

City of Ramsey
Agenda
Regular Planning Commission
Thursday, February 26, 2026

6:30 pm

City Hall Council Chamber, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for January 22, 2026.
6. **Public Hearing**
 1. PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 26-102); Case of Cory DeLuca
 2. PUBLIC HEARING: Consider the Sketch Plan/Site Plan for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC
7. **Commission Business**
8. **Commission/Staff Input**
9. **Adjournment**

Regular Planning Commission

Meeting Date: 02/26/2026

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Information

Title:

Approve the Planning Commission Meeting Minutes for January 22, 2026.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for January 22, 2026.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for January 22, 2026.

Attachments

PC January 2026 Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Kalia Lor

Final Approval Date: 02/19/2026

Reviewed By

Brian Hagen

Date

02/19/2026 12:14 PM

Started On: 02/10/2026 08:40 AM

**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.

Regular Planning Commission**Meeting Date:** 02/26/2026**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 26-102); Case of Cory DeLuca

Purpose/Background:

The City has received an application from Cory DeLuca (the "Applicant") for a Variance to the required front yard setback for accessory structures at 9050 160th Lane NW (the "Subject Property").

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Variance request and the Public Hearing to be held by Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:Subject Property

The Subject Property is located within the Northfork Point subdivision, which is part of the overall Northfork neighborhood. The Subject Property is 1.06 acres in size and is zoned PUD, Planned Unit Development. This PUD does not include any specific standards that deviate from base zoning standards, so Staff considers this property to be similar to those within the RR, Rural Residential zoning district. It is believed that the Northfork PUD was created to allow for lot sizes to deviate from the minimum area allowed at the time of platting. The Subject Property, along with all other properties located in the Northfork PUD, is guided for Rural Developing land uses.

Summary

The Applicant is proposing to construct a 30-foot by 24-foot detached garage on the Subject Property. The detached garage is proposed to be built closer to 160th Lane NW than the existing house due to constraints with the well located west of the attached garage, the septic system located east of the attached garage, and the steep slopes along the east and south sides of the property to accommodate storm water flow from 160th Lane NW toward a wetland south of the property. Since the Subject Property is less than 2 acres in area, this creates the need for a Variance. The Zoning Code requires accessory structures on properties less than 2 acres to be no closer to the street right-of-way than the front edge of the principal structure. The Applicant is proposing a front yard setback of 84.7 feet, which greatly exceeds the minimum front yard setback of 40 feet for principal structures. The shortest setback from the proposed garage to any property line is the west side yard setback of 14.2 feet, which exceeds the minimum 5-foot setback from the side and rear property lines. The garage meets all other applicable zoning requirements.

When reviewing Variances, it is the Applicant's responsibility to prove practical difficulty in meeting all standards of the Zoning Code. Practical difficulties, as used in connection with the granting of a Variance, are defined in Section 106-220(c) of Ramsey City Code. The Applicant submitted a written description of the Variance request, providing the following justifications of practical difficulty (as extracted from the Applicant's narrative):

- The variance is requested for the forward placement of a detached garage, due to the unique circumstances

related to our lot and the Northfork development. The lot has a unique shape and size requiring a City variance. The Applicant would like to put up a detached garage on their property. The property lines behind their home do not allow a suitable space for any building or structure. To the east behind the home is their drain field. Beyond the drain field is low and marshy wetland with a culvert that drains from the street. Directly next to our current garage is our well.

- The proposed garage will also not alter the essential character of our property and neighborhood as several homes have received similar variance approvals over the years.

The Applicant has provided site and building plans that show the location of the existing house, shed, driveway, well, septic system, and drainfield, as well as the location and design of the proposed garage. Based on the lot's layout, the location of the septic system north of the house and east of the attached garage, the location of the well west of the attached garage, and the steep slope of the property that would need to be built upon to meet zoning code requirements, the proposed detached garage could not be placed behind the front (north) edge of the house and attached garage, thus proving the need for a Variance. Additionally, if the garage were to be shifted farther south, it would encroach onto the existing driveway and the drainage and utility easement along the west boundary of the property. The Applicant has selected the proposed location to limit the extension of the existing driveway, limit the amount of dirt to be excavated, filled, and/or regraded, and reduce the visual impact to the neighborhood along 160th Lane NW. The proposed location will maintain a minimum of 10 feet separation from the house and attached garage to limit any code requirements for fire separation. The garage will be built into the existing hill along the west side of the Applicant's driveway, thus limiting the impact to stormwater flow and utilizing the topography and trees to screen the garage from the right-of-way. A few trees will be removed to accommodate the garage, but there are ample trees remaining to provide screening of the garage. These conditions will allow the garage to fit well within the neighborhood. It should be noted that several other properties in the Northfork neighborhood have detached garages in the front yard. Additionally, the Northfork Homeowner's Association has approved the design and placement of the proposed garage.

To make the garage fit with the character of the neighborhood and to meet the HOA requirements, the Applicant is proposing to have the garage door face east (toward the driveway instead of the street). Additionally, all exposed sides of the garage not covered by the side of the hill will have the same horizontal lap siding and brick veneer matching the front facade of the existing house. Staff is supportive of these proposed architectural treatments.

With all of the above information, Staff find the practical difficulties listed above to satisfy the following items within the definition of practical difficulties, as defined by City Code:

1. That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner;
3. The variance, if granted, will not alter the essential character of the locality;
4. Economic considerations alone do not constitute practical difficulties.

Alternatives

1. Recommend approval of the Variance to the front yard placement for the accessory structure as requested by the Applicant and recommended by staff.
2. Recommend approval of the Variance with any additional reasonable conditions that mitigate any perceived impacts of the Variance to the neighborhood.
3. Recommend denial of the Variance based on specific findings.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Variance.

