

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

6. **Public Hearing**
 1. PUBLIC HEARING: Consider a Conditional Use Permit for Indoor Commercial Recreation for D-BAT Baseball & Softball Academy at 8252 147th Lane NW, Suite 700

 2. 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

 3. PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Sales and a Showroom for Power Lodge at 6701 Highway 10 NW

7. **Commission Business**
 1. 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

8. **Commission/Staff Input**

9. Adjournment

Regular Planning Commission

Meeting Date: 03/26/2026

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

Information

Title:

Approve the Planning Commission Meeting Minutes for February 26, 2026.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for February 26, 2026.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for February 26, 2026.

Attachments

PC February 2026 Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Kalia Lor

Final Approval Date: 03/19/2026

Reviewed By

Brian Hagen

Date

03/19/2026 02:46 PM

Started On: 03/10/2026 08:28 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 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: Planning Manager Todd Larson
 City Planner Adam Martin
 Senior Planner Chris Anderson
 City Council Liaison Chris Riley

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 R. Bauer, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the January 22, 2026, 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, and R. Bauer. Voting No: None. Absent: Commissioner N. Bauer.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

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

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 variance.

Citizen Input

Corey DeLuca, applicant, 9050 160th Lane NW, commented that this has been a long process and hoped that he provided enough information to show the circumstances.

Commissioner Musgrove thanked the applicant for doing all that work in advance.

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

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

Chairperson Gengler closed the public hearing at 6:40 p.m.

City Planner Martin commented that he copied and pasted a used template from a previous variance ordinance that did not factor in the change of the new variance process. Staff report does have the correct recommend motion of recommending the approval verses granting the variance. He apologizes for that.

Commission Business

Motion by Commissioner Lubarski, seconded by Commissioner Musgrove, to recommend that City Council adopt Resolution #26-058 Granting a Variance to Accessory Structure Placement at 9050 160th Lane NW.

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

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

Public Hearing

Chairperson Gengler called the public hearing to order at 6:42 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Sketch Plan and Site Plan, contingent upon the applicant successfully obtaining a variance to the standard tree inventory process.

Commissioner Musgrove commented that the other homes look to be staggered and asked if the new homes would also be staggered.

Senior Planner Anderson confirmed that is accurate.

Citizen Input

Doug Paulson, applicant, 10550 Mississippi Blvd NW, Coon Rapids, commented on his experience in the building industry. He commented that these are gorgeous lots, along the river, and they are going to try to build something nice to reflect that.

Chair Gengler asked if the applicant agrees to the recommendation of staff to move the homes to the yellow line as recommended by staff.

Mr. Paulson replied that he does not agree with that, as it will cause more tree removal. He stated that he will build the home where it needs to be, but would prefer the other placement that would not have as much tree removal.

Bill Hillyard, 13711 Dolomite Street NW, stated that this is a beautiful piece of land. He stated that if it is going to be developed, he likes this plan as it does not encompass as many of the minimum density standards that have been developed in this neighborhood. He agreed with the applicant that there are areas closer to the river that naturally have fewer trees and would not require the same level of removal.

Commissioner R. Bauer asked how rigid the rule is to move the building pads to the yellow line in order to preserve more trees.

Senior Planner Anderson stated that he is in favor of protecting and preserving as much of the tree cover as they can. He believed that it would require a variance to deviate from the maximum allowed front yard setback and the prevailing setback pattern. He commented that there may be a

valid justification if the home pads could be moved to an area that would require less tree removal, but it would need to go through the variance process.

Commissioner R. Bauer asked if a variance would need to come back or whether the recommendation for a variance could be made at this meeting.

Senior Planner Anderson replied that the tree inventory methodology will come back to the Planning Commission, and a variance request could be coupled with that request. He stated that part of the motion tonight could be to direct the applicant to seek a variance for the house pad location.

Commissioner Musgrove asked to clarify that it would not affect the vote that we are asking for tonight in regards to approval of the site plan.

Senior Planner Anderson replied maybe as part of the motion to be to also direct the applicant to seek for the variance for that alternative house pad location.

Connie Zaiets, 13659 Dolomite Street NW, wanted to ensure that if this plan is approved, they would not end up with more homes being built than what is proposed. She explained that her concern was with the number of lots that would be built behind their home. She commented that currently they only have one neighbor behind them and had concerns with privacy if a large number of homes are built. She asked if there would be an HOA, how this would impact her property taxes, and expressed concerns with traffic and safety.

Senior Planner Anderson stated that there will be a total of nine lots when the property is fully developed. He stated that all of the lots along Dolomite will have one neighbor to their east. He stated that the two lots in orange are what are being proposed with this application, and the remainder will be placed into an outlot until the time the applicant comes forward for a future subdivision request.

Mr. Paulson replied that there would not be an HOA and provided clarification on how the homes would be positioned on the shoreline.

Ms. Zaiets commented that she would not agree with that configuration. She stated that it seems to be a small area to have nine homes. She commented that she only has one neighbor now, and it seems odd to her that there would be nine homes added. Regardless if the homes are built north to south or west to east, she is not ok with it.

Chair Gengler stated that there would only be one neighbor/lot that backs her home.

Ms. Zaiets commented that they like the area because it is private and quiet. Her concern is having a bunch of people on the shore behind her home.

Senior Planner Anderson commented that this proposal continues the exact same development pattern that exists to the east.

Commissioner R. Bauer noted that these would be 80-foot-wide lots, which is what is allowed in the zoning district.

Senior Planner Anderson confirmed that the two lots being proposed tonight, as well as the ghost-platted lots that they are showing, all meet the minimum lot standards of 80 feet in width and 10,000 square or larger.

Ms. Zaiets asked to clarify how many houses will be right on the shore. She looked to Mr. Paulson for an answer. She is confused by what is being said by staff. She believes that you cannot fit nine houses there.

Mr. Paulson provided clarification to Ms. Zaiets on the proposed lot configuration. He explained how the property could have been proposed for development to have more lots that would have backed directly to the Dolomite lots, where this would have only one lot bordering along Dolomite.

Commissioner R. Bauer commented that there should be no impact on property taxes, as this is simply adding more residential homes to a residential area. He explained that property taxes are based on the value of a resident's home/property.

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

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

Chairperson Gengler closed the public hearing at 7:09 p.m.

Commission Business

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to recommend that 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 and maximum setback for the homes.

Further discussion

Councilmember Riley referenced the issue of the setback and asked if a different method of establishing a pattern was considered. Senior Planner Anderson explained that staff used the language within the Code to determine the line. Planning Manager Larson recognized that these will be custom homes, and they can have further discussions with the applicant as this continues to move forward to find the best placement for the homes. Commissioner Musgrove stated that the decision on home placement for these two lots may impact the home placement location for the remainder of the outlot. Mr. Hillyard believed that they should be more focused on the setback from the river than the setback from the road and voiced his support for the preservation of the large trees. Senior Planner Anderson provided additional information on the setbacks required from the river as well.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson noted an anticipated conflict for the October meeting date and proposed that the meeting be moved to October 29th.

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to modify the 2026 meeting calendar to adjust the October meeting date to October 29, 2026.

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

Planning Manager Larson provided information on the interview process for the vacant Commission seats and highlighted items that will appear on the next Commission meeting agenda.


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, and Musgrove. Voting No: None. Absent: Commissioner N. Bauer.

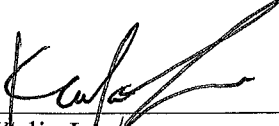
The regular meeting of the Planning Commission adjourned at 7:21 p.m.

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:** 03/26/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Consider a Conditional Use Permit for Indoor Commercial Recreation for D-BAT Baseball & Softball Academy at 8252 147th Lane NW, Suite 700

Purpose/Background:

BLIP II, LLC (the "Applicant") has submitted a Land Use Application on behalf of Rub Some Dirt on it Training LLC (the "Permittee", doing business as D-BAT Baseball and Softball Academy) for an indoor baseball and softball training facility at 8252 147th Lane NW, Suite 700 (the "Subject Property", also known as BLIP II). This type of business is classified as "Indoor Commercial Recreation," which is a conditional use in the I-1 zoning district. The business would occupy 16,000 square feet on the building's east end. It will feature 15 batting cages, a 983 square-foot retail pro shop, and an open area for a few parents, spectators, or students waiting for their scheduled time in the batting cage.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the 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:Parking

The Applicant and Permittee each prepared parking justification reports to outline the Subject Property's parking supply and demand. There is no defined parking standard for Indoor Commercial Recreation uses in the Zoning Code; therefore, a parking justification report is required. Per information provided by the Applicant, the BLIP II building is 56,000 square feet in area, and the site currently has 107 parking stalls (101 standard and 6 ADA accessible). Three other tenants occupy other parts of the BLIP II building:

- Mr. Pex, Inc., which consists of 20,000 square feet of offices and warehouse space. This business has 5 full-time employees and minimal visitors during business hours.
- Northwoods Machine, LLC, which consists of 12,000 square feet of manufacturing space. This business has 12 full-time employees and fill-in part-time employees that work across two shifts. There are minimal visitors during business hours.
- Midwest Construction Products, LLC, which will consist of 8,000 square feet of offices and warehouse space. This business will have 4 full-time employees and a light amount of will-call visitors picking up materials and products. This business is also new to the building, and these uses are permitted by-right, so they will go directly to an administratively-reviewed building permit application.

The three above-mentioned tenants typically close at 5:00 PM and will accommodate additional parking demand for D-BAT, which anticipates higher customer demand during after-school hours. D-BAT will occupy the remaining 16,000 square feet of the building. D-BAT has provided the following parking demand analysis for their peak occupancy:

- 15 batting cages, with an average (and a building code maximum occupancy) of 2 participants per cage = 30 people total
- 5-6 parents or spectators waiting for their children or waiting for their reservation time.
- 2 staff members on duty

- Additional allowance of 5 people
- TOTAL: 43 people at peak occupancy, based on the narrative provided by the Permittee.
- Maximum occupancy of 68 people, based on the building code analysis. This includes a maximum occupancy of 30 people in the batting cages, 16 people in the pro shop, 18 people in the flex room at the back of the tenant space, and 1 person each in the manager's office and three storage rooms.

The Permittee uses a scheduled reservation model, which limits loitering, customer overlap, and overall occupancy of the space at any given time. Additionally, whether 43 or 68 people drive individually to the Subject Property, there will be ample parking availability to accommodate the total demand for D-BAT and all other tenants in BLIP II. Should a problem result from insufficient parking supply, the Applicant has committed to striping additional parking stalls in the loading dock area on the north side of the building. This parking area would look similar to the Adrenaline Sports Center's north parking lot at BLIP I, which is directly west of the Subject Property. Overall, Staff agrees with the Applicant and Permittee that existing parking on-site will be sufficient for the proposed use.

Occupancy

The space was previously occupied by a manufacturing user. Since the use is changing, the Applicant will apply for a Change of Use permit, and a new SAC Determination Form will be required. All of these items are handled administratively by Staff. The space is being designed for the maximum number of occupants, which is reflected in the parking analysis attached to this staff report. Should the Applicant choose to have larger spectator events or tournaments that would bring in more people, changes to the building would be required to comply with Building Code requirements, mainly pertaining to the number of exits and restrooms.

Additional Information

The Planning Commission may recall In the Game Pickleball and Golf, a similar Indoor Commercial Recreation use that sought a Conditional Use Permit in the BLIP V building in 2025. The Permittee's proposal falls within the same use category in Ramsey's Zoning Code, but the proposed use is generally less intense for parking demand than the In the Game project.

