

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 26, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove

Members Absent: Commissioner Nichole Bauer

Also Present: City Planner Adam Martin
 Senior Planner Chris Anderson
 Community Development Director Stephanie Hanson
 City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 6:30 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, and R. Bauer. Voting No: None. Absent: Commissioner N. Bauer.

5. CONSENT AGENDA

5.01: Approve the February 26, 2026, Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Conditional Use Permit for Indoor Commercial Recreation for D-BAT Baseball and Softball Academy at 8252 147th Lane NW, Suite 700

Public Hearing

Chairperson Gengler called the public hearing to order at 6:32 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP) as presented.

Citizen Input

Ryan Hanson, applicant, 13700 Riverview Dr NW, Elk River MN 55330, commented that this is a nationally run franchise with three locations in Minnesota. He believed the parking is overestimated, so there should be more than enough parking.

Chair Gengler asked if this location would plan to host parties and whether that would impact parking.

Mr. Hanson replied that there would be a party room that could have about 15 people. He noted that birthday parties tend to be for younger families.

Commissioner Musgrove believed that there was another location in Brooklyn Park or Brooklyn Center, which is no longer there. She asked if this would be similar in size.

Mr. Hanson replied that there has not been this business in one of those communities, but sometimes a club team will have a facility of this nature.

Commissioner Musgrove commented that this will be an amenity for people in the community. She asked if high schoolers would come on their own or as a team.

Mr. Hanson confirmed that they will be promoting to the high schools, as there could be an opportunity to have additional space in the fall or spring seasons. He stated that his older children played club sports, and they want to provide the opportunity for kids to practice.

Commissioner Lubarski asked for information on the hours of operation.

Mr. Hanson commented that they are limited by the corporate regulations. He estimated 10:00 a.m. to 9:00 p.m. He noted that during the school year, they would most likely not open until 1 or 2 p.m.

Chair Gengler asked if there would be an entrance in the back or whether people would need to walk around the building if more parking were needed in the loading dock area.

Matt Kuker, PSD, 7533 Sunwood Dr NW, replied that there will be two-man doors on the back should additional parking be needed in the back, but imagined that the business would want everyone coming and going from one entrance. He stated that parking has not been an issue for the pickleball business. He stated that the other tenants in BLIP 5 do not have much parking. He stated that they would not bring in a tenant who would create issues for their other tenants.

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

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

Chairperson Gengler closed the public hearing at 6:45 p.m.

Commission Business

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to recommend that City Council adopt Resolution #26-078, Approving a Conditional Use Permit for Indoor Recreation at 8252 147th Lane NW, Suite 700.

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

6.02: Public Hearing: Consider an Amendment to Chapter 106 (Zoning Code) Pertaining to the Maximum Front Yard Setback for the R-1A, R-1B, and R-1C Districts

Public Hearing

Chairperson Gengler called the public hearing to order at 6:46 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends adoption of Ordinance No. 26-25.

Commissioner Musgrove commented that this is a great compromise. She asked if there would be many other cases of this nature that may come forward.

Senior Planner Anderson did not believe that this would be widespread, but believed there would be a few other lots that could benefit from this as well.

Citizen Input

Doug Paulson, builder/developer, appreciated the staff's work on this item. He stated that they are excited to get through this process and start marketing. He stated that they are currently focused on these two lots, and their future plans will depend on market conditions. He noted that they are not planning to have many lots overall.

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

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

Chairperson Gengler closed the public hearing at 6:55 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance No. 26-05, Amending Chapter 106 (Zoning Code).

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

6.03: Public Hearing: Consider a Conditional Use Permit for Motor Vehicle Sales and a Showroom for Power Lodge at 6701 Highway 10 NW

Public Hearing

Chairperson Gengler called the public hearing to order at 6:56 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP) as presented.

Commissioner Musgrove asked if the fire lanes and inventory areas would be striped.

City Planner Martin replied that they would have a striped fire lane around the building, which would help fire safety to ensure there is a clear fire area and that seasonal staff do not park something in the fire lane.

Councilmember Peters asked if there was a structural issue with the building.

City Planner Martin replied that he was unaware of structural issues with the building, but noted that they would have to go through a building permit process for the change in use.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:06 p.m.

Commission Business

Motion by Commissioner Lubarski, seconded by Commissioner R. Bauer, to recommend that City Council adopt Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom at 6701 Highway 10 NW.

Further discussion

Commissioner Musgrove stated that she was pleased to see a different use for the building. Chair Gengler noted that it is also good to see a current business expanding.

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

7. COMMISSION BUSINESS

7.01: Consider a Request for a Variance to Utilize an Alternative Tree Inventory Methodology for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends approval of the variance to utilize an alternative methodology to collect tree data. The Environmental Policy Board (EPB) also reviewed this request; unfortunately, there was not a quorum for the meeting, so a formal recommendation was not made. However, the consensus of the three members present was in support of the requested variance.

Commission Business

Chair Gengler asked for clarification on the methodology.

Senior Planner Anderson explained that each area marked with a green circle would have a mini inventory completed, and that data would be extrapolated across the site.

Commissioner Musgrove stated that she likes this proposal, but was unsure if this is an extra step in addition to a full tree inventory. She believed that the fixed radius count method would have benefit but did not want it to be redundant.

Senior Planner Anderson replied that there would not be a full count completed. He clarified that a full count would be done in the area of the house pad, utilities, and driveway to identify the number of trees that would be removed. He explained that the fixed radius count and full count in areas where trees are being removed will work together to determine if the number of trees being removed remains under the allowed threshold.

Mr. Paulson stated that the properties are very thick with trees, estimating that the lots are 90 percent trees. He stated that he will work with staff to thin the trees in some areas outside of the building areas so that people have a usable lot.

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #26-087, Granting a Variance to Utilize an Alternative Methodology to Collect Tree Data for the Plat Known as Serenity at Rivers Edge.

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

8. COMMISSION / STAFF INPUT

City Planner Martin stated that three new members will join the Commission at the next meeting following the recent appointment process.

Commissioner Musgrove asked if there is an opening date for Chipotle.

City Planner Martin replied that Chipotle will likely be opening next week.

Commissioner Musgrove asked if a third occupant had been identified for the strip. There was no information at this time.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:22 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