Outcome/Action:

Motion to recommend the City Council adopt Resolution #26-058, Granting a Variance to Accessory Structure Placement at 9050 160th Lane NW.

Attachments

Resolution #26-059
Applicant's Narrative
Site Location Map
Site Plan/Lot Survey
Architectural Plans
Homeowner's Association Approval Letter

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 02/19/2026

Reviewed By

Brian Hagen

Date

02/19/2026 12:42 PM

Started On: 02/18/2026 08:02 AM

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #26-059

**A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE
PLACEMENT AT 9050 160TH LANE NW**

RECITALS

1. The City of Ramsey received an application from Cory DeLuca (the “**Permittee**”) requesting a Variance to the minimum front yard setback requirements to construct a 720 square foot accessory structure with a reduced front yard setback on the property generally known as 9050 160th Lane NW and legally described as follows:

Lot 1, Block 1, Northfork Point Addition, Anoka County, Minnesota

(the "**Subject Property**")

2. That City Code Section 106-450(C)(2) (Accessory Structures) specifies that accessory structures shall be no closer to the street than the edge of the principal structure on parcels smaller than two acres in size.
3. That the **Accessory Structure** is proposed to be located within the front yard and is closer to the front lot line than the principal structure, with a proposed front yard setback of 84.7 feet.
4. That the **Subject Property** is approximately 1.06 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.
5. That the **Subject Property** was platted in 1992 and the house was built in 1994, according to Anoka County property tax records, both of which are prior to the adoption of the current Zoning Code.
6. That the **Subject Property** is zoned PUD, Planned Unit Development District, as are all of the surrounding parcels.
7. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.
8. That due to the location of the septic system, well, and steep slopes on the **Subject Property**, the proposed **Accessory Structure** could not be placed in the back yard without encroaching on the required front yard setback along 160th Lane NW.
9. That the **Subject Property** has a unique pie shape that pushes the house into a smaller rear yard with a larger front yard.

10. That the **Permittee** intends to use the **Accessory Structure** to store vehicles and personal items, which is reasonable and aligned with the neighborhood's character.
11. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on February 26, 2026, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
12. That the Planning Commission recommended [REDACTED] of the Variance.

FINDINGS OF FACT

1. That the **Accessory Structure** does not violate the intent and purpose of the Comprehensive Plan.
2. That the **Accessory Structure** will be placed in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
3. That the **Accessory Structure**, other than the front yard setback, is in compliance with all applicable codes in Section 106 of the Ramsey City Code.
4. That the placement of a detached accessory building on the **Subject Property** is reasonable.
5. That the placement of the well, septic system and drain field were not created by the **Permittee** and limits the placement of an accessory structure.
6. That the **Accessory Structure** will still be farther from 160th Lane NW than the minimum front yard setback for principal structures.
7. That the **Variance** will not alter the essential character of the locality as several other properties in the Northfork neighborhood have detached garages that are located closer to the street than the front edge of the respective houses.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a variance (the "**Variance**") to deviate from the required **Accessory Structure** setback from the front property line to allow an **Accessory Structure** to be located with an 84.7-foot front setback and located forward of the principal structure on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a deviation from the placement requirements of the **Accessory Structure** on the **Subject Property**.

2. That this **Variance** shall allow the **Accessory Structure** to be placed between the street and the front of the house, which will be approximately 84.7 feet from the front property line along 160th Lane NW's right-of-way.
3. That the **Accessory Structure** shall use architectural materials and finishes that are consistent with the exterior of the principal structure on the property.
4. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.
5. That the **Permittee** shall receive all necessary Building Permits and Homeowners Association approvals.
6. That this resolution shall be recorded with the Anoka County Recorder's Office.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of March, 2026.

Mayor

ATTEST:

City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

From: Cory DeLuca
Sent: Thursday, February 12, 2026 12:37 PM
To: Adam Martin
Subject: Request for variance

Request for Variance

We are requesting a variance for the forward placement of a detached garage, due to the unique circumstances related to our lot and the Northfork development. Our lot has a unique shape and size requiring a City variance. We would like to put up a detached garage on our property. The property lines behind our home do not allow a suitable space for any building structure. To the east behind the home is our drain field. Beyond the drain field is low and marshy with a culvert that drains from the street. Directly next to our current garage is our well.

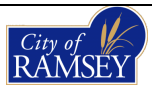
We would like to build off of our current driveway digging into the hill on the west side of the drive. Based on the survey done there would be ample space and it would satisfy all setbacks based on City codes. Based on circumstances unique to our property we are requesting a variance to build in front of our home.

The Northfork Architectural Review Committee has reviewed this site plan garage design and has approved it. The proposed detached garage will match our existing home, which complies with Northfork development covenants and City of Ramsey requirements. The proposed garage will also not alter the essential character of our property or neighborhood.

