

From: [Toot, Ryan \(DNR\)](#)
To: [Chris Anderson](#)
Cc: [Selle, Alexander \(He/Him/His\) \(DNR\)](#); [Todd Larson](#)
Subject: Re: Shoreland Overlay District Question
Date: Friday, September 19, 2025 1:00:56 PM
Attachments: [image011.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Outlook-Title_Min.png](#)
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[Outlook-Email_Subs.png](#)

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Hi Chris,

Thanks for looping us in on this before the variance is proposed. As I understand we don't typically offer "formal" comments until the variance is proposed, but we appreciate the opportunity to coordinate before that time.

As Alex mentioned, we are particularly concerned about impervious area in the shoreland impact zone, which I don't believe this project adds. In addition, considering the location of the site relative to the public water and the roadway, it does not appear that runoff from the site would drain directly into the public water. Confirming that piece could be helpful. I do not see stormwater infrastructure in the attached plans (at least I don't think I do) aside from the infiltration ponds, but that could be helpful for me to understand that piece of things to support this. The addition of infiltration basins and native vegetation are a benefit for the site. Barring a direct route for runoff from the site to the public water, the DNR would not likely comment on the proposed variance.

Feel free to call me or reply back with further questions should you have any.

Ryan Toot (he/him)
North Metro Area Hydrologist | Central Region | Ecological and Water Resources

Minnesota Department of Natural Resources

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St. Paul, MN 55106
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From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Tuesday, September 9, 2025 8:28 AM
To: Selle, Alexander (He/Him/His) (DNR) <Alexander.Selle@state.mn.us>
Subject: RE: Shoreland Overlay District Question

Good morning Alex,

Attached please find a Site Plan and Landscape Plan related to a request for a variance to the impervious surface limitation within the Shoreland Overlay District. This is for Zero Zone, which is located at 6151 140th Avenue NW. They own the vacant lot adjacent to them (to the east) and are proposing to construct an almost 58,000 sq. ft. addition to the building along with expanding the parking lot as well. This is within 1,000 feet of Magnesium Street Pond (02-116W), thus is within the Overlay District and is subject to a maximum impervious surface coverage of 25% of the lot. This is not a riparian lot and all of the proposed improvements are well outside the Shore Impact Zone (SIZ). Additionally, as part of the improvements, they are adding a couple new infiltration basins, with each being seeding with variations of a riparian seed mix (Wet Ditch and Emergent Wetland). Finally, the majority of the trees on the landscape plan are native to MN. Based on the distance from Magnesium Street Pond, as well as the proposed vegetation and infiltration basins, combined within having to maintain the pre-development runoff rate (prior to this proposed addition), City Staff are supportive of this request and will be recommending approval of the variance. This will be on the October 2, 2025 Planning Commission agenda, including the public hearing for the request.

Please provide any formal comments the DNR may have on this request no later than September 22, 2025 so that we can be sure to include them in our report for the Planning Commission.

Sincerely,



Chris Anderson
Senior Planner
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From: Selle, Alexander (He/Him/His) (DNR) <Alexander.Selle@state.mn.us>
Sent: Wednesday, June 25, 2025 1:57 PM
To: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Cc: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: RE: Shoreland Overlay District Question

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Afternoon, Chris and Todd,

I did some additional digging into the impervious surfaces questions you raised for Magnesium Street Pond (02-116W). In a setting where a variance is applied related to impervious surface coverage of that parcel the DNR would like comment on that variance, but our main goal to limit these impervious surfaces within the Shoreland Impact Zone (SIZ) or 50% of the structural setback for a lake which for a general development lake would be 25ft from the OHWL and far away from this parcel.

DNR would look for and encourage the use of appropriate stormwater infiltration practices (ie, Riparian vegetation, permeable pavements, bioretention, etc.).

Does the City of Ramsey have a comprehensive stormwater management plan or ordinance?

The [Minnesota Stormwater Manual](#) would be a great resource for design criteria specific to the site. Additionally, we have other general conditions regarding the use of permeable pavements.

Feel free to reach out with any additional questions.

