

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 23, 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 (remote attendee)
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove

Members Absent: Commissioner Gary VanScoy

Also Present: Planning Manager Todd Larson
 City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:01 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 requested to swap the order of Items 6 and 7.

Motion by Chairperson Gengler, seconded by Commissioner Anderson, to approve the agenda as amended.

A roll call vote was performed:

Commissioner Musgrove	aye
Commissioner N. Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye

Commissioner R. Bauer aye
Chairperson Gengler aye

Motion Carried.

5. **CONSENT AGENDA**

5.01: Approve the October 2, 2025, Planning Commission Meeting Minutes

Motion by Commissioner Musgrove, seconded by Commissioner Anderson, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner R. Bauer aye
Commissioner Lubarski aye
Commissioner Anderson aye
Commissioner N. Bauer aye
Commissioner Musgrove aye
Chairperson Gengler aye

Motion Carried.

6. **COMMISSION BUSINESS (Agenda Item 7)**

6.01: Review Sketch Plan for All Day Retail – NW Corner of Armstrong Boulevard and 147th Avenue NW (Agenda Item 7.01)

Presentation

Planning Manager Larson presented the Staff Report stating that the applicant would like input on the sketch plan to aid in preparing the preliminary plat submittal.

Commission Business

Commissioner Lubarski asked if there had been consideration of a roundabout at 147th and Ferret Street.

Planning Manager Larson replied that Ferret Street dead-ends and therefore would likely not have much traffic to the south.

Commissioner Musgrove stated that she likes the right-in/right-out access. She asked if the full access was approved, and there were issues; could it then be converted to a right-in/right-out with signage.

Planning Manager Larson replied that people do not always respond to signage, and a physical barrier is required. He stated that the applicant's team will be commissioning a traffic study as part of preliminary plat.

Commissioner Musgrove stated that she prefers the right-in/right-out. She stated that currently there are two straight lanes of traffic and asked if that would be reduced to accommodate turn lanes.

Planning Manager Larson replied that a lane of traffic would not be removed, and a turn lane would be added.

Chairperson Gengler invited the applicant to address the Commission.

Bruce Carlson, All Day Retail, provided background information on the company, which is retail-focused. He explained that they are not a speculative developer and instead find sites for their users. He stated that the number one priority for these clients is the right-in from Armstrong, along with a right-in/right-out on 147th. He stated that they have the three lots under contract and explained that All Day Retail would install the infrastructure, and the individual users would then submit their own Conditional Use Permits (CUPs). He recognized that while older retail models used an anchor with smaller users, this proposal would include equal partners.

Commissioner Anderson commented that he does not want residents walking on the street and would like to see sidewalks along Armstrong as well as connecting to the retail users. He stated that he would like to see the Pines along Ferret Street remain.

Mr. Carlson replied that the pines are on the Kwik Trip property.

Commissioner Anderson stated that he would support a right-in/right-out access as it seems to work for the existing retail center on Armstrong.

Commissioner Musgrove stated that she likes the right-in/right-out. She was unsure if another daycare would be needed in the area and would prefer to have another retail user.

Mr. Carlson stated that they do not have a particular daycare subscribed to this project, but they do have a daycare client that is building in three states. He stated that the daycare providers do their research to determine where there are market demands, as all three locations have full waiting lists while under construction. He stated that there is an incredible need for daycare, and therefore, he would like to remain open to that option and let the user decide if they think there is a market.

Chairperson Gengler stated that although this is a commercial node, it is close to The COR, which has a focus on walkability. She recognized that people would not ride bikes to the carwash but would like to see bike racks to encourage clients to walk and ride bikes when appropriate.

Mr. Carlson confirmed that their clients would be open to that, and once they get further along, they will find the appropriate locations for those features. He stated that one of the users who was

interested in this site was a tire service center, noting that the business only completes tire installation and repair and does not complete other auto repair or service.

Commissioner R. Bauer commented that the other retail development in that area seems to work fine with a full access and did not think they should rule out the option of a full access.

Mr. Carlson asked about the best path to solidify how 147th would work best as they move forward with the plans.

Commissioner R. Bauer commented that he has never had a problem making a left out onto 147th. He stated that he did not see any issues unless the users would have high traffic counts.

Planning Manager Larson commented that staff will work with Kimley-Horn to determine the best option.

Mr. Carlson commented that the retailers want, at minimum, a right-in/right-out on 147th. He stated that if the County does not allow the right-in from Armstrong, he does not believe this would move forward.

Commissioner Musgrove commented that she agrees, noting that a right-in from Armstrong would alleviate pressure and stacking at the 147th access and assist with the flow of traffic.

Mr. Carlson confirmed that would be a right-in only, and they would construct the turn lane as part of the project.