Thank You

Cory DeLuca

9050 160th LN NW

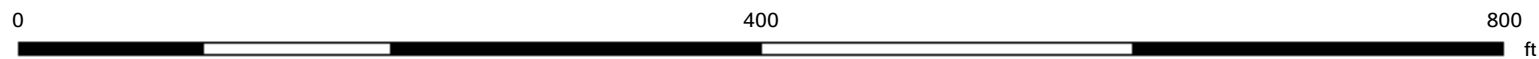


Deluca Variance - 9050 160th Lane NW



Address:
9050 160th Lane NW,
Ramsey MN 55303

PID:
18-32-25-42-0012



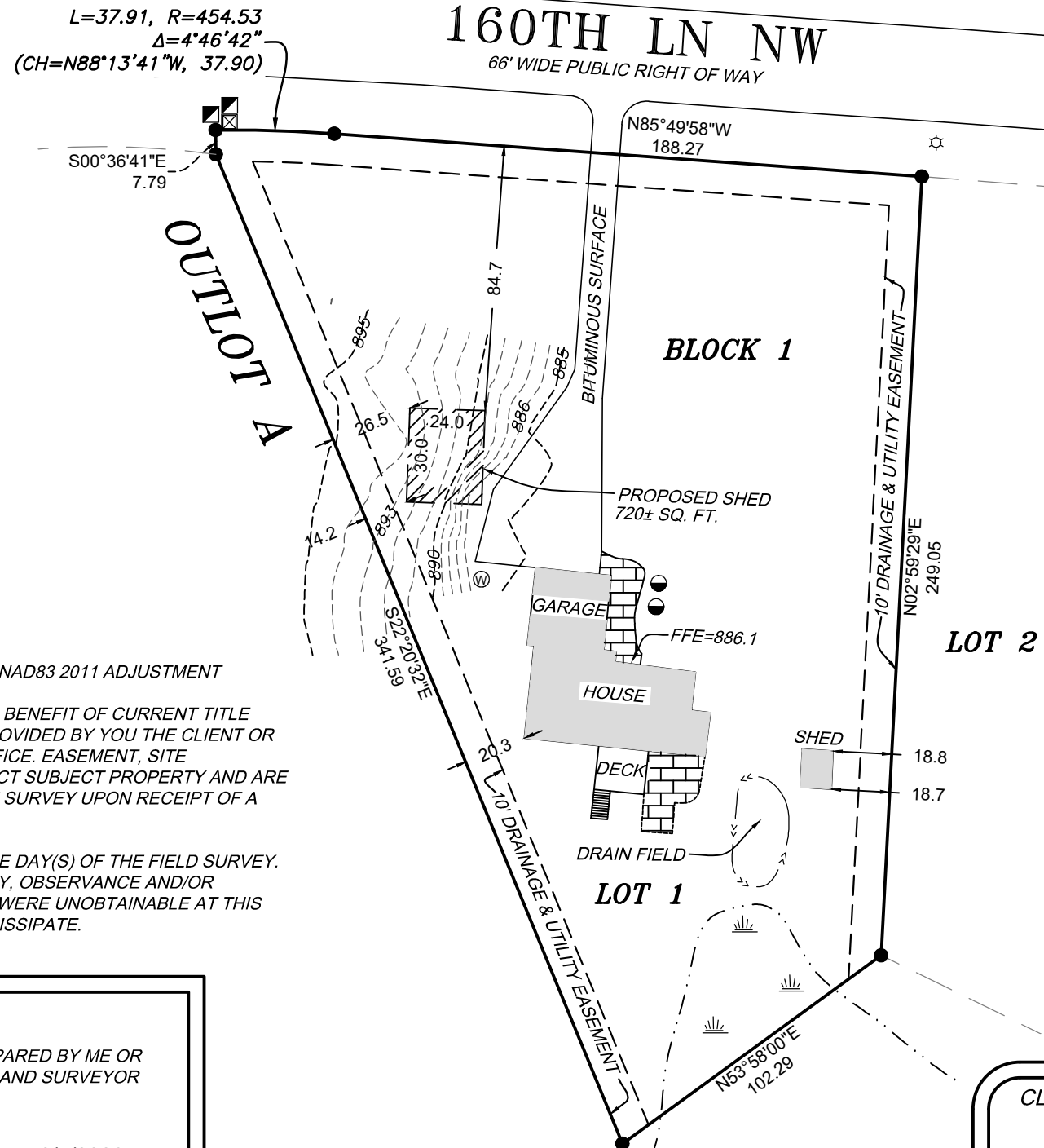
CERTIFICATE OF SURVEY

LOT 1, BLOCK 1, NORTHFORK POINT ADDITION
ANOKA COUNTY, MINNESOTA

IMPERVIOUS SURFACE CALCS:
TOTAL LOT AREA: 46,108 SQ. FT. (1.06 ACRES)

DRIVEWAY: 2,406 SQ. FT.
SHED: 120 SQ. FT.
EXISTING HOUSE/GARAGE: 2,163 SQ. FT.
DECK: 225 SQ. FT.
BRICK WALKWAY: 710 SQ. FT.
TOTAL LOT COVERAGE: 5,624 SQ. FT. (12.2% COVERAGE)

PROPOSED SHED: 720 SQ. FT.
PROPOSED HARDCOVER: 6,324 SQ. FT. (13.8% COVERAGE)



SURVEYOR NOTES:

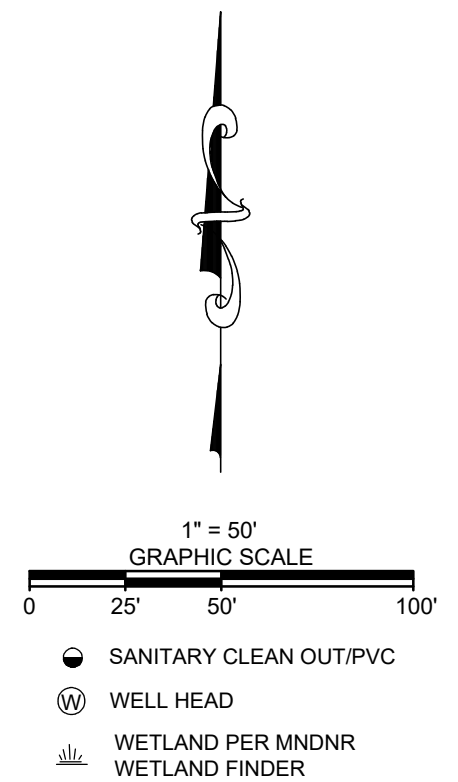
1. BEARING ARE BASED ON THE ANOKA COUNTY COORDINATE SYSTEM NAD83 2011 ADJUSTMENT
2. APEX LAND SURVEYING, LLC PREPARED THIS SURVEY WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THE PROPERTY SHOWN IS BASED ON A LEGAL DESCRIPTION PROVIDED BY YOU THE CLIENT OR A GENERAL REQUEST AT THE APPROPRIATE COUNTY RECORDER'S OFFICE. EASEMENT, SITE RESTRICTION OR ADJOINING DEED CONFLICTS MAY EXIST WHICH AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN BY THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THE SURVEY UPON RECEIPT OF A CURRENT TITLE COMMITMENT OR TITLE OPINION.
3. SNOW, SNOW PACK AND/OR ICE CONDITIONS WERE PRESENT ON THE DAY(S) OF THE FIELD SURVEY. SOME AREAS OF THE SITE HAVE BEEN OBSTRUCTED AND THE VISIBILITY, OBSERVANCE AND/OR ACCESSIBILITY OF IMPROVEMENTS, UTILITIES AND/OR PAINT STRIPING WERE UNOBTAINABLE AT THIS TIME. THIS SURVEY IS SUBJECT TO CHANGE, ONCE SAID CONDITIONS DISSIPATE.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Kaleb J. Kadelbach
KALEB J. KADELBACH (LICENSE NO. 57070)

2/5/2026
DATE



CLIENT INFORMATION:
COREY DELUCA
9050 160TH LANE NW
RAMSEY, MN 55303

FIELD DATE: 12/12/25
APEX JOB NO. 25807

APEX
LAND SURVEYING

kaleb.kadelbach@apex-landsurveying.com PH: (763) 388-0056



TRUSSES ARE HIP TRUSSES



Design & Buy™ GARAGE

...x, labor, and delivery not included.

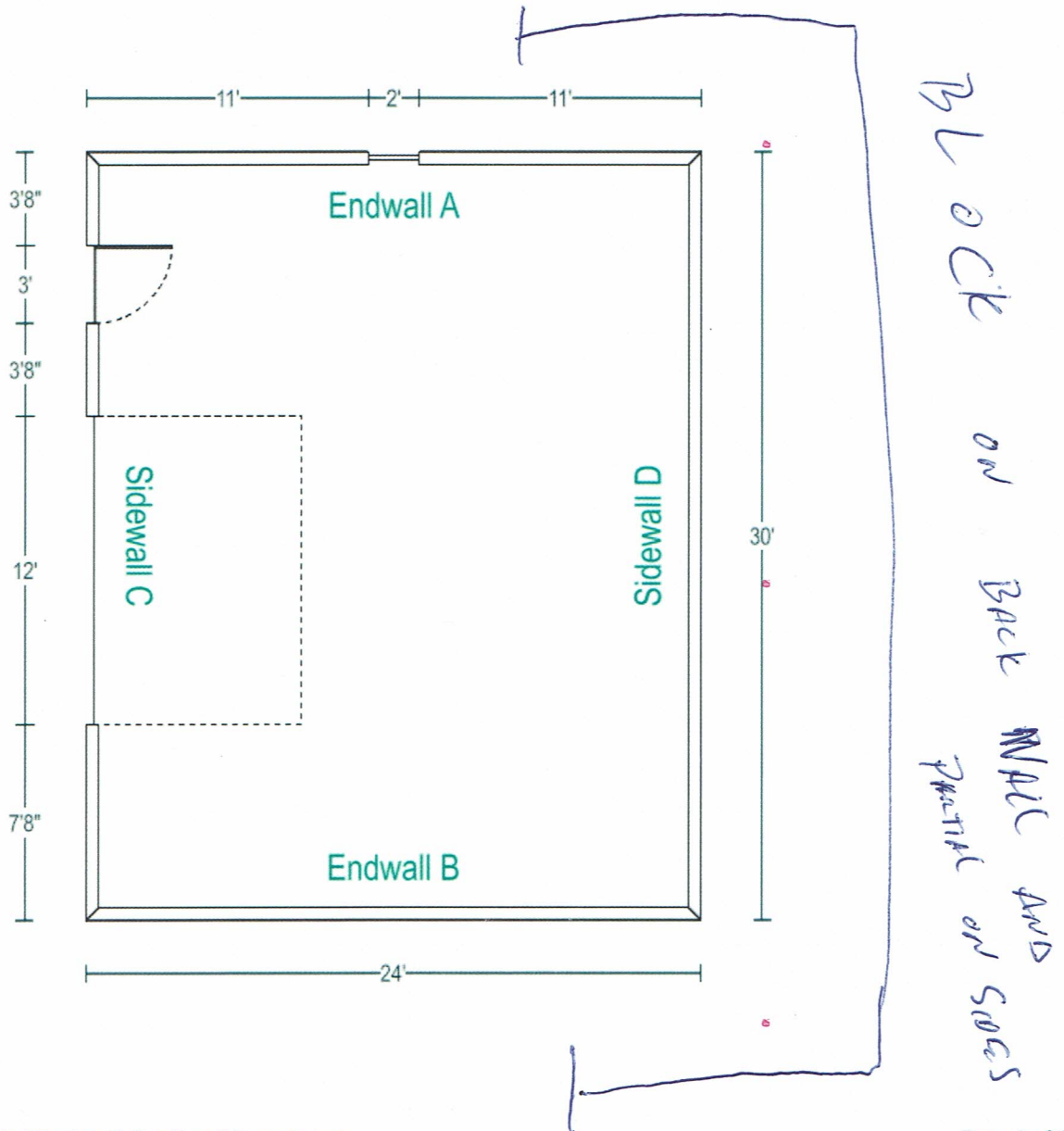
How to purchase your design at the store:

1. Enter Design ID: 312551384246 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

3. Recall your design by entering Design ID: 312551384246
4. Follow the on-screen purchasing instructions



Garage Image

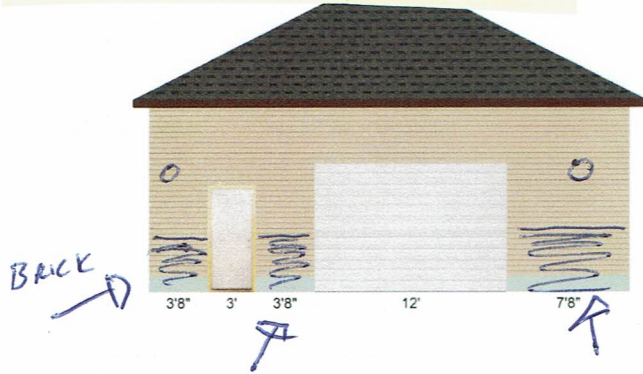


Date: 9/23/2025 - 12:57 PM
Design ID: 312551384246
Estimate ID: 8047

MENARDS

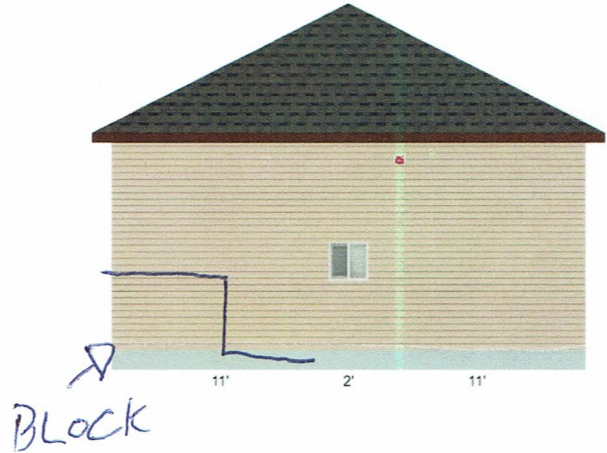
Design & Buy™ GARAGE

labor, and delivery not included.



SIDEWALL C

Mastercraft® 36W x 80H Primed Steel 6-Panel
12X8 White Deep Ribbed Torsion Spring (R-Value 6.5)



ENDWALL A

24"W x 24"H Performax™ Slider Window with Nailing Flange

BRICK 4' & 2 LIGHTS

ALL MATCHING

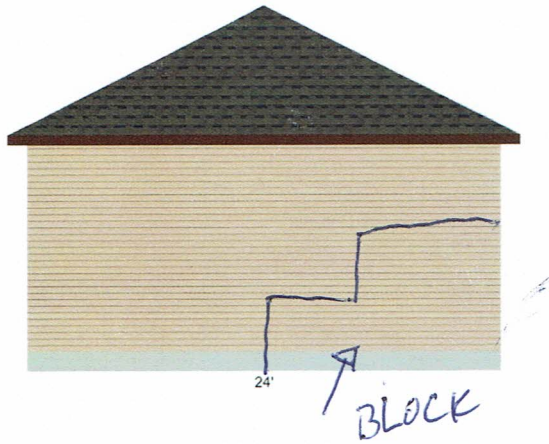
SIDING & SHINGLES WILL MATCH. THE PROGRAM DIDN'T
HAVE MY COLOR

Design & Buy™ GARAGE

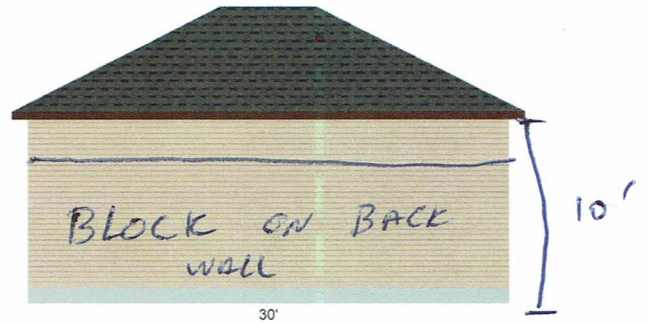
labor, and delivery not included.

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B



SIDEWALL D

Adam Martin

From: Cory DeLuca <cmdpizzeria@gmail.com>
Sent: Wednesday, November 19, 2025 8:38 AM
To: Adam Martin
Subject: Fwd: Building a garage

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Hi Adam here's the response from the HOA. Wondering when the next available time I could meet with the City to see if I can get the provisional permit. It's looking like spring anyway so not in any hurry.

Thank you
Cory DeLuca
6125900155
Sent from my iPhone

Begin forwarded message:

From: NorthFork Homeowners Association <northforkha@gmail.com>
Date: November 18, 2025 at 6:11:51 PM CST
To: Cory DeLuca <cmdpizzeria@gmail.com>
Subject: Re: Building a garage

Cory, we apologize for the delay in getting back to you. Your garage has been approved by the HOA Architectural Committee and you are clear to proceed building.

Thank you for your cooperation and willingness to maintain the integrity of Northfork as a planned community. Good luck with your project and let us know if you have any questions and or need anything else.

NorthFork Homeowners Association Board



www.NorthForkHOA.com

On Tue, Nov 18, 2025 at 1:03 PM Cory DeLuca <cmdpizzeria@gmail.com> wrote:

Hello

Just reaching out. I know this project wouldn't start until spring. The City won't even look at it until I have the blessing from the HOA. With that said is there any other information the HOA would like to see for me to be able to move to the next step?

Thanks

Cory DeLuca
6125900155
Sent from my iPhone

On Oct 6, 2025, at 6:53 PM, Cory DeLuca <cmdpizzeria@gmail.com> wrote:

Hello, Yes I'll be back filling the block on the back and sides.