Additionally, the proposed Conditional Use Permit is specifically written to address D-BAT's business model. If D-BAT ceases operations and is replaced by another type of Indoor Commercial Recreation use (for example: a gymnastics facility, a trampoline park, etc.), an amended Conditional Use Permit will be required. Alternately, if D-BAT expands into additional space in the BLIP II building, the Conditional Use Permit will need to be amended.

Alternatives

Alternative 1: Recommend approval of the Conditional Use Permit, as requested by the Applicant and recommended by Staff.

Alternative 2: Recommend approval of the Conditional Use Permit with modifications, based on discussion and supporting findings of fact.

Alternative 3: Recommend denial of the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

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

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend the City Council approve Resolution #26-078, Approving a Conditional Use Permit for Indoor Commercial Recreation at 8252 147th Lane NW, Suite 700.

Attachments

Resolution #26-078

Location Map

Floor Plan

D-BAT's Parking Justification Report

PSD's Building Parking Justification Report

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 03/19/2026

Reviewed By

Brian Hagen

Date

03/19/2026 02:56 PM

Started On: 03/09/2026 08:46 AM

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

RESOLUTION #26-078

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR INDOOR COMMERCIAL RECREATION AT 8252 147TH LANE NW, SUITE 700

RECITALS

1. Mr. Ryan Hanson of Rub Some Dirt on it Training, LLC, doing business as D-BAT Baseball and Softball Academy and hereafter referred to as the “**Permittee**”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate an Indoor Commercial Recreation business for an indoor baseball and softball training facility on the property located at 8252 147th Lane NW, Suite 700, and legally described as:

Lot 1, Block 1, Bunker Lake Industrial Park Addition, Anoka County, Minnesota

(the “**Subject Property**”); and

2. That the **Subject Property** is zoned I-1, Light Industrial District, and the total area of the **Subject Property** is approximately 4.44 acres; and
3. That the **Subject Property** is guided as Business Park in the 2040 Comprehensive Plan; and
4. That all parcels surrounding the **Subject Property** are also zoned I-1, Light Industrial District; and
5. That Indoor Commercial Recreation is listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the I-1 Zoning District; and
6. That the **Permittee** has submitted a floor plan, designed by Lampert Architects and dated February 11, 2026, depicting the location and layout of the 16,000 square foot tenant, which includes 15 batting cages, a 983 square foot pro shop, and a 267 square foot flex room, within the existing 56,000 square foot building; and
7. That the **Permittee** has submitted a parking justification report to identify the parking demand for the proposed tenant, and that said parking justification report is deemed satisfactory by Staff and should not be detrimental to other uses within the building; and
8. That the Planning Commission held the public hearing and reviewed the request at their meeting on March 26, 2026, and recommended _____; and
9. That the City Council reviewed the request at their meeting on April 14, 2026.

FINDINGS OF FACT

1. That the indoor commercial recreation use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and
2. That the indoor commercial recreation use will be designed in such a way that it will not change the essential character of the area.

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 Conditional Use Permit (the “**Permit**”) for the construction and operation of an indoor commercial recreation use on the Subject Property contingent upon the following conditions:

1. That the **Permittee** must obtain all of the necessary building permits and make those improvements in accordance with the approved plans.
2. That if the indoor commercial recreation use changes format from a baseball and softball training academy and/or increases in square footage beyond the approved 16,000 square feet, an amendment to this **Permit** will be required.
3. That if existing parking on the **Subject Property** fails to meet demand for all uses on the **Subject Property**, the property owner shall stripe additional parking stalls in the rear loading area of the building to satisfy demand.
4. That signs must meet City Code requirements and obtain the proper permits.
5. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.
6. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.
7. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

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:

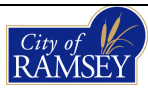
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

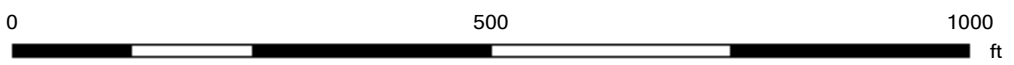


DBAT Baseball & Softball Academy



Address:
8252 147th Lane NW,
Ramsey MN 55303

PID:
29-32-25-12-0004



COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: D-Bat Academy
 B. PROJECT LOCATION: Bunker Lake Building #2, Ramsey, Minnesota

APPLICABLE CODES:

A. RAMSEY ZONING ORDINANCE - Current Edition
 B. MINNESOTA STATE BUILDING CODE (MSBC) - 2020 Edition
 C. CHAPTER 1309 - INT'L. BUILDING CODE (IBC) - 2020 Edition
 D. CHAPTER 1311 - INT'L. EXISTING BUILDING CODE - 2023 Edition
 E. CHAPTER 1315 - NATIONAL ELECTRICAL CODE - 2023 Edition
 F. CHAPTER 1322/23 - INT'L. ENERGY CONSERVATION CODE - 2024 Edition
 G. CHAPTER 1341 - INT'L. ACCESSIBILITY CODE - 2020 Edition
 H. CHAPTER 1342 - INT'L. ACCESSIBILITY CODE - 2020 Edition
 I. CHAPTER 4714 - MN PLUMBING CODE - 2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY (GROUPS)/TYPE OF CONST (IBC Chpt. 3 & IBC Chpt. 6)

- 1. Group B - 16,000 s.f.
 - 31'-6" - 1 Story
- 2. Mixed Occupancy (IBC 508)
 - Group B is a Non-Separated Use From Adjacent Group S-1
- 3. Incidental Uses (IBC 509)
 - None

B. FIRE-RESISTANCE-RATED CONSTRUCTION

- 1. Fire Walls (IBC 706)
 - Not Required
- 2. Fire Barriers (IBC 707)
 - Not Required
- 3. Fire Partitions (IBC 708)
 - Not Required

C. INTERIOR FINISH REQUIREMENTS

1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.1.3)

Building Component	Finish Class
Vertical Exits/Exit Passageways	Class B
Exit Access Corridors/Other Exit Ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS

- A. DESIGN OCCUPANT LOAD (IBC Chpt. 1004)
 1. Total Occupants = 68 (See Plan)
- B. EXIT/EXIT ACCESS
 1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
 2. Number of Accessible Required (IBC 1009) = 2
 3. Arrangement (IBC 1007)
 - Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
 4. Travel Distance (IBC 1015)
 - Common Path of Egress (IBC 1006.2.1) = 300'
 - Dead Ends (IBC 1020.4) = 100'
 5. Stairs (The Greater of Two Conflicting Widths Shall Be Used)
 - Design Egress Stairs (IBC 1005.3) = N/A
 - Other Components (Occ Load x .3)
 - Stairways (IBC 1020.2) = 13.5'
 - Corridors (IBC 1020.2) = 44'
 - Exit Passageways (IBC 1024.2) = 44'
 - Exit Doors (IBC 1010.1.1) = 32" Min Clear
 = 48" Max Nom
- 6. Doors (IBC 1010.1.2.1)
 - Side Hinged Swinging Out At Occupant Load Of 50 Or More
 - Landings (IBC 1010.1.6)
 - Width Not Less Than Width of Door Or Stairway
 - Thresholds (IBC 1010.1.7) Over Not Less Than 44"
 - Max Height = 1/2" - 1/2 Beveled Edge If 1/4" - 1/2"
 - Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
 - Lock or Latch (IBC 1010.1.9)
 - Operable From Egress Side Without Use of Knowledge or Keys
 - Panic Free Exit Device (IBC 1010.1.10)
 - Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

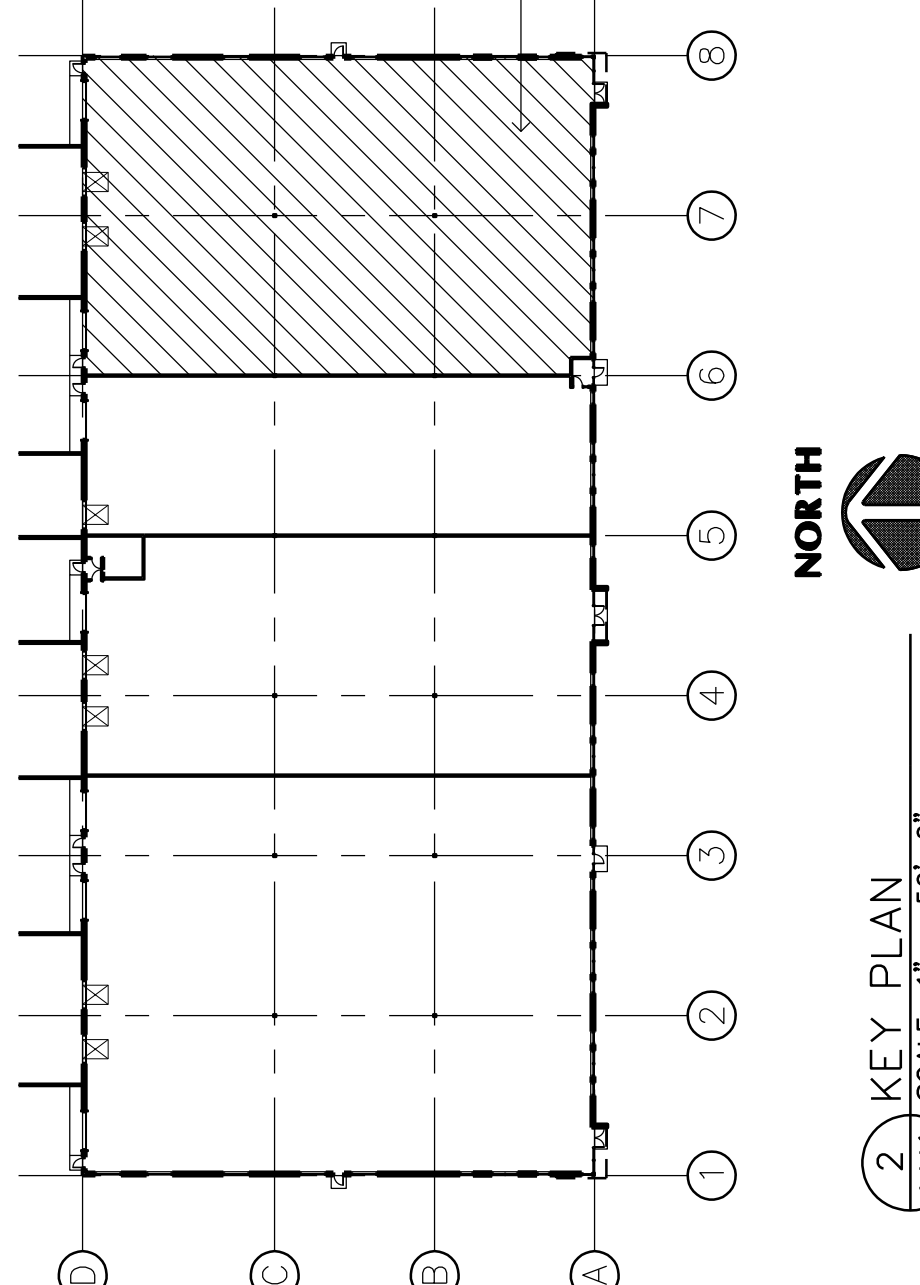
Fixture	Required		Provided	
	Men	Women	Men	Unisex
Water Closets	0.27	0.52	1	1
Urinals	-	-	-	-
Bathrooms/Showers	0.17	0.17	1	1
Drinking Fountains	-	0.14	-	2
Service Sink	-	-	1	1

