lot two and asked if there is a tentative or ideal tenant for that spot.

Rick Hauser, applicant, commented that they are working with several tenants for lot two, but because there is nothing signed, he cannot disclose the names. He commented that the space is

designed for a quick-service restaurant. He stated that the only unique thing they are working with staff on is the flag portion of the north lot for the shared sign.

Commissioner Musgrove referenced the shared sign and asked if it would be vertical or angled with two faces.

City Planner Martin replied that they are still working with the applicant on the sign design and should have more details at the time of preliminary plat. He noted that the City is in the process of amending the sign code to provide more flexibility.

Commissioner VanScoy asked if there is an intent to provide parking for those who want to eat inside or whether it would be solely drive-through service.

Mr. Hauser replied that he believes that there will be sufficient parking for the small interior spaces of each tenant.

City Planner Martin replied that the number of parking stalls and the layout would be identified with each site plan as they come forward. He noted that staff have been working with the applicant to ensure sufficient parking and stacking space.

Commissioner Anderson referenced the shared signage in the northern corner and stated that he would not want that sign to be lit due to the proximity of residential homes.

City Planner Martin identified the proposed location of the sign and confirmed that there are homes east. He stated that staff can work with the applicant to obtain more details as they move forward.

Commissioner Anderson stated that if the sign faces east/west all the Waterfront Village homes would be viewing the sign and would most likely not support lighting for the sign.

Chairperson Gengler stated that staff will bring back additional information on the sign in future considerations.

Mr. Hauser replied that they are still discussing the viability of that sign.

Commissioner Musgrove commented that she is excited to see this project move forward, as residents have been wanting more options for food service. She looked forward to seeing more as the process continues.

8.03: Planning Commission Training

Presentation

Chairperson Gengler welcomed the new members of the Commission.

City Attorney Knaak conducted a training with the Commission reviewing the staff report, the roles and responsibilities of the Commission, and legal requirements for various case types.

Chairperson Gengler thanked City Attorney Knaak for the thorough training.

Planning Manager Larson introduced himself, reviewing his educational and career experience, and welcomed any questions the Commission may have along the way.

City Planner Martin introduced himself and provided information on his career and educational experience.

Senior Planner Anderson introduced himself and reviewed his educational and career experience.

The new members of the Commission introduced themselves.

Councilmember Peters introduced himself.

Commission Business

9. COMMISSION / STAFF INPUT

Planning Manager Larson highlighted items proposed to be included on the next meeting agenda.

Senior Planner Anderson reminded the Commission of the upcoming spring recycling event and business expo, both scheduled for May 3rd.

Councilmember Peters reminded the Commission of the upcoming Dine and Dash event and encouraged residents to register for the 5k on May 17th at Elmcrest Park.

Commissioner Musgrove thanked former Commissioner Hunt, recognizing his service of four years on the Commission. She also recognized Councilmember Peters and Mayor Heineman for their service on the Planning Commission.

Commissioner Anderson stated that he will be back to attend the May meeting in person.

10. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Lubarski	aye
Commissioner Musgrove	aye
Commissioner Rudack	aye
Commissioner Musgrove	aye

Chairperson Gengler aye

Motion Carried.

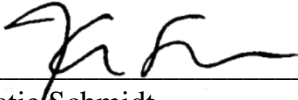
The regular meeting of the Planning Commission adjourned at 8:53 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Katie Schmidt
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.