The garage would start 16" in front of house into the hill. The west southern corner is 12' off property line. I have it all laid out in pink string. The deer keep tripping over it if you stop by to see.

Thank you
Cory DeLuca
Sent from my iPhone

On Oct 6, 2025, at 6:01 PM, NorthFork Homeowners Association
<northforkha@gmail.com> wrote:

Cory, the Architectural Review Committee would like to know if the reason for the exposed concrete on the garage; is it for backfill of dirt up to the level of the siding. Will it be built into the hillside area?

thanks
NorthFork Homeowners Association Board



www.NorthForkHOA.com

On Wed, Sep 24, 2025 at 12:49 PM Cory DeLuca
<cmdpizzeria@gmail.com> wrote:

Hello .Here's my submission for a potential detached garage build.

Thank you
Cory DeLuca
9050 160th Ln
612-590-0155

On Tue, Sep 23, 2025 at 8:23 PM NorthFork Homeowners Association
<northforkha@gmail.com> wrote:

There are forms on the website that need to be completed and filled out and sent back to this address.

Please visit our website listed below.

NorthFork Homeowners Association Board



www.NorthForkHOA.com

On Tue, Sep 23, 2025 at 8:19 PM Cory DeLuca

<cmdpizzeria@gmail.com> wrote:

Hello. This is Cory DeLuca @ 9050 160th Ln. I'm looking at building a detached garage. Part of the paper work the city would like is the thumbs up from the HOA. Because of my lot size the city has extra steps involved. I understand the structure must match my existing home. Is there something the HOA requires me to fill out? Just starting the process.

Thank you
Cory DeLuca
6125900155
9050 160th Ln
Ramsey
Sent from my iPhone

Regular Planning Commission**Meeting Date:** 02/26/2026**Primary Strategic Plan Initiative:**

Information**Title:**

PUBLIC HEARING: Consider the Sketch Plan/Site Plan for Serenity at Rivers Edge (Project No. 26-101): Case of Rivers Edge Development LLC

Purpose/Background:

The City has received a Land Use Application from Rivers Edge Development LLC (the "Applicant") to subdivide the property located on the south side of Riverdale Drive, between Dolomite Street and Sunfish Lake Boulevard (the "Subject Property"), into two (2) single family residential lots and a large outlot for future development.

Notification:

Public notification was mailed to property owners within 700 feet of the Subject Property. A legal notice was placed in the February 13, 2026, Anoka Union Herald Newspaper. A development sign was placed on the Subject Property as well.

Time Frame/Observations/Alternatives:**Project Overview**

The Applicant is proposing to subdivide the Subject Property into two (2) single family residential lots along with a large outlot. The intention is to develop the entirety of the Subject Property into single-family residential lots. However, the Applicant cannot currently meet the density requirements (2.25–4 units per acre), without essentially clear cutting the existing tree cover on the Subject Property. But, the Subject Property abuts the Mississippi River, which means it is also located within the Mississippi River Corridor Critical Area (MRCCA). This overlay district includes additional regulations, specifically addressing vegetation management and land disturbance, amongst other things. The Applicant has stated a desire to limit the overall impact on the Subject Property and has proposed to 'custom' develop each lot to minimize impacts on existing natural resources. As part of the upcoming Comprehensive Plan Update process, Staff will be proposing a 'River District', applicable to both the Scenic River Protection Overlay District and the MRCCA, which would permit a lower density. The purpose of a lesser density would be to align more with the intent of both overlay districts, which is to minimize disturbance of existing natural resources.

Zoning and Guidance

The Subject Property is zoned R-1A (Single Family Residential) and is guided as Low Density Residential in the 2040 Comprehensive Plan. Based on the R-1A zoning designation, each lot has at least eighty (80) feet of frontage along a public road (Riverdale Drive) and has an area of at least 10,000 square feet. The Applicant is attempting to mirror the existing development pattern east of the Subject Property, where parcels range in size from about 0.60 acres to about 0.80 acres and each have approximately 80–110 feet of frontage along Riverdale Drive. The proposed home sites are further back from Riverdale Drive than the maximum allowable setback (35 feet). However, where an existing setback pattern is established, new homes can be sited to conform with the existing, prevailing setback. Thus, as long as the two new homes align with the existing setback pattern to the east, they can be beyond the 'maximum' front yard setback.

Utilities

The Subject Property is within the 2040 MUSA boundary and thus, all new lots must be connected to both

sanitary sewer and municipal water. Trunk sanitary sewer and trunk municipal water are both underneath Riverdale Drive. Each new lot will be served by service lines stubbed directly from the trunk lines.

Roads and Access

The Applicant is not proposing any new roads. Driveways will come directly off Riverdale Drive and will be sited as each lot is developed. There is a trail along the north side of Riverdale Drive. Thus, no trail or sidewalk is proposed along the south side of Riverdale Drive, as there would be nothing to connect to the east or west of the Subject Property.

MRCCA

The Subject Property is located within the MRCCA and there are two (2) Existing Significant Vegetative Stands identified on the site, both of which are dominated by eastern red cedar. While tree removal is permitted within a Significant Existing Vegetative Stand, only the minimum necessary for development is allowed, with the issuance of a Vegetation Permit and a Vegetation Restoration Plan (these will be required as a building permit is applied for on each lot). The intent is to minimize disturbance of these stands of vegetation to not only maintain the public viewshed of the river, but also to maintain critical wildlife habitat and corridors along the river. With this phase of development, only the eastern Significant Existing Vegetative Stand will be impacted. By maintaining the existing, prevailing setback pattern to the east, there should be minimal tree loss on Lot 1. While there will be greater tree loss on Lot 2, the site will still comply with the tree preservation standards overall (no impacts on the western Significant Existing Vegetative Stand).