- B. LOCATION OF FIXTURES (IBC 2902.3.3)
 - Not More Than 1 Story Above Or Below Regular Working Area
 - Travel Distance Less Than 500 ft
- C. SIGNAGE (IBC 2902.4)
 - A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

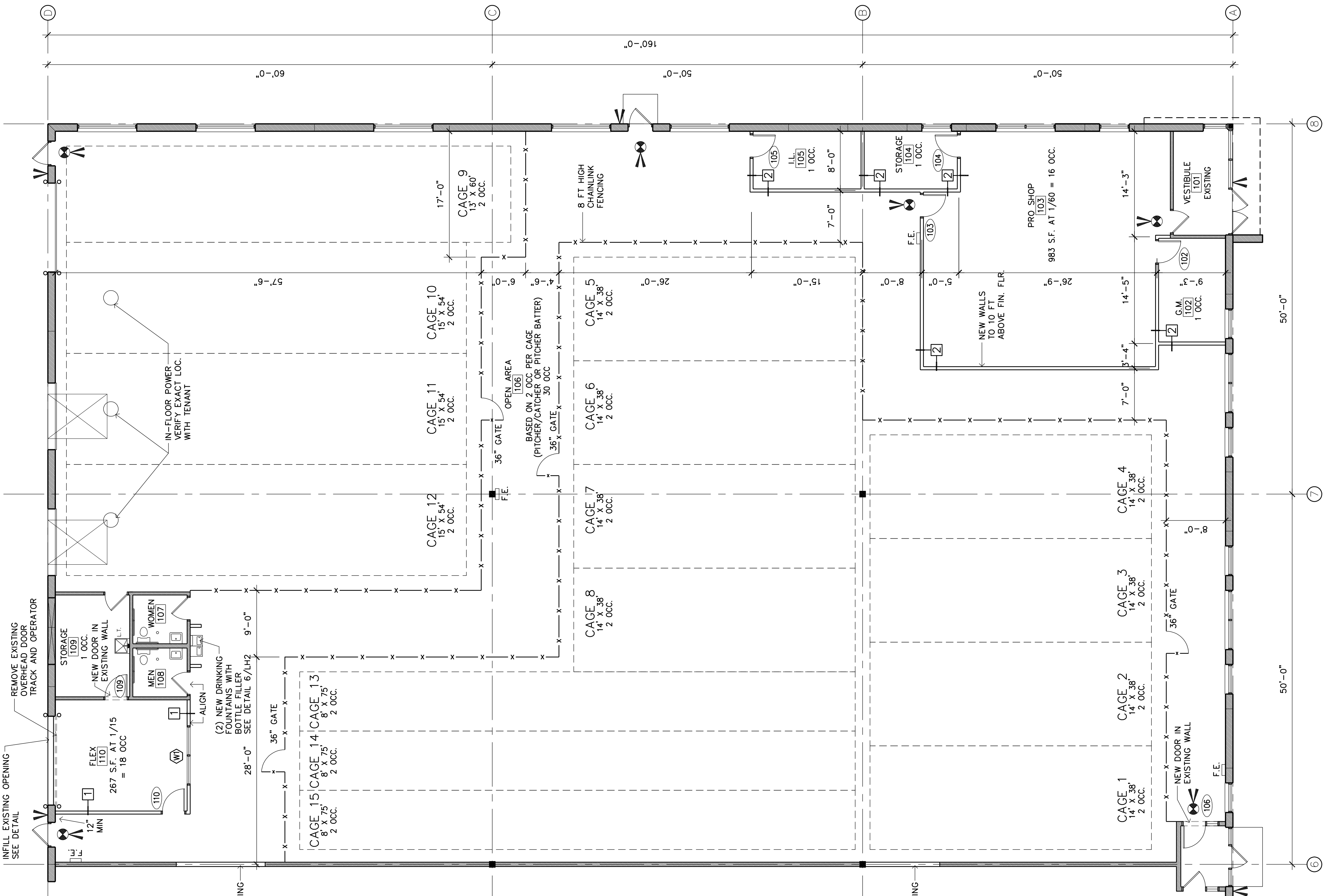
OTHER

- A. ACCESSIBILITY (MN State Accessibility Code)
 1. Alterations To An Area Containing A Primary Function Shall Be Made To Ensure That The Path To The Altered Area And The Altered Area Itself Are Accessible
 2. The Altered Area Shall Be Accessible
 3. For Accessibility Need Not Exceed 20% Of The Cost Of The Alteration To The Primary Function Area (MSBC 1112.7)
 - Accessible Route: Existing Route Is Accessible
 - Accessible Toilet Room: Existing Restrooms Are Accessible
 - Parking: Existing Accessible Parking Provided
 - Accessible Drinking Fountain: New Drinking Fountains Provided
- B. GUARDS (IBC 1015)
 1. 42" High Minimum Guards Shall Be Installed Where A Change In Level Occurs
 2. Safety Glazing (IBC 2406.6)
- C. SAFETY GLAZING (IBC 2406.6)
 1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
- D. FIRE ALARM AND DETECTION SYSTEMS
 1. Fire Alarm And Detection System Not Required (IBC 907.2)
 2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

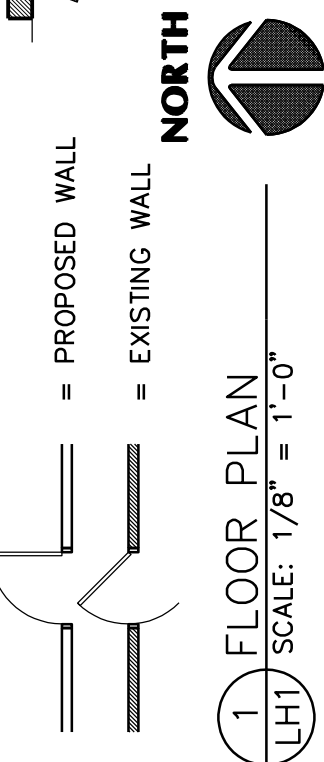
NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:
 THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DOCUMENTS AS PERTAINING TO THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATION. THE ARCHITECT IMMEDIATELY WILL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.



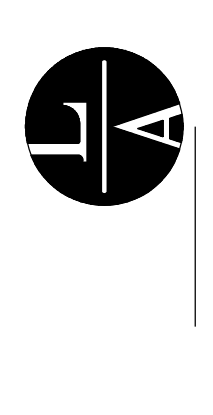
2 KEY PLAN
 LHI SCALE: 1" = 50'-0"



- PLAN NOTES**
- EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
 - EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
 - FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.



1 FLOOR PLAN
 LHI SCALE: 1/8" = 1'-0"



LAMPERT ARCHITECTS
 420 Summit Avenue
 Minneapolis, MN 55402
 Phone: 763.765.1211 Fax: 763.757.2849
 lampert@lampoart-arch.com

ARCHITECT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Leonard Lampert
 SIGNATURE
 LEONARD LAMPERT
 LICENSE NO. 13669
 EXPIRES 2/11/26
 DATE

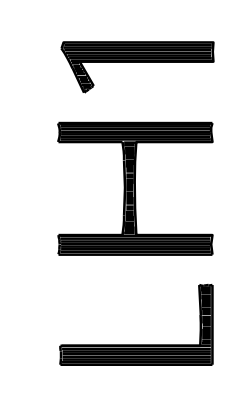
D-BAT ACADEMIES
 Bunker Lake Blvd Building 2, Ramsey, MN

Copyright 2025
 Leonard Lampert Architects Inc.
 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL

Revisions

DATE	DESCRIPTION
7/3/25	PRELIMINARY
1/28/26	FINAL REVIEW
2/11/26	ISSUE FOR PERMIT

FLOOR PLAN KEY PLAN
 Sheet Number



Project No. 250404-2

Parking Demand & Operations Plan

D-BAT Ramsey

8252 147th Lane NW, Suite 700

Ramsey, Minnesota

1. Project Overview

This narrative is submitted in support of a Conditional Use Permit application for **D-BAT Ramsey**, an indoor baseball and softball training facility. The purpose of this document is to outline projected occupancy, operational characteristics, and anticipated parking demand to demonstrate that the existing parking supply will adequately serve the proposed use.

D-BAT is a structured, reservation-based training facility specializing in individual and small-group instruction. The operational model inherently limits occupancy due to the fixed number of batting cages and instructional areas.

2. Facility Capacity & Occupancy

Peak Hour Conditions

During the highest anticipated usage periods:

- **15 batting cages**
- **Average of 2 participants per cage**
- **5–6 parents or spectators waiting**
- **2 staff members on duty**
- **Additional allowance of 5 persons (buffer)**

Maximum anticipated occupancy: 40 persons

This represents a conservative, worst-case scenario calculation.

Non-Peak Conditions

During lower traffic periods or alternative programming:

- **Party Room:** 10–20 attendees
- **Camps:** 20 campers
- **2–3 instructors depending on age group**

Importantly:

- Camps and party rentals are not expected to occur simultaneously.
- These activities would occupy the same facility space otherwise used for cage rentals.
- Parking demand would remain consistent with normal peak usage.

Maximum anticipated occupancy: 30 persons (plus buffer)

3. Parking Demand Characteristics

Primary Parking Drivers

The majority of parking demand is generated by:

- Individual cage rentals
- Small group training (1–2 participants)
- Pitching machine use

Most customers arrive in:

- Single vehicles
- Carpools of two participants per vehicle

- Parent + athlete combinations

Because use is structured around scheduled reservations, there is:

- Minimal loitering
 - Limited customer overlap
 - Controlled occupancy at all times
 - Predictable turnover
-

4. Retail Component (Pro Shop)

D-BAT includes a small Pro Shop retail area offering sporting goods and apparel.

Retail parking demand characteristics:

- Short duration visits
- High turnover
- Low simultaneous occupancy
- Typically associated with existing training customers

The retail component is accessory in nature and does not significantly increase parking demand beyond the facility's primary use.

5. Operational Controls Limiting Parking Impact

Several operational factors inherently limit parking congestion:

1. **Fixed Number of Cages (15 maximum)**
Occupancy cannot exceed cage capacity.

2. **Reservation-Based Scheduling**
Most usage is booked in advance, reducing unplanned crowding.
3. **Limited Waiting Area**
The facility is not designed for large spectator gatherings.
4. **Staff-Controlled Programming**
Camps and parties are scheduled to avoid operational overlap.
5. **Predictable Peak Periods**
Usage patterns are consistent and manageable.

6. Comparison to Similar D-BAT Facilities

Based on operational experience at numerous other D-BAT locations nationwide:

- Parking shortages have not been a recurring issue.
- Similar-sized facilities operate successfully within standard commercial parking ratios.
- Peak traffic is staggered and short-duration.

The Ramsey location is expected to perform similarly due to identical operational structure and business model.

7. Parking Demand Summary

Scenario	Estimated Occupancy	Estimated Vehicles*
Peak Operations	40 persons	Approximately 20–25 vehicles
Non-Peak / Camps	30 persons	Approximately 15–20 vehicles

*Vehicle estimates assume shared rides (parent + athlete) and small-group usage.

These estimates demonstrate that parking demand remains moderate and well within the capacity typical of multi-tenant commercial developments.

8. Conclusion

D-BAT Ramsey's operational structure, controlled scheduling system, and fixed facility capacity ensure that parking demand remains predictable and limited.

Even under conservative peak assumptions, the anticipated maximum occupancy of 40 persons does not create excessive parking demand. Camps and party events will not increase peak parking demand beyond normal operating levels.

Based on comparable facilities and operational experience, parking congestion is not anticipated to be an issue at this location.

If you have any further questions or concerns please feel free to contact me.