Thanks,
-Alex

Alex Selle
Public Water Protection Hydrologist
Email: Alexander.Selle@state.mn.us
651-259-5411

From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Friday, June 20, 2025 3:00 PM
To: Selle, Alexander (He/Him/His) (DNR) <Alexander.Selle@state.mn.us>
Cc: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: Shoreland Overlay District Question

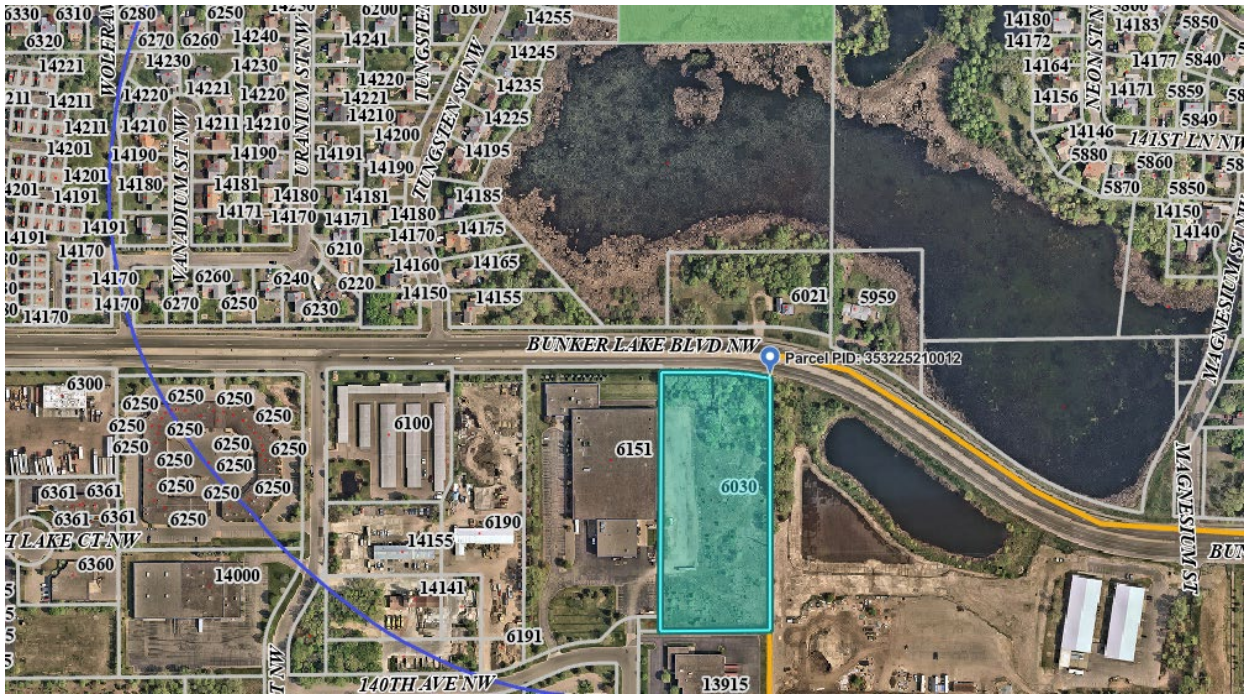
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Good afternoon Alex,

We have an existing business (Zero Zone), located at 6151 140th Avenue NW, that is looking to expand onto their vacant lot, which is addressed as 6030 Bunker Lake Blvd (highlighted on the aerial below). This falls within the Shoreland Overlay District (that's what that darker blue line represents) for Magnesium Street Pond, which is a General Development Lake. As I'm reading our Shoreland Overlay District standards in our City Code, specifically [Section 106-943](#) (Shoreland Overlay District Development Standards) (d) (Shoreland Alterations) (4) (Stormwater Management) b. (Specific Standards), it states that impervious surface coverage of lots may not exceed 25% of the lot area. Limiting building and parking areas to no more than 25% of a non-riparian lot seems to be very, very, restrictive. Considering how restrictive that seems to be, I wanted to reach out and ask if I may be misinterpreting the regulations or if I'm maybe just not seeing something? Any sort of expansion is realistically going to require a variance to this standard. If that ends up being the case, is there any mitigation that they could do that the DNR would find acceptable?

As always, any guidance or feedback you can provide is greatly appreciated. Thanks!



Sincerely,

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