PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 24, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Michael Allshouse Commissioner Randy Bauer (arrived at 6:31 p.m.) Commissioner Bradley Cochrane Commissioner Jeffrey Lubarski Commissioner Debra Musgrove Commissioner Layee Sanoe
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin Senior Planner Chris Anderson Fire Chief Andrew Winkel

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 Allshouse, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Allshouse, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Bauer.

Commissioner Bauer arrived.

5. CONSENT AGENDA

5.01: Approve the August 27, 2026, Planning Commission Meeting Minutes

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Allshouse, Cochrane, Lubarski, and Sanoe. Voting No: None. Absent: None. Abstained: Commissioner Bauer.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Consider a Code Amendment to the Subdivision Code (Chapter 117) Pertaining to Streets

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the proposed Code Amendment.

Chairperson Gengler invited the Fire Chief to provide information on the Fire Code.

Fire Chief Winkel provided background information on the Fire Code, noting that the last version was adopted in 2020. He provided additional comments on the different regulations included in the Fire Code related to street regulations. He stated that instead of having a set number, they would just reference the Fire Code to encompass all those regulations.

Citizen Input

Paul Olson, 5750 177th Avenue NW, referenced the example that was given of Iodine and 172nd and stated that when that development was proposed, the Fire Department mentioned that they were accepting the layout there because the intersection was viewed as a turnaround point. He asked how many of the existing cul-de-sacs mentioned were constructed before the City's regulation was put into place in the 1970s. He stated that while the Fire Code encompasses a lot of regulations, he believed it sets the bare minimum for public safety, and it is the choice of the City to adopt the appendices it sees fit. He stated that without proper regulations, they could end up with another Bowers Drive. He referenced comparable communities which have a maximum cul-de-sac length of 500 feet. He believed that Ramsey finds public safety as a priority and did not believe it would be responsible to fall back to a bare minimum.

Commissioner Musgrove asked about the uniqueness of Ramsey and its buildout as a community, compared to other communities that may have that restriction.

Planning Manager Larson stated that Ramsey became a city in 1974 and it is said that the city copied Fridley's City Code and made some revisions. He stated that Subdivision Codes do not change very often, noting that most of the revisions are made to the Zoning Code. He stated that cities with similar rules have probably also had the rule on their books for over 50 years. He commented that Ramsey has a lot of wetlands and development has occurred around them. He stated that they are bound by natural features and did not believe that it was unique, as many communities begin as townships and develop into cities.

Chairperson Gengler asked for more information on the review that is done by public safety when a project is presented.

Fire Chief Winkel stated that Ramsey does things a little differently, but it would be his assumption that the Fire Marshal would receive the plans along with the rest of the committee, and a step-by-step review would be done to ensure the proposal meets the requirements of the Fire Code.

Planning Manager Larson stated that there is a preapplication meeting with staff from every applicable department to review any issues and answer questions of the applicant. He stated that direction is then provided to the applicant, and it is up to them to submit something that meets Code requirements. He stated that once the application is submitted, the group would meet again to identify any potential issues. He noted that each department reviews its applicable portion of the plan, noting that both Fire and Police are involved.

Commissioner Allshouse asked about the challenges that might concern the Fire Department about a cul-de-sac over 600 feet.

Fire Chief Winkel replied that the largest concern would be whether there is access to water on the street. He explained that the cul-de-sac provides a turnaround point for the tenders that bring in water. He explained that a ladder truck needs a 14-foot width to function, which can clog up the roadway. He explained that a cul-de-sac up to 500 feet in length would require a roadway width of 20 feet, whereas a cul-de-sac length over 500 feet would require a roadway width of 26 feet to ensure there is more room for vehicles to maneuver if the ladder truck is deployed. He explained that the width of the road will be the deterrent when a ladder truck is used. He reiterated that the primary concern is water access, while the second is road width.

Commissioner Musgrove asked if all recent developments are connected to City water, specifically the last request the Commission heard with a longer cul-de-sac.

Planning Manager Larson replied that specific subdivision is a rural development, so it does not have City water and sewer. He commented that there are some water lines that snake through rural areas with hydrants available in some locations.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Allshouse, Cochrane, Lubarski, and Sanoe. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 7:25 p.m.

Commission Business

Commissioner Bauer commented that there have been numerous developments that have come before the Planning Commission, some exceeding 600 feet in length. He stated that Public Safety does review all of the requests and could not recall a request over 600 feet that had concerns from Public Safety. He stated that this would eliminate the need for a variance on something that was virtually always approved.

Motion by Commissioner Bauer, seconded by Commissioner Allshouse, to recommend that City Council adopt Ordinance #26-18, Amending Chapter 117 (Subdivision Code) Pertaining to Streets.