Ryan Hanson

Co-Owner - D-BAT Ramsey

612-282-2167



March 2nd, 2026

City of Ramsey
Attn: Adam Martin
7550 Sunwood Dr NW
Ramsey, MN 55303

Mr. Martin,

This letter is a response related to the BLIP II, LLC and D-Bat CUP application. The following is an account of how the building is currently used, a summary of its' current tenants, and proof of adequate parking for the entire building.

Types of Current Tenants (Building is 56,000 SF total):

Mr. Pex, Inc.

20,000 SF of Offices and warehouse for in-floor Pex piping, 5 full-time employees. Minimal visitors during office hours.

Northwoods Machine, LLC.

12,000 SF of Machine Shop, 12 full-time employees and fill in part-time help, 2 shifts. Minimal visitors during office hours.

Midwest Construction Products, LLC

8,000 SF of Office and warehouse for construction materials and tools, 4 full-time employees. Light amount of will-call visitors picking up materials and products. Building permit will be submitted to City of Ramsey in March 2026.

D-Bat Baseball and Softball Academy

16,000 SF of Batting cages and training facility. Permit and CUP submitted 2026. D-Bat to respond on their employee and visitor count.

The BLIP II building currently has 107 stalls (101 normal and 6 handicapped stalls). The peak times of the D-Bat facility will be at nights and weekends, which most of the other building tenants are closed at 5:00pm. There are ample stalls for all of these businesses to

7533 Sunwood Drive, Suite 315
Ramsey, MN 55303

Phone: (763) 427-5955

Fax: (763) 427-4151

www.psdlanddevelopment.com

coexist, and approving this CUP will not put a strain on the building due to lack of parking. Should a problem result from the CUP application approval, we can stripe the loading dock area on the north side if needed. I have attached aerial photos of the BLIP II building and a similar condition where the parking is striped on the BLIP I building (more parking is needed on the BLIP I building due to the number of soccer fields and multiple teams playing simultaneously in their 56,000 SF).

In conclusion, as the property owner and Lanlord, I ask you approve this use and CUP, as a company we always error on the side of caution and provide more than needed parking in our buildings. As stated above, should a problem be identified we will increase parking at an adequate level to make sure there are not issues with this or any other Tenant.

Feel free to reach out if you have any questions, via my email matt.kuker@psdlanddevelopment.com or cell 612-282-9466.

Sincerely,



Matt Kuker
PSD, LLC and BLIP II, LLC
COO
7533 Sunwood Dr. NW
Suite 315
Ramsey, MN 55303

Attached:

BLIP II aerial pic
BLIP I aerial pic

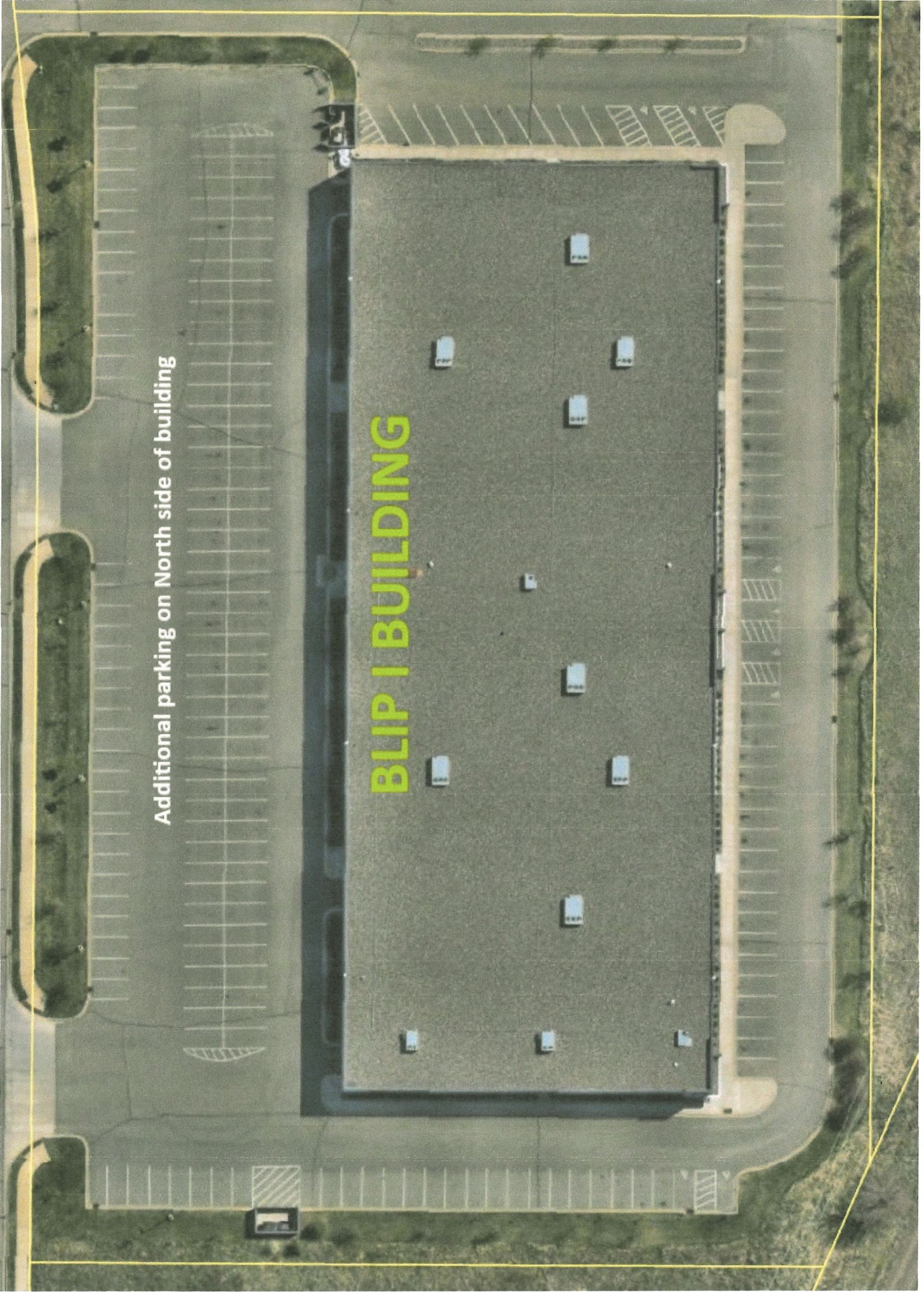
BLIP II BUILDING

D-BAT

Possible additional parking if needed

107 Parking stalls





Additional parking on North side of building

BLIP I BUILDING

Regular Planning Commission**Meeting Date:** 03/26/2026**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

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

Purpose/Background:

At the February Planning Commission meeting, during the Public Hearing for the Minor Plat known as Serenity at Rivers Edge, there was discussion about the maximum front yard setback in the R-1A, R-1B, and R-1C zoning districts. The consensus of the Planning Commission was to explore options to address the proposed locations of the two (2) house pads within the plat. Initial discussion focused on the potential of a variance to deviate from both the maximum allowed front yard setback and the prevailing setback pattern of adjacent homes. After some discussion and consideration, it was determined that an ordinance amendment may be the most practical way to address this matter. Thus, the purpose of this case is to consider an amendment to Chapter 106 (Zoning Code), Article IV (Residential Districts), Section 106-430 (Bulk Standards), that exempts riparian properties in the Mississippi River Corridor Critical Area (MRCCA) Overlay District, the Scenic River Protection Overlay District (Rum River), and the Shoreland Overlay District from the maximum front yard setback standard.

Notification:

A public hearing notice was placed in the Legal section of the Anoka Union Herald newspaper.

Time Frame/Observations/Alternatives:

Part of the allure of purchasing property on a river or a lake is being close enough to be able to view the water. Each of these overlay districts requires a minimum setback from the Ordinary High Watermark (OHW) of the abutting lake or river. Thus, there is no concern with structures being built too close to a body of water. The proposed ordinance amendment utilizes the same language that is already in City Code Section 106-450 (Accessory Structures), which allows detached accessory buildings to be placed nearer the front property boundary than the home on riparian lots in these same three (3) overlay districts.

Amending City Code to exempt riparian lots in these overlay districts (only in the R-1A, R-1B, and R-1C zoning districts) from the maximum front yard setback will accomplish several things. First, it provides more flexibility in siting a home on a parcel (this could result in less tree loss on a property). Secondly, it should assist in reducing potential future variance requests, which will save residents both time and money. Finally, it does not threaten or conflict with the intent of these overlay districts, which aim to minimize impacts on natural resources and maintain a more natural view for those on the water.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

Staff recommends adopting Ordinance No. 26-05.

Outcome/Action:

Motion to recommend City Council adopt Ordinance No. 26-05.

Attachments

Ordinance No. 26-05

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 03/19/2026

Reviewed By

Brian Hagen

Date

03/19/2026 02:59 PM

Started On: 03/11/2026 10:42 AM

ORDINANCE #26-05

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

AN ORDINANCE AMENDING CHAPTER 106 (ZONING CODE)

The City of Ramsey Ordains:

Underlined text is inserted into City Code.

~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CHAPTER 106 (ZONING CODE).

The following portion of Chapter 106, Article IV (Residential Districts), is amended as follows:

Sec. 106-430. – Bulk Standards

(b) Maximum setback. All principal structures on lots zoned R-1A, R-1B, and R-1C shall be constructed no greater than ten feet more than the minimum setback for the respective districts, except where adjacent ~~structures existing as of July 1, 2002,~~ existing principal structures have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard setback shall be the average of the two adjacent structures.

(1) Exception: Riparian lots within the Scenic River Protection Overlay District, Mississippi River Corridor Critical Area Overlay District, and the Shoreland Overlay District are not subject to the maximum front yard setback requirement.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the ____ day of ____, 2026.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

Regular Planning Commission**Meeting Date:** 03/26/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Sales and a Showroom for Power Lodge at 6701 Highway 10 NW

Purpose/Background:

Tom Dehn with Power Lodge (the "Applicant") has submitted a Land Use Application for a Conditional Use Permit (CUP) to operate a Motor Vehicle Sales Showroom at 6701 Highway 10 NW (the "Subject Property"). Motor Vehicle Sales and Showrooms are a conditional use in the B-3 zoning district. This business currently occupies the north 16,800 square feet of the building for warehousing, which is a legal nonconforming use (with the CUP for the showroom, staff will interpret the storage of the inventory vehicles as a part of the dealership, making the full use of the building conforming). The business also operates their primary showroom at 6781 Highway 10 NW, just west of the Subject Property, and also leases the building in between the two properties (6745 Highway 10 NW) for additional storage of motor vehicles which includes snowmobiles, 4-wheelers, and similar recreational vehicles. This request is to open a secondary off-season showroom in the south 9,631 square feet of the building at 6701 Highway 10 NW, in the space previously occupied by God's Kingdom Ministry and YouthFirst.

Additionally, it should be noted that the Subject Property was a RALF (Right-of-Way Acquisition Loan Fund) property that was sold by the City of Ramsey to MW Properties LLC on February 2nd, 2026. Power Lodge was previously leasing the storage space from the City, and now intends to lease the entire building from MW Properties LLC to operate the new showroom in the front (south) portion and continue the storage use in the rear (north) portion.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the 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:Parking

The Applicant prepared a draft site plan to show the proposed area for parking inventory in front of the showroom. Since the motor vehicles planned to be sold on this property are different sizes than standard vehicles (smaller items like snowmobiles and ATVs, and larger vehicles like boats), the plan is to designate a general area for inventory staging. Additionally, Staff is working with the Applicant to establish an access and fire lane along the south, east, and north sides of the building. This will ensure adequate access for employees to move inventory throughout the year, and it will ensure that fire trucks and emergency vehicles can access all parts of the property if needed.