Within the MRCCA, each lot must comply with the 100-foot setback from the Ordinary High Watermark (OHW). Although City Code does include a provision that allows ground patios and decks to encroach up to fifteen (15) feet into the required OHW setback without the need for a variance. There is a Bluff Impact Zone (BIZ), which includes bluffs and land located within twenty (20) feet of the top of the bluff, and a Shore Impact Zone (SIZ), which extends landward fifty (50) feet from the OHW, on the Subject Property. However, in this case, the 100-foot setback from the OHW should keep all improvements outside these areas.

As with any proposed development within the MRCCA, Staff has sent the Sketch Plan / Site Plan to the MN DNR for review and comment. The DNR did not raise any objections to the project but did note the need for a vegetation permit (\$200) for each lot and an overall vegetation restoration plan that is guided by nearby existing native plant communities.

Tree Inventory and Preservation Plan

A Tree Inventory and Preservation Plan is required. The Applicant will be seeking a variance to the standard inventory process due to the denseness of the eastern red cedars on site. It would be extremely challenging to accurately locate and mark individual trees onsite due to how dense and thick the evergreens are.

The Environmental Policy Board (EPB) reviewed the Sketch Plan / Site Plan at their February 9, 2026, meeting. The EPB recommended approval of the Sketch Plan / Site Plan, with the understanding that they would still have an opportunity to review the tree inventory information prior to building permit(s) being issued.

Funding Source:

The Applicant is responsible for all costs associated with this application.

Recommendation:

Staff recommends approving the Sketch Plan and Site Plan, contingent upon the Applicant successfully obtaining a variance to the standard tree inventory process.

Outcome/Action:

Motion to recommend City Council approve the Site Plan and Final Plat for Serenity at Rivers Edge, contingent upon the Applicant successfully obtaining a variance to the standard tree inventory process.

Attachments

Site Location Map

Sketch Plan / Site Plan

Significant Existing Vegetative Stands with Home Pads and Driveways

Significant Existing Vegetative Stands Exhibit

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 02/19/2026

Reviewed By

Brian Hagen

Date

02/19/2026 12:14 PM

Started On: 02/17/2026 08:37 AM

SKETCH PLAN OF SERENITY AT RIVERS EDGE

P.I.D.#34-32-25-14-0029

BENCHMARK

MNDOT GSID Station #781, named "F 257",
Elevation = 864.762 (NAVD88)

DEVELOPMENT DATA

LAND USE:
SINGLE FAMILY HOMES: 2 LOTS
OUTLOT: 1 OUTLOT
TOTAL: 405,752± sq.ft. 9.31± acres (ABOVE WATER AS LOC. 6/25/25)
EXISTING ZONING: R-1A
PROPOSED ZONING: R-1A
Density = $45,921 + 33,248 = 79,169$
 $78,049$ sq.ft. above OHW / 2 = 39,584.5

PROPERTY DESCRIPTION

That part of Tract C lying West of the East 210 feet as measured at right angles to the east line of Registered Land Survey No. 119, files of Registrar of Titles of Anoka County, Minnesota.

NOTES

- FIELD SURVEY STARTED IN JUNE 2025.

- MINIMUM LOT WIDTH = 80 FEET
- MINIMUM LOT DEPTH = 100 FEET
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MAXIMUM IMPERVIOUS COVERAGE = 40%
- FRONT SETBACK = 35 FEET
- SIDE SETBACK = 5 FEET
- SB DENOTES SETBACK LINE

Decks and patios are subject to the 100 foot setback from the OHW also. There is a provision built in that decks and at grade patios can encroach into the required 100 foot setback from the OHW up to 15 feet without the need for a variance as long as it remains compliant with the vegetation management and land alteration standards.

The Shore Impact Zone (SIZ) begins at the Ordinary High Watermark (OHW) and extends into the land fifty (50) feet. Vegetation management standards found in City Code Section 106-910 (i) apply.

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted. The majority of the trees on site fall under MRRCA regulations.

NORTH

LANDSCAPE NOTES:

- ALL LOTS ARE CUSTOM GRADED. A LANDSCAPE PLAN IS REQUIRED BEFORE ANY TREES ARE CLEARED. WORK WITH CITY FORESTRY DEPARTMENT AND OBTAIN APPROVALS PRIOR TO ANY SITE WORK AND GRADING.
- At least 40% of the significant tree DBH inches must be retained on site and/or reforestation (1.25" of new trees planted required for every 1 inch removed over the removal threshold; or \$125 paid in restitution for every 1" removed over the removal threshold; or some combination of reforestation and restitution).

OUTLOT A
7.4973 ACRES
326,582.7

BLOCK 1
33,248
0.7633 ACRES

45,921
1.0542 ACRES

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES UTILITY BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- ×1011.2 DENOTES EXISTING ELEVATION.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Landscaping Requirements

- Topsail Requirements**
- Four (4) inches of topsail meeting the City's topsail specification must be applied to all disturbed areas not otherwise improved with buildings, walkways, driveways and other impervious surfaces.
 - A topsail inspection by the Engineering Department is required.
- Lawn Requirements**
- A yard must be established through sod, seed, hydroseed or other acceptable ground cover.
 - The boulevard areas must be sodded. In areas where there is sidewalk, the area between the sidewalk and road must be sodded. In areas without sidewalk, the first ten (10) feet from back of curb shall be sodded.
 - The remainder of the yard can be established by sod, seed, hydroseed, or other forms of acceptable ground cover.
 - Sod is considered established as soon as it is installed, seed/hydroseed is not considered established until it has germinated and filled in such that it is ready to be mowed.