7. PUBLIC HEARINGS/COMMISSION BUSINESS (Agenda Item 6)

7.01: Public Hearing: Amendments to Chapters 2 and 106 Pertaining to Variances (Agenda Item 6.01)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:37 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff is presenting the ordinance at the direction of the City Council.

Councilmember Peters commented that it was the consensus of the Council that the final decision on a variance should be of the Council, as they are the elected body.

Chairperson Gengler asked for clarification on the process that would be followed under this scenario and whether residents would need to attend both the Planning Commission and City Council meetings.

Planning Manager Larson confirmed that this process would add an extra step for residents, as they would also need to go before the City Council. He stated that if the recommendation from the Planning Commission were unanimous, the item would be placed on the consent agenda for the Council, and if there were a split vote, the item would be its own case.

Chairperson Gengler asked if the resident would have an opportunity to speak at the City Council meeting or whether that input would only be allowed at the public hearing conducted by the Planning Commission.

Planning Manager Larson replied that applicants do have the right to make their case, and while items before the Council are often not public hearings, the Mayor and past mayors have allowed residents to comment.

Commissioner Musgrove stated that she appreciates the thought of the Council but disagrees with the proposal. She stated that in the process, as presented, an appeal would go before a judge through the court, which would be additional time and expense for residents. She noted that in the current process, the Commission makes a decision, and the resident can appeal that decision to the City Council.

Planning Manager Larson commented that currently, anyone can appeal the decision of the Planning Commission within ten days. He commented that the decision of the Council could then be appealed through the courts.

Commissioner Musgrove commented that she believes the time and process as it exists today is better for residents, and it still provides the opportunity to appeal to the Council if it is denied.

Commissioner R. Bauer agreed with Commissioner Musgrove. He stated that this process is fairly efficient and quick, without many problems, as only a few cases have been appealed to the Council. He stated that the process works well, and it is to the benefit of the residents that they only have to attend one meeting, or could appeal that decision and go to the City Council. He believed that the proposed process would add extra steps and delays and would not be best for the residents.

Commissioner N. Bauer stated that she disagrees with the recommendation of the City Council. She stated that she believes in checks and balances, and the job of the Planning Commission is not political. She stated that the current process is tried and true, and the proposed process would complicate that and bring detriment to the residents.

Chairperson Gengler asked if there were any concerns with the 60-day review for this process.

Planning Manager Larson stated that all land use applications follow the same process, with the exception that variances currently fall off earlier in that process, so there would be no concerns with the review period.

Commissioner Musgrove stated that perhaps the ten days should be clarified as business days within the current ordinance if the Council could be convinced to keep the current process.

Planning Manager Larson commented that there is a paragraph related to time in the City Code, but the definition of a day has not been provided. He stated that there has only been one instance where the definition of a day could have been an issue.

Citizen Input

No comments.

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

A roll call vote was performed:

Commissioner Musgrove	aye
Commissioner N. Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye
Commissioner R. Bauer	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:47 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner R. Bauer, to recommend that City Council deny the proposed ordinance pertaining to variances.

A roll call vote was performed:

Commissioner R. Bauer	aye
Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner N. Bauer	aye
Commissioner Musgrove	aye
Chairperson Gengler	aye

Motion Carried.

It was noted that this item will move forward to the City Council at the November 10, 2025, meeting.

Councilmember Peters wanted to clarify the Planning Commission's concerns regarding the additional time residents may have to spend in the queue when applying for variances, as well as the potential increased costs associated with having to appear before the City Council.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that we will have our next Planning Commission meeting on November 20, 2025 which is the third Thursday due to the holiday, Thanksgiving falling on the fourth Thursday. We do have one application in called CorTrust Bank. They are back and will be at the same site and have a similar plan as last time that was discussed a few years ago.

Commissioner Anderson commented that he has enjoyed serving for the last nine years on the Planning Commission, but will be resigning on Tuesday, October 28, 2025. He commented that the previous City Council and current City Council do not respect the Planning Commission and make decisions based on their own political backing.

Commissioner Musgrove wanted to thank Amanda and her company for their work in helping with the meeting minutes.

9. ADJOURNMENT

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

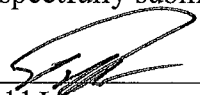
A roll call vote was performed:

Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner N. Bauer	aye
Commissioner Musgrove	aye
Commissioner R. Bauer	aye
Chairperson Gengler	aye

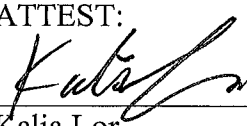
Motion Carried.

The regular meeting of the Planning Commission adjourned at 7:53 p.m.

Respectfully submitted,



 Todd Larson
 Planning Manager

ATTEST:


 Kalia Lor
 Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.