The defined parking standard for Motor Vehicle Sales is 1 space for each 10 autos displayed. By using the existing striping in the south parking lot in comparison to the proposed display area, it appears there are 20 standard parking spaces within the display area. This would result in a requirement of 2 parking spaces total for staff and customers. Staff is working with the Applicant to identify a location for these two spaces, likely along

the southeast side of the building.

Occupancy

The space was previously occupied by a religious institution (God's Kingdom Ministry) and a daycare center (YouthFirst). Since the use is changing, the Applicant will apply for a building permit for the change in use and a new SAC Determination Form will be required. All of these items are handled administratively by Staff. The space is being designed as an off-season showroom for customers looking to buy vehicles and equipment not commonly sold during that time of year (for example, selling a snowmobile in June). The Applicant's intent is to operate this showroom intermittently based on customer request. Primarily, sales representatives will continue to operate out of the 6781 Highway 10 NW showroom, as has been the case since Power Lodge began operations in Ramsey.

Alternatives

Alternative 1: Recommend approval of the Conditional Use Permit, as requested by the Applicant and recommended by Staff.

Alternative 2: Recommend approval of the Conditional Use Permit with modifications, based on discussion and supporting findings of fact.

Alternative 3: Recommend denial of the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

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

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend the City Council approve Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom at 6701 Highway 10 NW.

Attachments

Res. #26-079

Site Location Map

Site and Architectural Plans

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 03/19/2026

Reviewed By

Brian Hagen

Date

03/19/2026 02:57 PM

Started On: 03/09/2026 08:51 AM

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

RESOLUTION #26-079

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR MOTOR VEHICLE SALES AND A SHOWROOM AT 6701 HIGHWAY 10 NW

RECITALS

1. Mr. Tom Dehn of Power Lodge and hereafter referred to as the “**Applicant**”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a Motor Vehicle Sales Showroom on the property located at 6701 Highway 10 NW, and legally described as:

Lot 3, Block 1, Deal Industrial Park, Anoka County, Minnesota

(the “**Subject Property**”); and
2. That the **Subject Property** is zoned B-3, Regional Business District, and the total area of the Subject Property is approximately 1.85 acres; and
3. That all parcels to the west and east of **Subject Property** are also zoned B-3, Regional Business District, and that the **Subject Property** is bounded by railroad right-of-way to the north and Highway 10 right-of-way to the south; and
4. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan; and
5. That Motor Vehicle Sales and Showrooms are listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the B-3 Zoning District; and
6. That the **Applicant** has submitted a floor plan, designed by Lampert Architects and dated January 30, 2026, depicting the location and layout of the 9,631 square foot showroom within the existing 26,431 square foot building that currently houses inventory of the Applicant’s business; and
7. That the **Applicant** has submitted a site plan exhibit to identify the parking display area for inventory along the south side of the building, in front of the showroom, and that said parking display area is deemed satisfactory by Staff; and
8. That all submitted plans are in conformance with all applicable City Code regulations; and
9. That the Planning Commission held a public hearing and reviewed the request at their meeting on March 26, 2026, and recommended _____; and
10. That the City Council reviewed the request at their meeting on April 14, 2026.

FINDINGS OF FACT

1. That the motor vehicle sales and showroom use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and
2. That the motor vehicle sales and showroom use will be designed in such a way that it will not change the essential character of the area.

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 Conditional Use Permit for the operation of a motor vehicle sales and showroom use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the **Applicant** must obtain all of the necessary building permits and make those improvements in accordance with the approved plans.
2. That the **Applicant** shall establish and stripe a fire lane around the south, east, and north sides of the building to keep clear at all times for emergency access, as shown in **Exhibit A**.
3. That if existing parking on the **Subject Property** fails to meet demand for all uses on the **Subject Property**, the property owner shall stripe additional parking stalls to satisfy demand.
4. That signs must meet City Code requirements and obtain the proper permits.
5. That the **Applicant** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.
6. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.
7. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.

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 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

Exhibit A

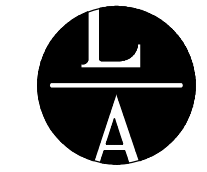




Address:
6701 HWY 10 NW,
Ramsey MN 55303

PID:
34-32-25-12-0009





LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Leonard Lampert
SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
1/30/26
DATE

MOTORSPORTS SHOWROOM
6701 Highway 10, Ramsey, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

1/29/26	FINAL REVIEW
1/30/26	ISSUE FOR PERMIT

FLOOR PLAN

Sheet Number

LH1

Project No. 260128-4

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION
A. PROJECT NAME: Motorsports Showroom
B. PROJECT LOCATION: 6701 Highway 10 Ramsey, Minnesota

APPLICABLE CODES:
A. RAMSEY ZONING ORDINANCE Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) Current Edition
C. CHAPTER 1305 - INT'L BUILDING CODE 2020 Edition
D. CHAPTER 1311 - INT'L EXISTING BUILDING CODE 2020 Edition
E. CHAPTER 1315 - NATIONAL ELECTRIC CODE 2023 Edition
F. CHAPTER 1322/23 - INT'L ENERGY CONSERVATION CODE 2024 Edition
G. CHAPTER 1341 - MN ACCESSIBILITY CODE 2020 Edition
H. CHAPTER 1346 - INT'L MECHANICAL CODE 2020 Edition
I. CHAPTER 4714 - MN PLUMBING CODE 2020 Edition

BUILDING CLASSIFICATION

- A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
- Vehicle - Group B
Showroom - Type of Construction - V-B
Area - 9,631 s.f.
Height - ±20'-0", 1 Story
 - Storage - Group S-2
Type of Construction - V-B
Area - 16,800 s.f.
Height - ±20'-0", 1 Story
 - Mixed Occupancy (IBC 508)
Group B is a Separated Use From Group S-2
 - Incidental Uses (IBC 509)
None

B. FIRE-RESISTANCE-RATED CONSTRUCTION

Fire Wall	Rating	Opening
Between Group B & S-2 (Existing)	2 Hours	90 Minute

2. Fire Barriers (IBC 707)
Not Required
3. Fire Partitions (IBC 708)
Not Required

C. INTERIOR FINISH REQUIREMENTS

1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.1.3)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE GROUP B BUILDING (IBC 903.3.1.1)
AN AUTOMATIC SPRINKLER SYSTEM IS NOT PROVIDED FOR GROUP S-2

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:
THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.

MEANS OF EGRESS

- A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Total Occupants = 152 (See Plan)
- B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
- Exit Access (IBC 1017) = 300'
- Common Path of Egress (IBC 1006.2.1) = 100'
- Dead Ends (IBC 1020.4) = 50'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
- Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 30.4"
- Stairways (IBC 1011.2) = 44"
- Corridors (IBC 1020.2) = 44"
- Exit Passageways (IBC 1024.2) = 44"
- Exit Doors (IBC 1010.1.1) = 32" Min Clear
48" Max Nom

6. Doors
- Swing (IBC 1010.1.2.1)
- Side Hinged Swinging Out At Occupant Load Of 50 Or More
- Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway, Length in Direction of Travel Not Less Than 44"
- Thresholds (IBC 1010.1.7)
Max Height = 1/2" - 1.2 Beveled Edge If 1/4"-1/2"
- Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
- Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys. Manually Operated Flush Bolts Permitted on Inactive leaf.
- Panic/ Fire Exit Hardware (IBC 1010.1.10)
Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Based On 152 Occupants - Retail Sales Use
- 76 Female Occupants
- 76 Male Occupants

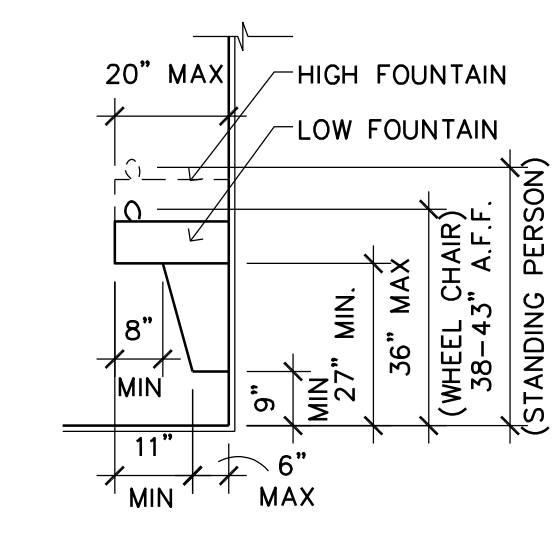
Fixture	Required		Provided	
	Men	Women	Men	Women
Water Closets	0.15	0.15	2	2
Urinals	-	-	2	-
Lavatories	0.10	0.10	2	2
Bathubs/ Showers	-	-	-	-
Drinking Fountains	-	0.15	-	2
Service Sink	-	1	-	1

- B. LOCATION OF FIXTURES (IBC 2902.3.3)
- Not More Than 1 Story Above Or Below Regular Working Area
- Travel Distance Less Than 500 ft

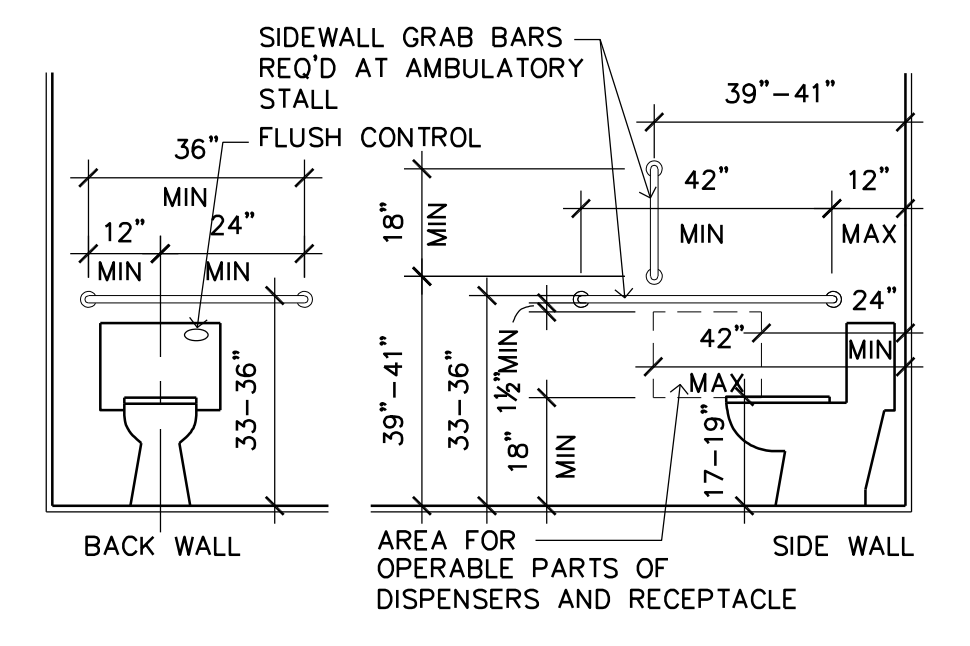
- C. SIGNAGE (IBC 2902.4)
- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