Further discussion

Commissioner Musgrove asked for some of the positives and negatives discussed at the staff level about the proposed change. Planning Manager Larson stated that the argument has always been presented as a public safety issue and the Fire Code would then be the proper form of regulation, whereas a distance of 600 feet was arbitrary. He stated that planning staff is more comfortable relying on something with developed standards.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Allshouse, Cochrane, Lubarski, Musgrove, and Sanoe. Voting No: None. Absent: None.

7. COMMISSION BUSINESS

7.01: Consider an Amendment to Chapter 106 (Zoning Code) and the COR Framework Pertaining to Streetscaping and Bulk Standards in the COR Zoning Districts

Presentation

City Planner Martin presented the Staff Report stating that staff recommends approval of the Zoning Text Amendment as presented.

Commission Business

Commissioner Musgrove referenced the build-to line for front yard parkways and noted that the numbers are varied within the table. She asked for clarification.

City Planner Martin explained that the numbers in the COR Framework are currently largely not changing. He explained that the table is a consolidation of each of the existing tables, which are

currently broken out by street type. He stated that the difference in the requirement for each different street type depends on how those streets are built. He explained that arterial streets are County roads that have various utilities that need to be avoided. He stated that the build-to line is a maximum setback, where a setback is a minimum distance from the right-of-way. He provided an example of a proposal for a parcel that has three frontages and the current requirement that 60 percent façade would be required on all three frontages, noting that would not be practical for any building. He explained that they are looking at the intent of the COR Framework, to build a downtown along Sunwood with a dense urban environment. He explained that prioritizing certain roadways meets that intent while providing flexibility in the Code.

Commissioner Musgrove thanked staff for the additional definitions that have been included.

Commissioner Bauer stated that there are currently two different documents addressing the same area, which can create conflicts and confusion. He agreed that cleaning it up and simplifying it is a great move.

Chair Gengler agreed that this reads much more smoothly and easily.

Motion by Commissioner Lubarski, seconded by Commissioner Musgrove, to recommend that City Council adopt Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Streetscaping and Bulk Standards in the COR Zoning Districts.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Musgrove, Allshouse, Bauer, Cochrane, and Sanoe. Voting No: None. Absent: None.

7.02: 2050 Comprehensive Plan Update – System Statement Discussion

Presentation

Planning Manager Larson presented the Staff Report.

Commission Business

Chair Gengler asked how people working from home impact the employment numbers.

Planning Manager Larson commented that there is a survey as part of the census that asks about working from home, but was not sure how that is factored in.

Commissioner Bauer recommended that staff work with Councilmember Olson and the rest of the Council to invite the Dayton Councilmembers for a discussion related to a potential bridge.

Planning Manager Larson commented that the legislature did award funds to complete a tier one Environmental Impact Statement (EIS) for a bridge, noting that a consultant will be brought on board this year to begin that process.

Commissioner Bauer asked if the MET Council numbers have to be used for projected growth or whether the City can use its own numbers.

Planning Manager Larson stated that they will be looking for the 2050 number, regardless of the starting point. He stated that they would have a head start, based on recent growth that exceeded prior expectations from the MET Council.

Commissioner Allshouse asked how confident they are in those numbers, as they seem to be on the low side.

Planning Manager Larson explained how those numbers are generated based on prior land use designations. He commented that there are a handful of large properties left for development and the remainder will be lot splits or redevelopment.

Commissioner Musgrove asked if the 2050 number is a minimum, maximum, number that must be reached, or whether it is based on the MET Council investment into the sewer system.

Planning Manager Larson replied that it is the target number and explained that the City's plan needs to accommodate that number for households and employment. He stated that the City could project beyond that target, but the MET Council does not want the City to project lower than that target.

Commissioner Musgrove asked if the target is based on private land sales.

Planning Manager Larson stated that the MET Council does look at sales data regionally, recognizing that there will be holdouts. He stated that the best they can do is to accommodate it on the map. He explained that they are not forcing anyone to develop but simply providing them with those rights.

Commissioner Musgrove asked if the numbers in the 2050 plan are within the MUSA.

Planning Manager Larson replied that these are community-based numbers and, further, there are sewer and unsewered lines. He confirmed that most of the development would occur within the MUSA.

8. COMMISSION / STAFF INPUT

Senior Planner Anderson noted the fall recycling event this Saturday at the Public Works Facility. He stated that he is working with the Recreation Coordinator and an Andover staff person on an upcoming puzzle competition and puzzle swap that will be held at the Andover Community Center on October 10th. He stated that staff will begin collecting puzzles on September 28th in the planning department at City Hall.

Planning Manager Larson noted a case that will appear before the Commission at its October meeting.

Chair Gengler noted the date of the October meeting is on October 22nd. She stated that oftentimes the November and December meeting dates are changed and asked staff to review those dates.

Planning Manager Larson noted that the October meeting will actually be on the 29th because of a scheduling conflict with a staff conference on the 22nd. He stated that the November and December meetings will take place on the third Thursdays because of the holiday conflicts. He stated that he will bring the proposed 2027 calendar to the Commission at its next meeting for review.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Allshouse, Bauer, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 7:36 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.