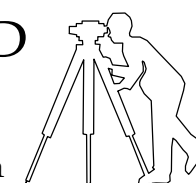
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY 02/05/2026

ERIC R. VICKARYOUS

Date: XXXXXXXX, 2026 Reg. No. 44125

AZIMUTH LAND SURVEYING
763-458-2997
azlandsurveying@gmail.com



SKETCH PLAN OF SERENITY AT RIVERS EDGE

P.I.D.#34-32-25-14-0029

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OUTLOT A
7.4973 ACRES
326,582.7

BLOCK
45,921
1.0542 ACRES

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
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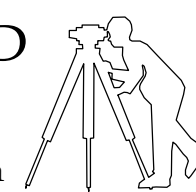
GRAPHIC SCALE



Landscaping Requirements

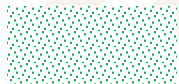
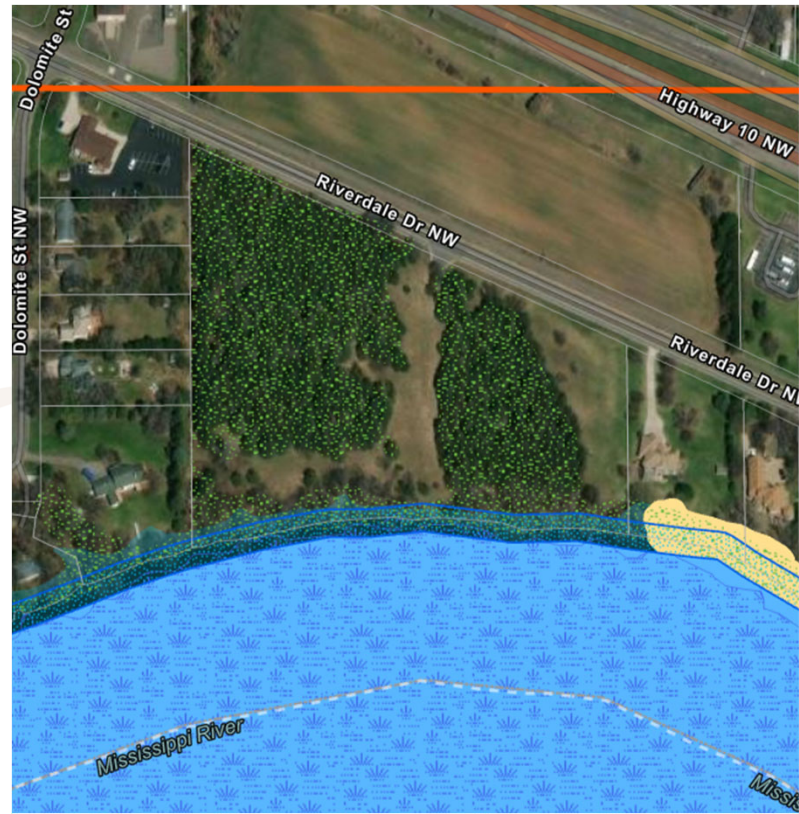
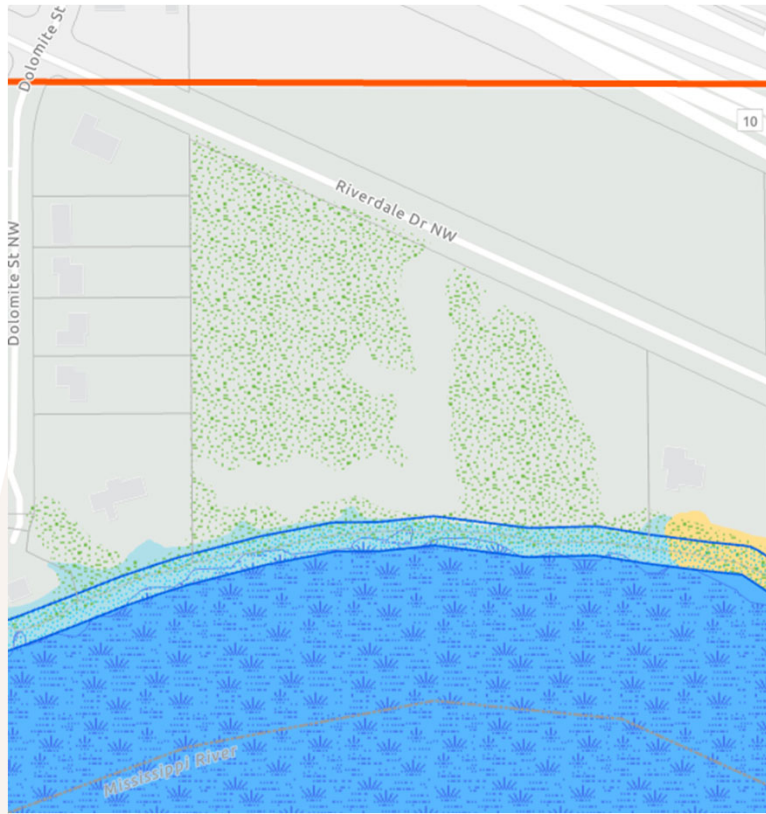
- Topsoil Requirements**
- Four (4) inches of topsoil meeting the City's topsoil specification must be applied to all disturbed areas not otherwise improved with buildings, walkways, driveways and other impervious surfaces.
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- A yard must be established through sod, seed, hydroseed or other acceptable ground cover.
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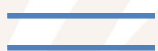


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
Eric R. Vickaryous
ERIC R. VICKARYOVS
Date: January 19th, 2026 Reg. No. 44125

MN DNR's PRIMARY CONSERVATION AREAS (PCAs) MAPPING TOOL



Existing Significant Vegetative Stand



Shore Impact Zone (SIZ)