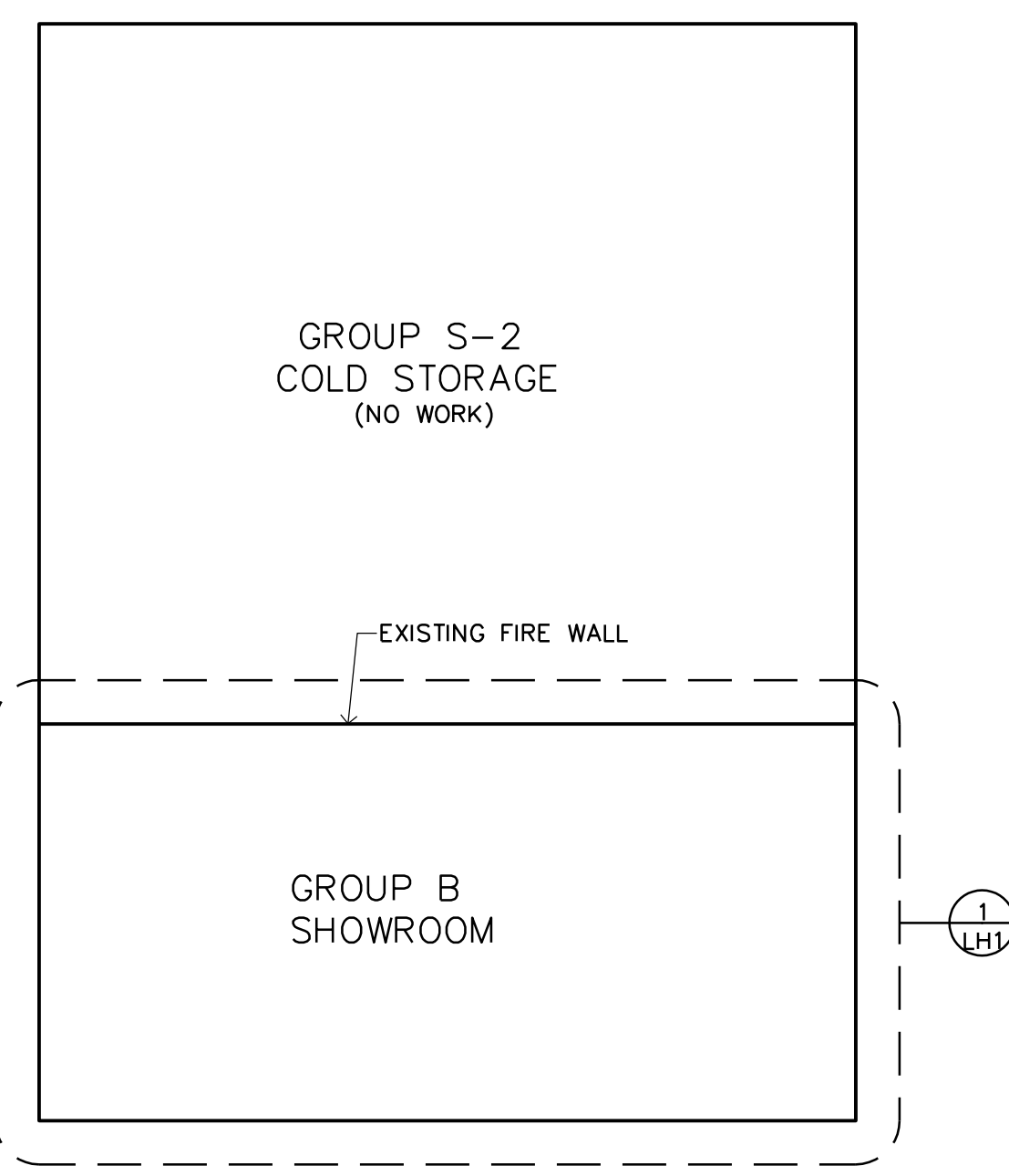
- A. ACCESSIBILITY (MN State Accessibility Code)
1. Alterations To An Area Containing A Primary Function Shall Be Made To Ensure That The Path To The Altered Area And The Toilet Rooms, Parking Facilities, And Drinking Fountains Serving The Altered Area Are Accessible. Alterations For Accessibility Need Not Exceed 20% Of The Cost Of The Alteration To The Primary Function Area (MSBC 1112.7)
- Accessible Route: Existing Route Is Accessible
- Accessible Toilet Room: Upgrades Provided At Existing Toilet Room To Meet Accessible Requirement
- Accessible Drinking Fountain: New Accessible Fountains Provided
- B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
- C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
- D. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)
- E. MN CONSERVATION CODE FOR EXISTING BUILDINGS
1. Prescriptive Compliance Method For Alterations (Section 503)
Alterations Shall Comply With The IBC For New Construction. The Existing Building Shall Be No Less Conforming With The IBC Than The Existing Building Was Prior To The Alteration.



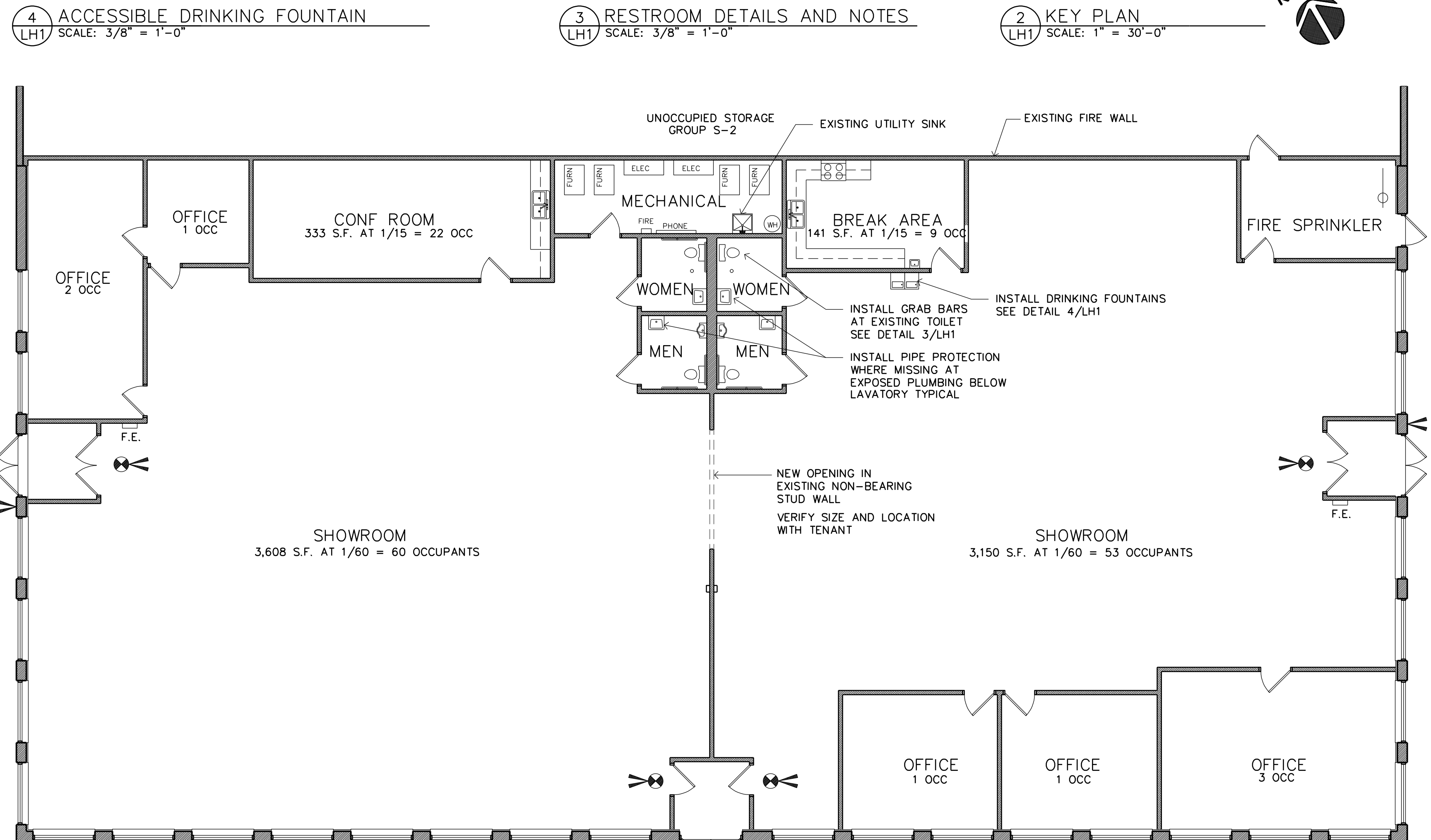
4 ACCESSIBLE DRINKING FOUNTAIN
LH1 SCALE: 3/8" = 1'-0"



3 RESTROOM DETAILS AND NOTES
LH1 SCALE: 3/8" = 1'-0"



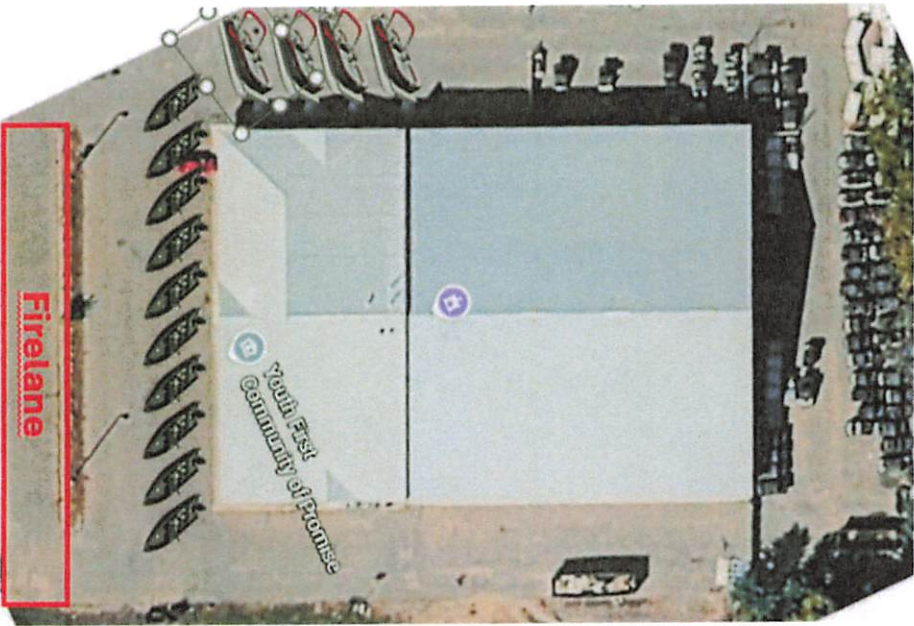
2 KEY PLAN
LH1 SCALE: 1" = 30'-0"



1 ENLARGED FLOOR PLAN
LH1 SCALE: 1/8" = 1'-0"

PLAN NOTES
1. EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

LEGEND:
- PROPOSED WALL
- EXISTING WALL
- DEMOLISHED WALL



Firelane

Youth First
@Community of Promise

Regular Planning Commission**Meeting Date:** 03/26/2026**Primary Strategic Plan Initiative:**

Information**Title:**

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

Purpose/Background:

The City has received a Land Use Application from Rivers Edge Development LLC (the "Applicant") seeking a variance to utilize an alternative methodology to complete the required Tree Inventory and Preservation Plan for the plat known as Serenity at Rivers Edge. They are not attempting to avoid the tree inventory requirement, they are simply requesting to utilize a sampling method that can be extrapolated out to the entirety of the property. The project is located on the south side of Riverdale Drive, between Dolomite Street and Sunfish Lake Boulevard (the "Subject Property"). The Subject Property abuts the Mississippi River and is within the Mississippi River Corridor Critical Area (MRCCA) Overlay District.

