

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 22, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 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 N. Bauer, seconded by Commissioner Musgrove, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the November 20, 2025, Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: “O’Shaughnessy Third Addition” – Preliminary Plat and Variance to Scenic River Protection Overlay – 17201 St. Francis Blvd. NW

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 preliminary plat and variance.

Commissioner Musgrove commented that lots one and three show two alternatives for the drain field location and asked how the ultimate location would be chosen.

Planning Manager Larson explained that rural lots must show a primary and backup septic sites, and soiling borings are done to identify suitable soils for those locations.

Citizen Input

Tim O’Shaughnessy, the applicant, commented that they do develop detailed plans on the septic, and with eight acres, they should not have any issues.

Duane Skoglund, 5801 170th Lane, stated that he is against anything the applicant wants to do because he does not believe him to be a good person. He had concerns with how the traffic would run in and out of the properties, guessing that the traffic would go to TH 47, as there is already an entrance. He stated that if traffic is going to run back along the river, it will create issues. He recognized that there are only three additional homes proposed, but they will have three and four-stall garages.

Planning Manager Larson commented that only one of the lots, lot four, would come out to Germanium, and the other three lots would have their own driveways out to TH 47.

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

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

Chairperson Gengler closed the public hearing at 7:15 p.m.

Commission Business

Commissioner Musgrove asked if there would be two or three entrances from the development to TH 47.

Planning Manager Larson commented that each lot would have its own driveway, with lots one, two, and three having their own driveways on TH 47, and lot four would have access from Germanium. He noted that lot two is the existing lot and driveway and confirmed that MnDOT approved the driveway permits, which will be about 300 feet apart from each other.

Motion by Commissioner N. Bauer, seconded by Commissioner R. Bauer, to recommend that City Council approve the preliminary plat for "O'Shaughnessy Third Addition" with a variance to lot width in the Scenic River Protection Overlay.

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

6.02: Public Hearing: Consider a Conditional Use Permit for Motor Vehicle Repair Uses at 14310 Sunfish Lake Boulevard NW (Clark Companies)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:18 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP), contingent upon satisfaction of the conditions listed in Resolution #26-024.

Councilmember Peters commented that there is only one bathroom for all those stalls, and people will have to walk outside to get to the bathroom. He stated that it would seem that some people will choose to go to the bathroom outside rather than walk to the bathroom.

City Planner Martin commented that staff had a discussion with the applicant about bathrooms.

Citizen Input

Josh Clark, applicant, stated that he is the property owner for this case and the next case. He believed that staff did a good job with the presentation. He stated that this property is geared towards very small-scale business operators who were perhaps working on the side out of their garage in the past. He stated that this would provide the opportunity for someone to run a legitimate business on a small scale, which they can build on. He stated that there should be a low

number of occupants on-site and not a lot of customers, which is why there is only one bathroom. He explained that someone would drop their vehicle off, and customers would not be waiting. He stated that the property to the south has auto repair activity as well, and therefore believes that this would be a good fit for the area. He commented that he has spent a significant amount of money improving the aesthetics of the property, and they will not have damaged vehicles sitting outside. He stated that tenants would sign an agreement that vehicles would not be sitting outside waiting for repair. He noted that he has received positive input from neighboring properties on how he has cleaned up the property. He asked if there are any existing Conditional Use Permits (CUPs) on the property.

City Planner Martin replied that staff did not find any existing CUPs recorded on the property, but he could verify that again prior to the City Council meeting. He noted that the condition was a recommendation from the City Attorney, which will be a standard condition for CUP requests and was not specific to the property.

Commissioner R. Bauer asked if there is a reason the applicant is only looking at auto repair, other than some of the other uses that would be allowed in the district.

Mr. Clark replied that he has had the most number of inquiries from potential tenants for this type of use. He also believed it would be a good fit for the space.

Commissioner Musgrove asked if a customer would bring their vehicle and pay for their repair. She asked if there would be an office space for that type of activity.

Mr. Clark replied that there are a lot of different options available for card processing without there needing to be a physical desk. He noted that payments can be processed with software from a cell phone, and an office is not needed. He confirmed that a vehicle would need to be dropped off and would need to set up a ride home, similar to dropping off a vehicle at any other repair shop.

Chairperson Gengler asked if the applicant is comfortable with the restrictions as proposed by staff.

Mr. Clark confirmed that he is comfortable and noted that staff did a great job of bringing those items to him before the meeting.

Chairperson Gengler explained that typically, there would be a tenant at the time of a CUP request rather than speculative.

Mr. Clark explained that the potential tenants he has spoken with are looking to move quickly, and therefore, he needs to be proactive and have the space available for tenants to move into.

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

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

Chairperson Gengler closed the public hearing at 7:44 p.m.

Commission Business

Motion by Commissioner Lubarski, seconded by Commissioner N. Bauer, to recommend that City Council adopt Resolution #26-024, Approving a Conditional Use Permit for Motor Vehicle Repair at 14310 Sunfish Lake Boulevard NW, subject to the condition specified within the Resolution.

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

6.03: Public Hearing: Consider a Conditional Use Permit for Motor Vehicle Repair Uses at 14047 Azurite Street NW (Clark Companies)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:45 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP), contingent upon satisfaction of the conditions listed in Resolution #26-025.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:49 p.m.

Commission Business

Motion by Commissioner R. Bauer, seconded by Commissioner N. Bauer, to recommend that City Council adopt Resolution #26-025, Approving a Conditional Use Permit for Motor Vehicle Repair at 14047 Azurite Street NW, subject to the conditions specified within the Resolution.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Commissioner R. Bauer asked for an update on the timing of Kwik Trip and Chipotle.

City Planner Martin estimated that Kwik Trip will break ground in March or April. He stated that the shell is up for Chipotle and anticipates an April opening.

Commissioner R. Bauer referenced a proposed development that was reviewed north of the Kwik Trip site and asked for an update.

Planning Manager Larson replied that applicant has chosen not to move forward as the County did not agree to the access on Armstrong.

Commissioner R. Bauer commented that, like previous Commissioner Anderson, longtime member Commissioner VanScoy was disturbed by recent City Council actions and comments related to the Planning Commission and chose to resign. He thanked Commissioner VanScoy for his many years of service.

Chairperson Gengler also thanked Commissioner VanScoy for his service and the impact he had on the community and the Commission during that time. She also thanked him for the assistance that he provided her during her time on the Commission.

Commissioner Musgrove also thanked Commissioners Anderson and VanScoy for their service.

Commissioner N. Bauer also thanked the Commissioners for their service and stated that she would have loved to serve longer with them to learn more from them.

Commissioner Lubarski echoed those comments.

Planning Manager Larson encouraged residents who are interested to apply for the open Boards and Commissions positions.

Commissioner R. Bauer noted that a number of the Commission members are in their first term, and two additional members will join in their first term; it may be a struggle for a bit without the historical knowledge and experience.

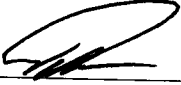
9. ADJOURNMENT

Motion by Commissioner R. Bauer, seconded by Commissioner Lubarski, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 7:31 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.