Notification:

Due to timing issues, there was not enough lead time to get a Public Hearing notice to the Anoka Union Herald, the City's official newspaper, in time for the Planning Commission to hold the Public Hearing. Staff is trying not to delay the project unnecessarily, so the official Public Hearing will be conducted by City Council, still with guidance from the Planning Commission. In advance of the Council meeting on April 14, City Staff will attempt to notify Property Owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the variance request.

Time Frame/Observations/Alternatives:

The Subject Property is approximately 9.24 acres in size and of that, approximately 6.5 acres are wooded. The Subject Property has several very dense stands of eastern red cedar, which is the dominant species on site. Eastern red cedars have dense branching that extends down to the ground, making it challenging to access the trunk to not only measure the diameter but also to tag individual trees. Coupled with how tightly packed together the trees are, it creates essentially a physical barrier to accessing each individual tree for inventorying purposes without removing much of the lower limbs. This would not only take significantly more time to complete, but also seems contradictory to maintaining existing vegetation in its current state, which is a goal of the MRCCA Overlay District.

Due to these factors, the Applicant is seeking a variance to utilize a Fixed Radius Plot (FRP) method to collect tree data. The FRP method is somewhat commonly used in the timber industry when the trees are generally the same age, size, species, and are in similar growing conditions, all of which appear to apply in this case. Rather than inventorying each individual significant tree, the Applicant would set up a grid with predetermined plot sizes (maybe something like 1/10 acre plots). Within each of these plots, all significant trees would be inventoried (still will be challenging based on the growth characteristics of eastern red cedar, but not as time consuming as inventorying all significant trees). This data can then be extrapolated out across all wooded areas on the Subject Property to provide a per acre relative basal area, relative species abundance (while the site is dominated by eastern red cedar, there are other species present as well), and relative health condition. This can then be used to ensure the project complies with the tree preservation standards.

Since the Subject Property is within the MRCCA, there are additional vegetation management standards that

apply, including the requirement for a Vegetation Permit to address tree removal associated with any site improvements (e.g. constructing a new home). Thus, at the time of building permit submittal (for a new home), a Vegetation Permit application will also need to be submitted. This will provide additional, lot specific details on which trees will be removed. Furthermore, due to the Existing Significant Vegetative Stands, tree removal is limited to only the minimum necessary to accommodate the development.

The Environmental Policy Board (EPB) reviewed this request at their March 16, 2026, meeting. Unfortunately, there was not a quorum present for this meeting, so there was no formal recommendation from the EPB. However, amongst the three (3) members that were in attendance, there was consensus to support this request.

When contemplating a variance, a three (3) factor test must be applied to determine that practical difficulties exist. The 3-factor test is as follows:

1. Reasonableness — The proposal is to utilize an alternative methodology for collecting tree data, not to eliminate the requirement of a tree inventory. The vast majority of tree cover on the Subject Property consists of a single species, eastern red cedar, and they do appear to be similar in size and height, and are in very similar growing conditions, which makes the FRP method suitable. The FRP sampling method should result in a fairly accurate accounting of existing trees, making this a reasonable proposal.
2. Uniqueness — The denseness of the eastern red cedars, especially when taking into account their growing characteristics (dense branch structure that extends down to the ground), creates an almost impenetrable barrier to the interior trees, short of trimming out many of the lower limbs. As a result of the branching characteristics and the density of the trees, many of the lower limbs are dead (due to a lack of sunlight reaching them), which could represent a hazard for anyone attempting to conduct a tree inventory. The site conditions also would make it very challenging to assess trunk diameter and to tag each significant tree.
3. Essential Character — Utilizing an alternative methodology to collect tree data will not impact the essential character of the surrounding area. Tree data will still be collected and reviewed to ensure compliance with tree preservation standards.

Funding Source:

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

Recommendation:

Staff recommends approval of the variance to utilize an alternative methodology to collect tree data. The EPB also reviewed this request. Unfortunately, there was not a quorum for their meeting, so there was not a formal recommendation. However, the consensus of the three (3) members that were present was to support the requested variance.

Outcome/Action:

Motion to recommend 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.

Attachments

Site Location Map
Applicant Narrative
Existing Significant Vegetative Stands Exhibit
Sketch Plan
Final Plat

Resolution #26-087: Variance

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 03/19/2026

Reviewed By

Brian Hagen

Date

03/19/2026 03:00 PM

Started On: 03/13/2026 10:40 AM

Variance Request Narrative: Tree Inventory Methodology

Date: 03/05/2026

To: City Engineering & Planning Department

From: SERENITY AT RIVERS EDGE – Development team

Project Site: 34-32-25-14-0029

Re: Variance Request – City Code Section 106-910 (Tree Inventory Methodology)

1. Request for Variance

In accordance with City Code Section 106-220, I am formally requesting a variance from the standard tree inventory methodology, which typically requires the individual tagging and surveying of every "significant tree." Instead, I am proposing a **Representative Area Summary and Canopy Map** to be prepared by Kameron Kytonen, Certified Arborist, #MN-4237A, as an alternative methodology for this specific site.

2. Statement of Practical Difficulty

Per City Code, a variance may be granted when a landowner faces "practical difficulties" unique to the property. The following site-specific conditions demonstrate why a tree-by-tree inventory is unfeasible and unnecessary for this project:

- **Unique Biological Monoculture:** A preliminary site assessment by a certified tree specialist has identified that the tree canopy on this site consists of **85-90% Eastern Red Cedar**. Unlike a typical mixed-hardwood lot, this site is a near-monoculture. Tagging every individual cedar (averaging 8" to 15" DBH) would yield redundant data that does not provide additional value to the City's preservation goals beyond what a density-based summary provides.
- **Physical Site Constraints (Safety & Accessibility):** The specific growth habit of the Eastern Red Cedar on this property presents a physical barrier to the standard inventory method. These trees possess a high density of sharp, dead lower branches that extend to the ground, making the trunks physically inaccessible for a surveyor to reach and affix tags without extensive clearing of live and dead vegetation. This physical constraint is unique to the biological density of this specific lot.
- **Environmental Sensitivity:** Applying a "one-size-fits-all" tagging requirement to the dense cedar grove on the upland portion of the site would require significant disruption of the understory just to access the trunks, which is counter-intuitive to the City's goal of vegetation preservation.

3. Proposed Alternative Methodology

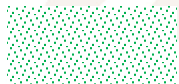
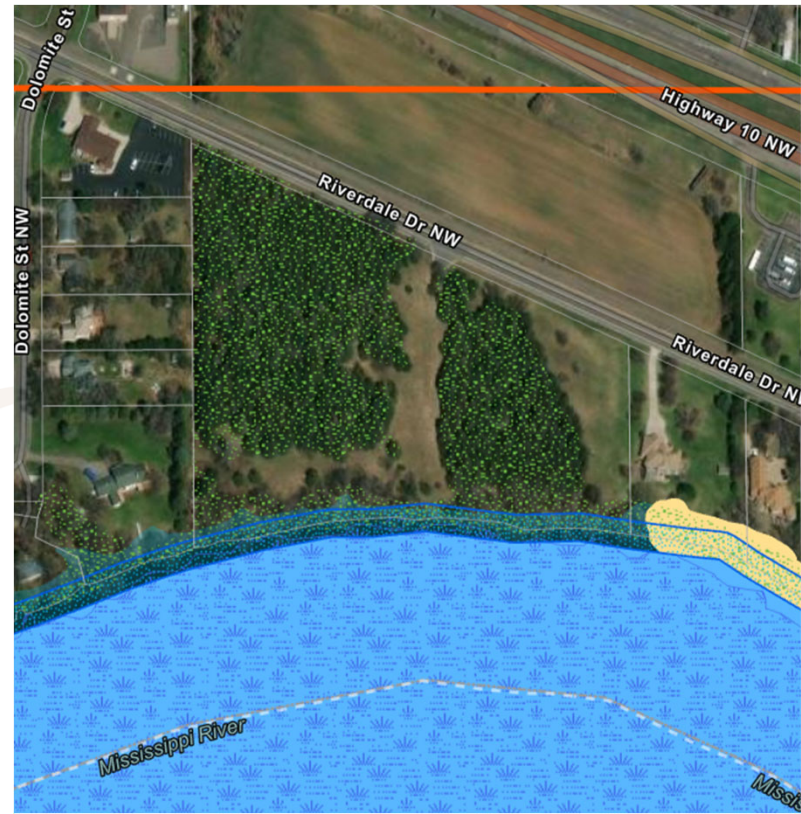
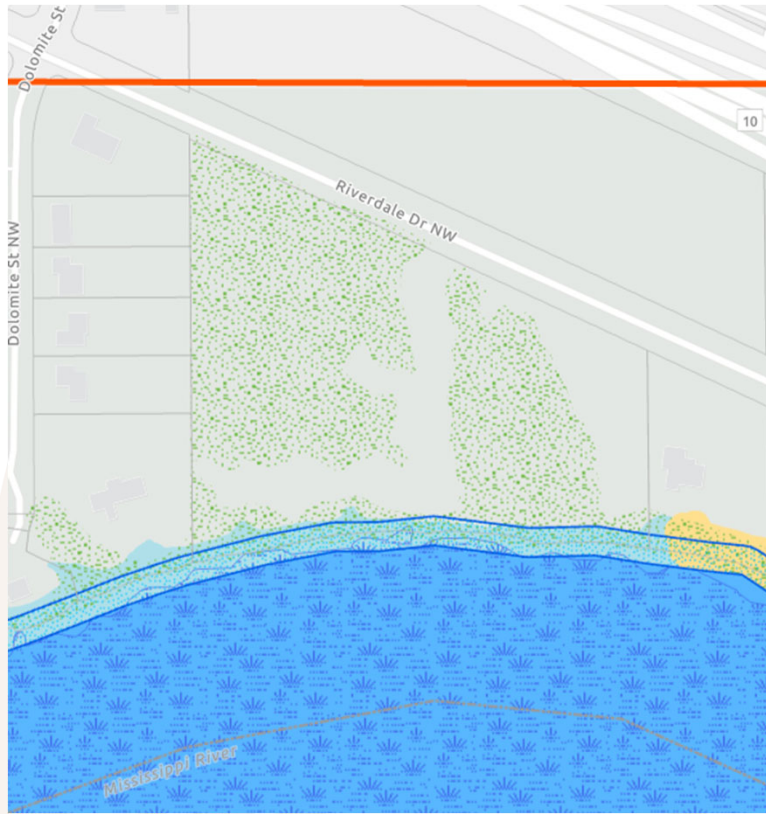
In lieu of individual tagging, we propose to provide the City with a **Vegetation Restoration and Preservation Plan** that includes:

1. **Canopy Delineation:** Mapping the precise boundaries of the cedar grove and the floodplain hardwood area.
2. **Representative Sample Plots:** Detailed inventory of specific 1/10th-acre plots to provide an accurate statistical density and health assessment.

4. Conclusion

The requested variance is not sought for economic gain, but rather to address a physical hardship created by the unique biological density and species composition of the land. This alternative approach will provide the City with the necessary data to evaluate the Site Plan and Vegetation Restoration Plan while respecting the physical realities of the site.

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



Existing Significant Vegetative Stand



Shore Impact Zone (SIZ)



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.

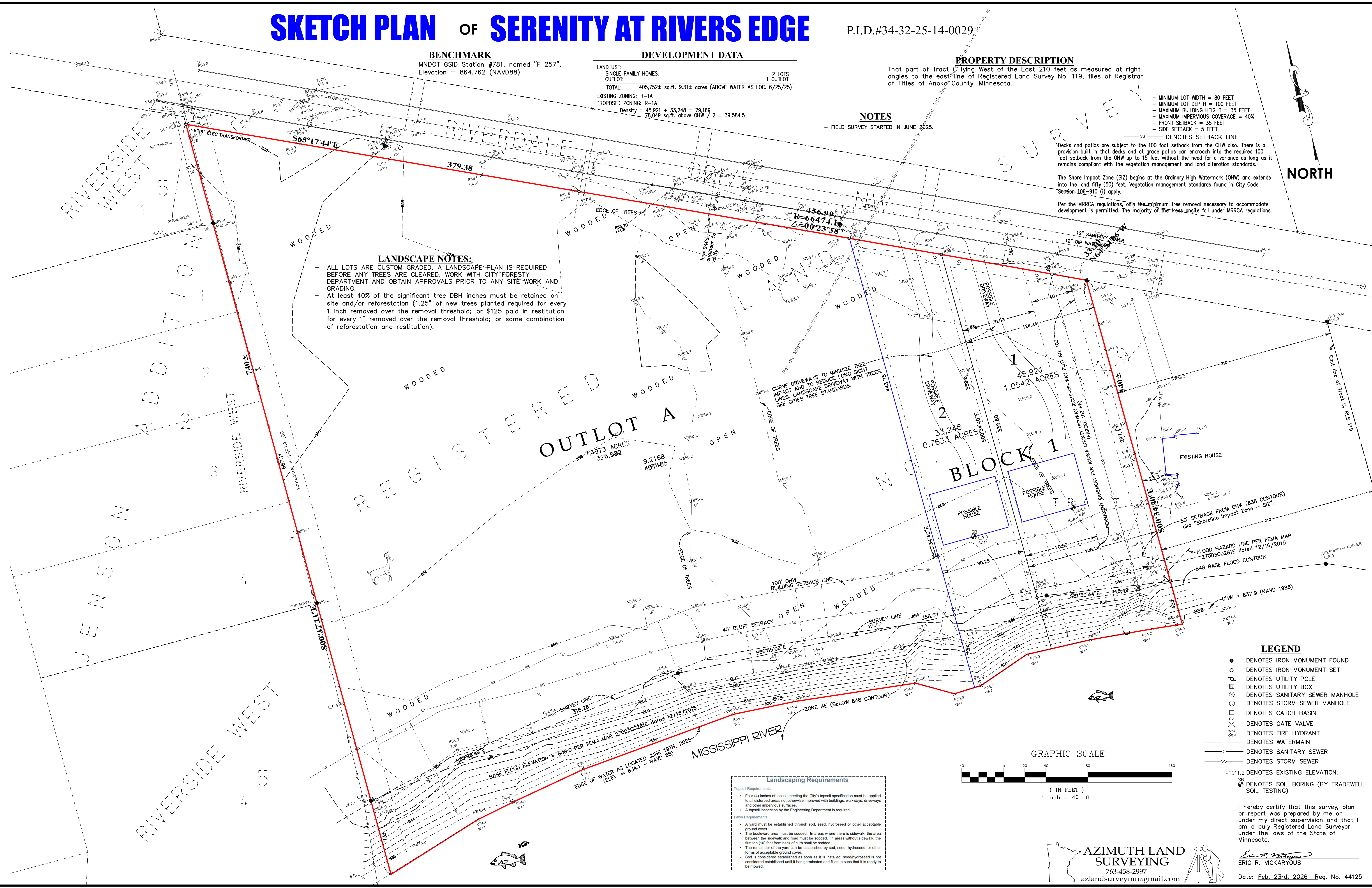
NORTH

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).

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted. This line is limited. This line is limited.

CURVE DRIVEWAYS TO MINIMIZE TREE IMPACT AND TO REDUCE LONG SIGHT LINES. LANDSCAPE DRIVEWAY WITH TREES. SEE CITIES TREE STANDARDS.



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
- DENOTES EXISTING ELEVATION.
- SB DENOTES SOIL BORING (BY TRADEWELL SOIL TESTING)

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
Date: Feb. 23rd, 2026 Reg. No. 44125

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.

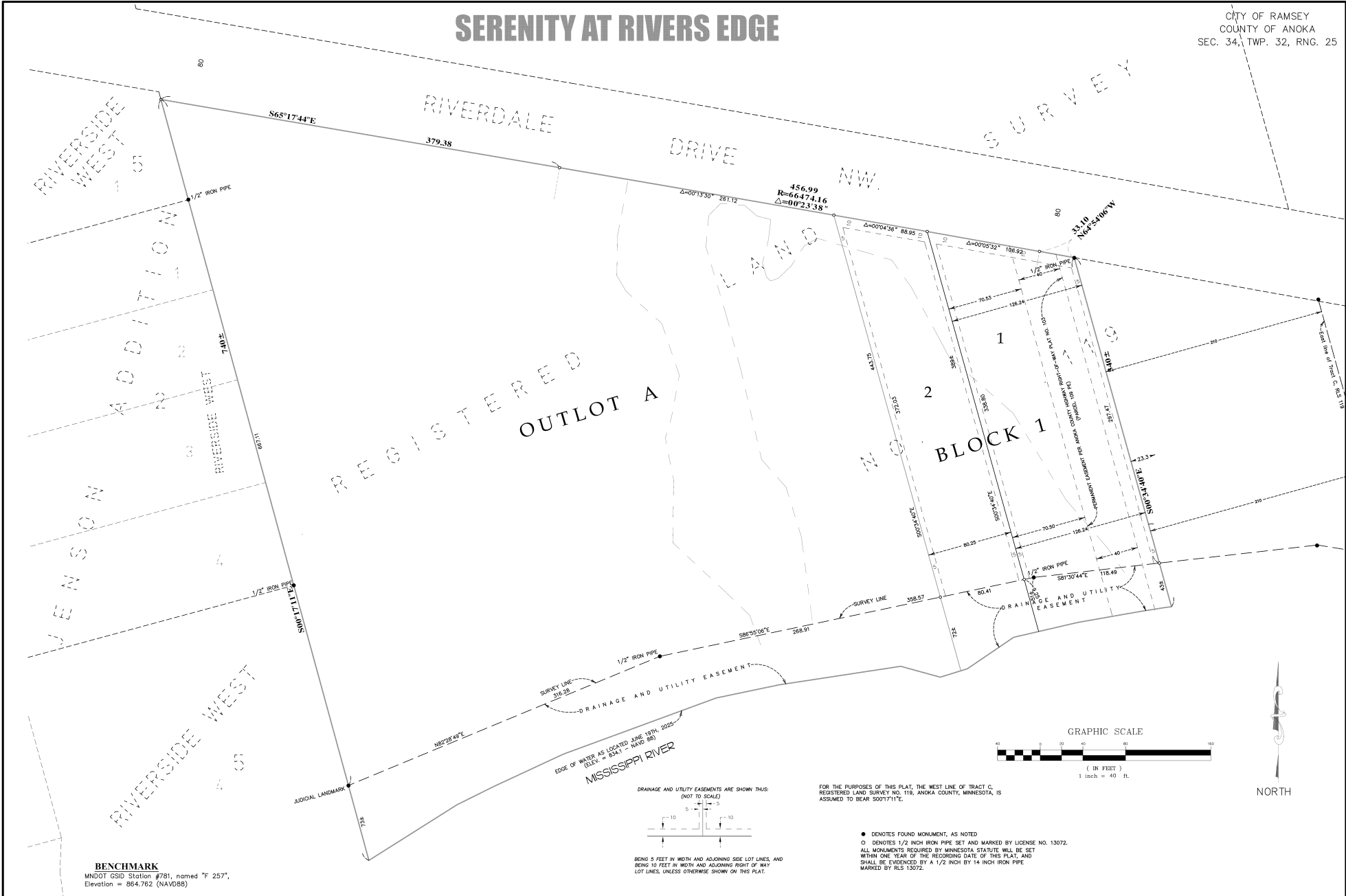
Lawn Requirements

- 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.

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

SERENITY AT RIVERS EDGE

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 34, TWP. 32, RNG. 25



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

RESOLUTION #26-087

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO UTILIZE AN ALTERNATIVE METHODOLOGY FOR THE TREE INVENTORY FOR SERENITY AT RIVERS EDGE AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Rivers Edge Development LLC (the "Permittee") requesting a Variance to Section 106-354 (Private Trees in New Development Areas) of the Ramsey City Code to utilize an alternative tree inventory technique for the property generally located south of Riverdale Drive, west of Sunfish Lake Boulevard and east of Dolomite Street, and legally described as:

Tract C, Registered Land Survey Number 119, except the East 210 feet thereof, as measured at right angle to the East line of said Tract, except road, subject to easement of record, Anoka County, Minnesota.

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission on March 26, 2026, related to this request, and before the City Council for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on April 14, 2026, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 9.24 acres in size, is zoned R-1A (Single-Family Residential), and is guided as Low Density Residential in the Comprehensive Plan.
4. That the surrounding parcels to the east and west are zoned R-1A (Single-Family Residential), with one parcel zoned Public/Quasi-Public. The parcels north of Riverdale Drive are zoned B-2 (Community Business District).
5. That the surrounding parcels east and west of the Subject Property are guided as Low Density Residential, while the parcels north of Riverdale Drive are guided as Commercial, in the Comprehensive Plan.
6. That City Code Section 106-354 (Private Trees in New Development Areas) requires an inventory of all significant trees (defined as any oak or evergreen with a Diameter at Breast Height [DBH] of four [4] inches or greater and all other trees with a DBH of eight [8] inches or greater) within the developable portions of a project site.
7. That approximately six and a half (6.5) acres of woodland are present on the Subject Property, with the dominant species being eastern red cedar.

8. That the Permittee has proposed utilizing a Fixed Radius Plot (FRP) technique to collect tree data, due to the denseness of the woodland and the growth characteristics of eastern red cedar.
9. That the FRP method is appropriate when the tree characteristics (size, age, species, growing conditions) are generally homogenous, which appears to be the case here.
10. That the Environmental Policy Board (EPB) reviewed the request for a variance to utilize an alternative tree inventory technique at their March 16, 2026 meeting. While there was not a quorum present, and therefore no formal recommendation from the EPB, the consensus of the three (3) members that were present was to support this request.

FINDINGS OF FACT

1. That the alternative tree inventory methodology does not violate the intent and purpose of the Comprehensive Plan.
2. That the alternative tree inventory methodology will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
3. That the denseness of the two Existing Significant Vegetative Stands on the Subject Property, which are nearly homogenous with eastern red cedar, create a significant physical obstacle to completing a more traditional tree inventory, create a unique scenario for the Subject Property that was not created by the Permittee.
4. That the alternative tree inventory methodology will not have the effect of allowing any use prohibited in the R-1A (Single-Family Residential) District.
5. That the alternative tree inventory methodology will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 106 (Zoning Code) of the Ramsey City Code.
6. That the alternative tree inventory methodology will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION 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 utilize an alternative tree inventory methodology (FRP) to collect tree data 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 the use of the FRP sampling methodology on the **Subject Property**.

RESOLUTION #26-087

Page 2 of 4

2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
3. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
4. That the Permittee shall comply with all other standards within City Code Section 106-354 (Private Trees in New Development Areas) on the **Subject Property**.
5. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
6. That this **Variance** shall automatically expire if the use is not initiated by April 14, 2027, and initiation shall be considered submittal of the tree preservation plan.

The motion for the adoption of the foregoing resolution was duly seconded by City 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 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

